

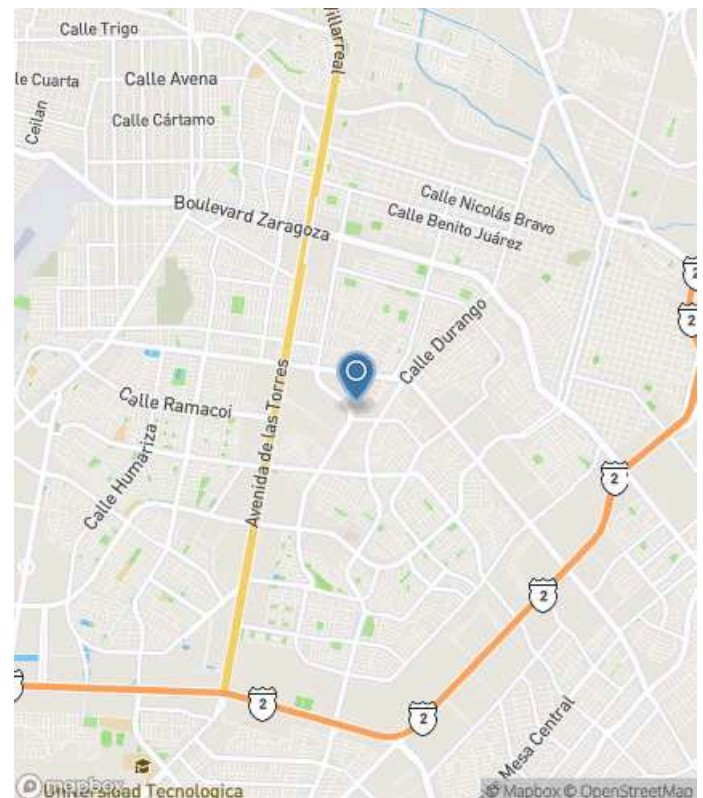
FIBRA MACQUARIE MEXICO

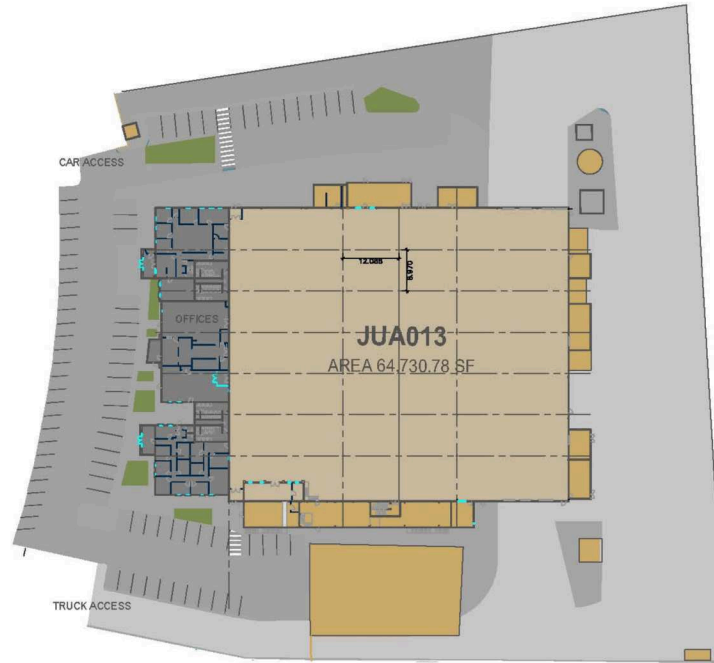
FIBRAMQ JUA013

64,731 SF | Ciudad Juarez | Ciudad Juárez



- Located within an industrial park with easy access to residencial and commercial areas
- Industrial park is in the southeast submarket of Ciudad Juárez, with immediate access to main roads leading to commercial border crossing with U.S.
- Property is ideal for manufacturing and logistics operations
- Access to an abundant pool of labor





JUA013 Building Specifications

Total building area	64,731 sf	Total available area	64,731 SF sf
Year Built	2004	Car parking	100
Office area	5,310 sqft	Type of construction	Concrete Tilt-Up
Skylights	NA	Floor thickness	6 in
Roof system	Metal - Standing Seam Roof (SSR)	Lighting	Metal Halide
Bay dimensions	29 x 82 ft	Minimum clear height	24 ft
Docks	5	Ramps	2
Fire protection system	Hoses	HVAC	Evaporative; Electrical Heating; Air Conditioned
Transformer(s) capacity	1-750 KVAs + 1-1500 KVAs	Land area	173,861 sqft

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