

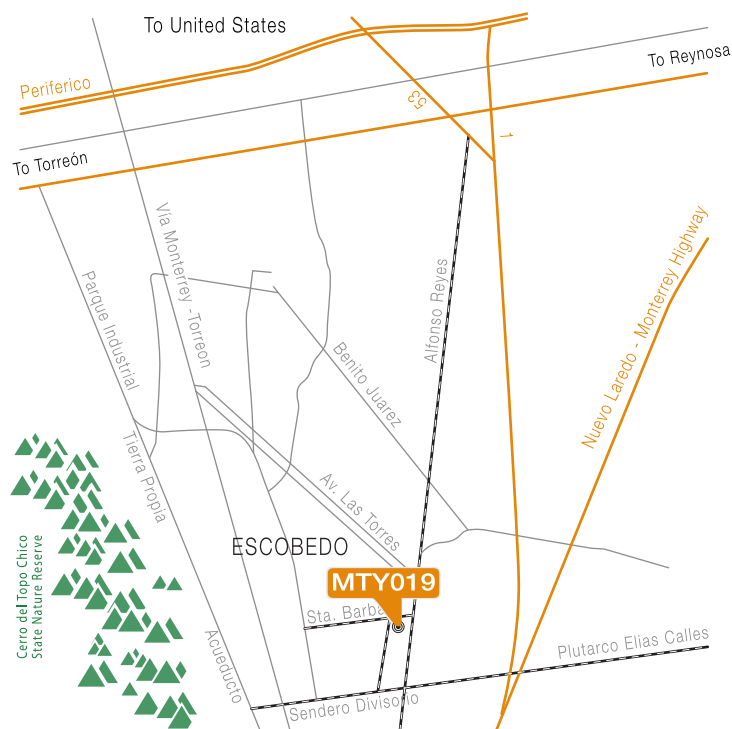
FIBRA MACQUARIE MÉXICO

FIBRAMQ MTY 019

Available Industrial Space 53,371 SF | Nuevo León



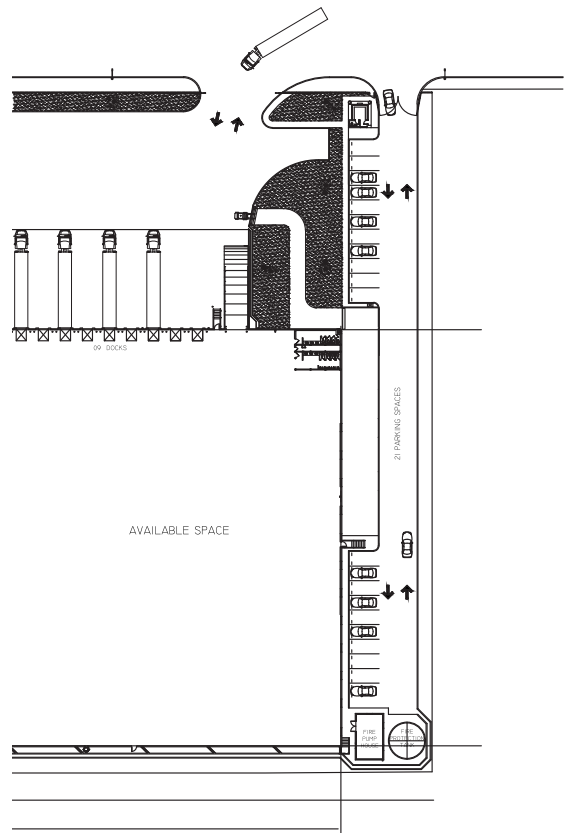
- Class A building with a high level of labor force on-site and located within the industrial corridor in Escobedo.
- Easy access and connectivity to major highways to the central Mexico, USA, etc.
- The MTY 019 has ideal for logistics and manufacturing operations. Above standard polished concrete floor potential of adding 6-8 docks and the frontal parking lot can be converted into an additional truck court area.



Av. Nexxus # 136, Escobedo, Nuevo Leon, C.P. 66055

FLOOR PLAN

*Not to scale



MTY 019 Building Specifications

Total building area	123,659 SF	Bay dimensions	40 x 50 ft
Total available area	53,371 SF	Minimum clear height	28 ft
Office area (size and %)	To suit	Docks	9
Year built	2007	Ramps	1
Type of construction	Pre-Cast Concrete	Fire protection system	Hoses
Skylights %	Yes	HVAC	N/A
Floor thickness	6 in	Transformer(s) capacity	1,000 KVAs
Roof system	Metal - Standing Seam Roof (SSR)	Car parking	40 parking spaces
Lighting	T5	Trailer parking stalls	N/A

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