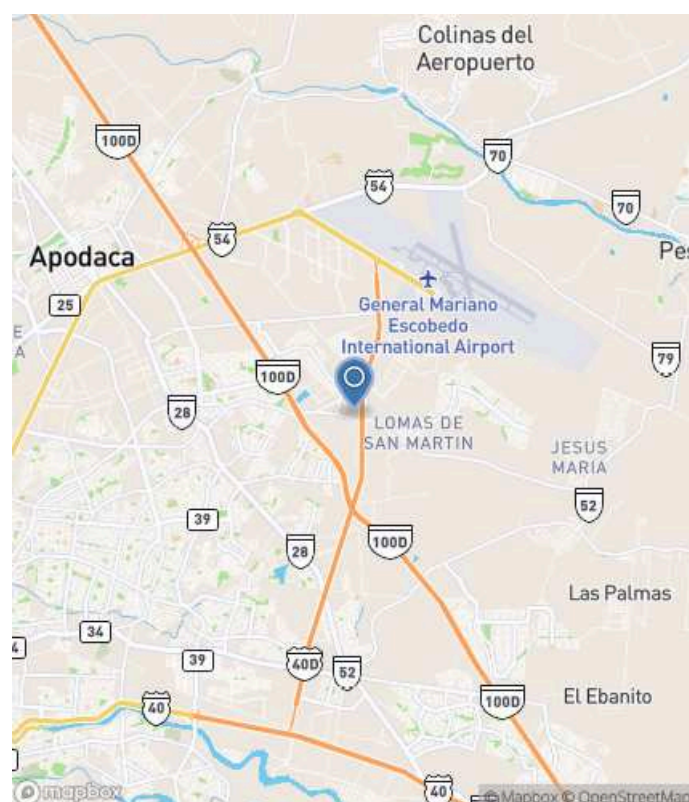


FIBRA MACQUARIE MEXICO FIBRAMQ MTY042

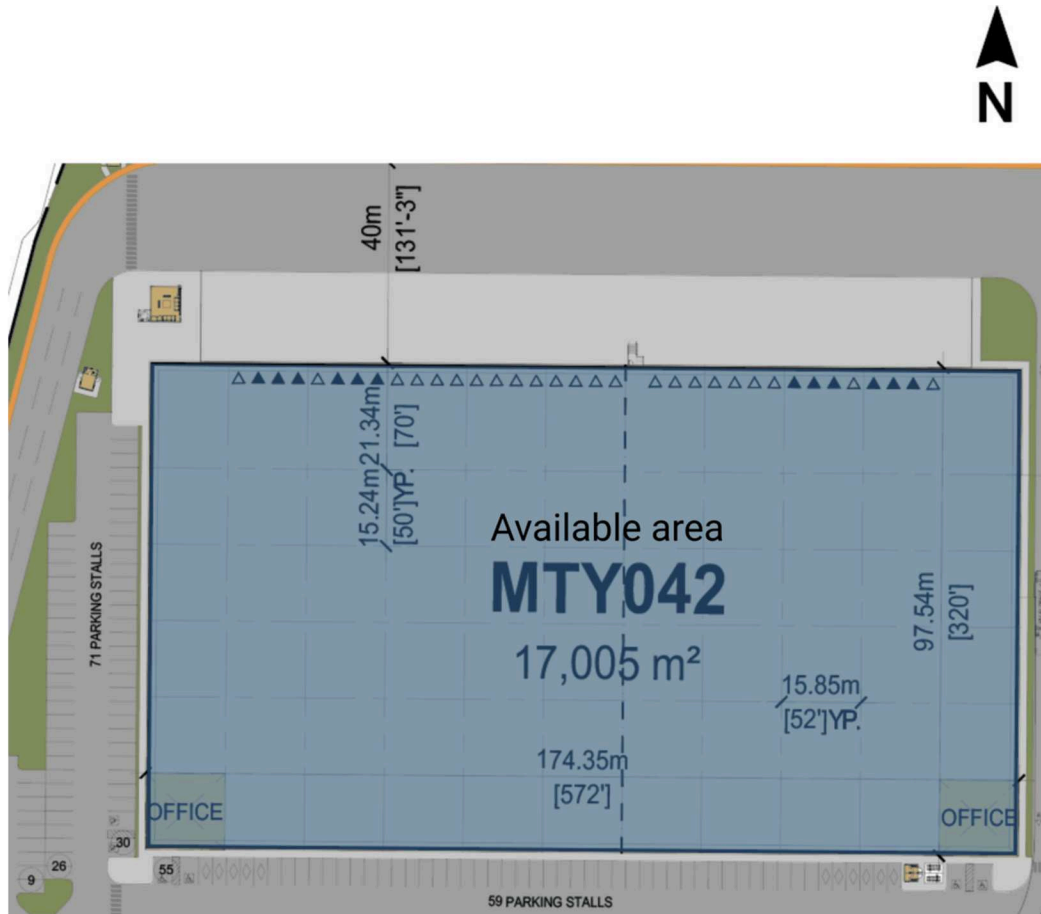
183,040 SF | Nuevo Leon | Apodaca



Class A building with the highest design and specifications standards in the market
 MTY042 will be a flexible building that can field manufacturing and logistics operations with suites from 73,000 to 183,000 sf
 This building will be located within a state-of-the-art industrial park designed to the most stringent sustainability practices, registered for USGBC® LEED® certification
 Excellent visibility from the Airport Toll Highway Corridor. The industrial park is in close proximity to Monterrey's International Airport, and to main highways connecting to key areas of Mexico and the border with the US
 Strategically located in Apodaca, MTY 042 has access to a highly qualified and abundant pool of labor
 For an immersive experience of MTY042, please click on the links below.

[**View video of MTY042?**](#)

[**View 360° Tour of**](#)



MTY042 Building Specifications

Total building area	183,040 sf	Total available area	183,040 SF sf
Year Built	2022	Car parking	130
Office area	To suit	Type of construction	Tilt-up
Skylights	3%, dome	Floor thickness	7 in
Roof system	White KR-18 with fiberglass insulation	Lighting	LED with autonomous sensors for daylight and occupancy
Bay dimensions	52 x 50 ft	Minimum clear height	36 ft
Docks	12	Ramps	2
Fire protection system	To Suit	HVAC	Exhaust System for 3 changes/hour, knock outs for ventilation to suit
Transformer(s) capacity	3 of 500 KVA's	Land area	398,265 sf

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CONTACT: Juan Pablo Canales

| juan.canales@mpagroup.mx

| +52 (81) 1966 8012

+52 (81) 1242 8840