FIBRA MACQUARIE MÉXICO

FIBRAMQ MTY 005

Available Industrial Space 83,331 SF | Apodaca | Nuevo León

- MTY005 is located 2 minutes from Monterrey's Mariano Escobedo International Airport and easy access from Ave. Miguel Aleman.
- Flexible property that can field distribution and manufacturing operations.
- Available space can be sub-divided into 2 modules of 41,666 SF, each one with ready to use office space.

Spectrum 200-A,
Apodaca, N.L. C.P. 66600

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FLOOR PLAN

*Not to scale

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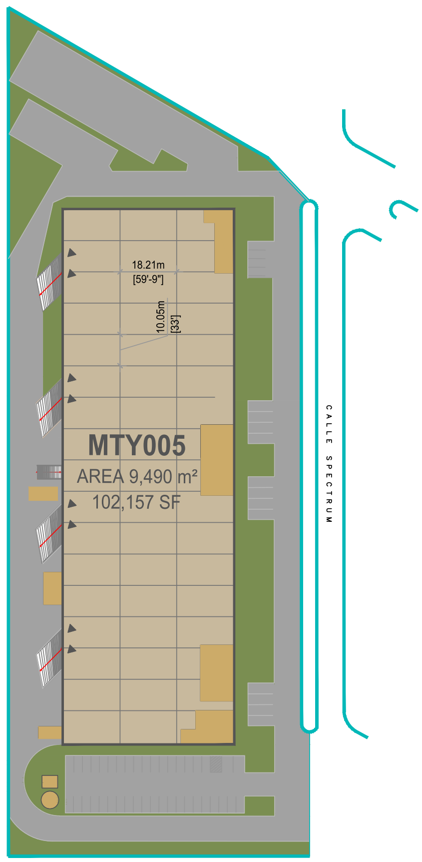

MTY 005 Building Specifications

Total building area	108,702 SF
Total available area	83,331 SF
Office area (size and %)	9,701.91 SF
Year built	2001
Type of construction	Pre-Cast Concrete
Skylights %	N/A
Floor thickness	6 inches
Roof system	Metal-standing Seam Roof (SSR)
Lighting	T-5

Bay dimensions	60'x 33'
Minimum clear height	22 ft
Docks	6
Ramps	1
Fire protection system	Hose
HVAC	No
Transformer(s) capacity	1,250 KVAs
Car parking stalls	100
Trailer parking stalls	0

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