

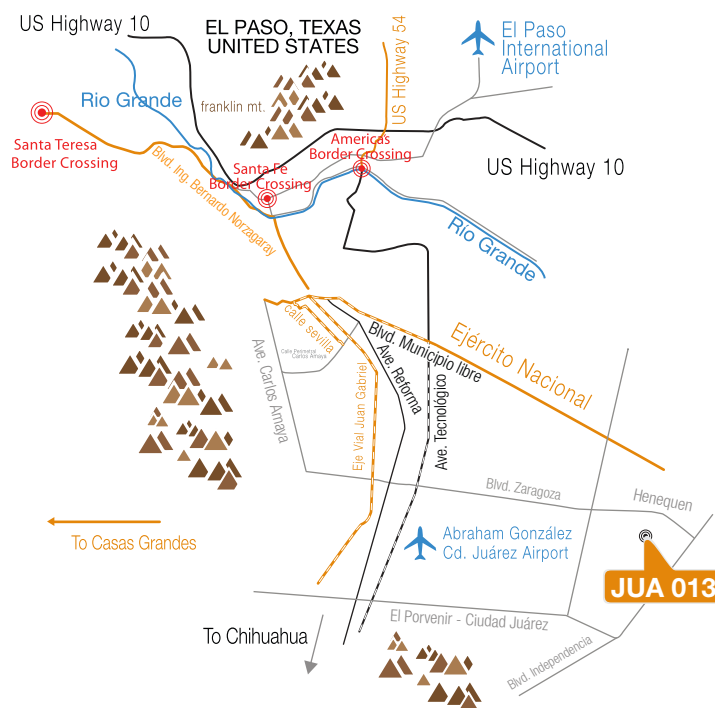
FIBRA MACQUARIE MÉXICO

FIBRAMQ JUA 013

Available Industrial Space 64,731 SF | Ciudad Juárez | Chihuahua



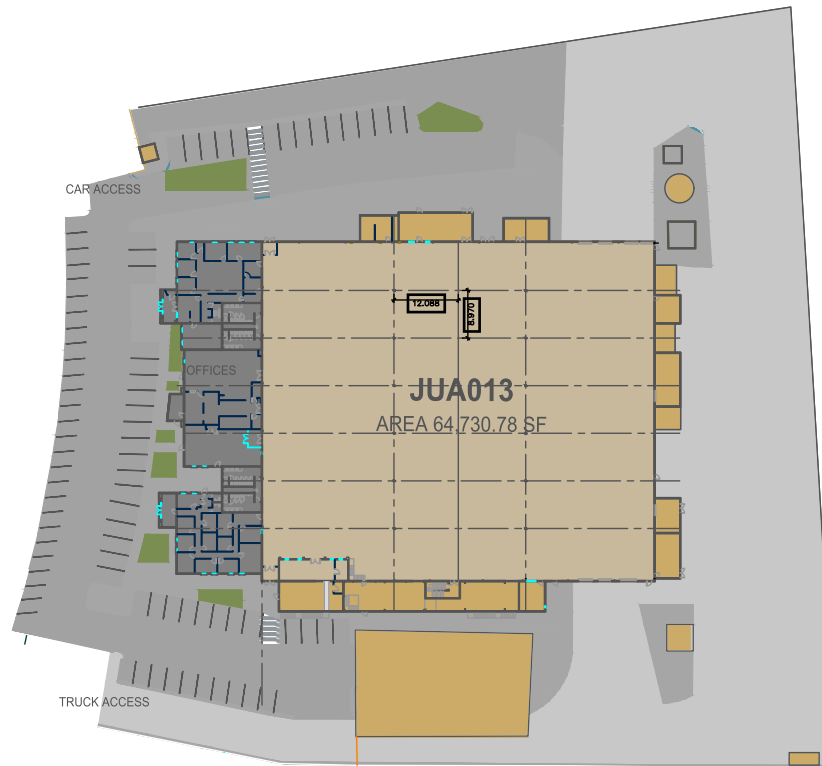
- Located within an Industrial Park with easy access to residencial and commercial areas.
- Industrial park located in the southeast submarket with immediate access to main roads to commercial border crossing to U.S., ideal for manufacturing and logistics operations.
- Urban location is ideal for distribution and logistics operations.
- Access to an abundant pool of labor.



Calle Valle del Cedro 1230, Parque Industrial Intermex
Ciudad Juárez, Chihuahua CP 32575.

FLOOR PLAN

*Not to scale



JUA 013 Building Specifications

Total building area	64,731 SF
Total available area	64,731 SF
Office area (size and %)	14,686 SF (22%)
Year built	1998
Type of construction	Concrete Block Walls
Skylights %	N/A
Floor thickness	6 inches
Roof system	KR - 18
Lighting	LED for 40 foot candle

Bay dimensions	29 x 82 ft
Minimum clear height	22 ft
Docks	5
Ramps	2
Fire protection system	Hose cabinets
HVAC	Evaporative for 4 air changes per hour
Transformer(s) capacity	500 KVA transformer
Car parking	100
Trailer parking	10

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