

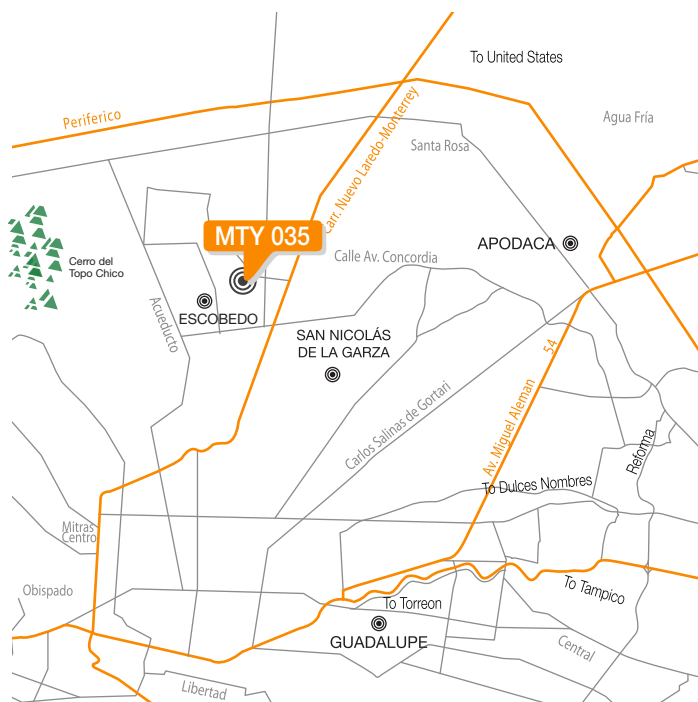
FIBRA MACQUARIE MÉXICO

# FIBRAMQ MTY 035

Available Industrial Space 28,389 SF | Escobedo | Nuevo León



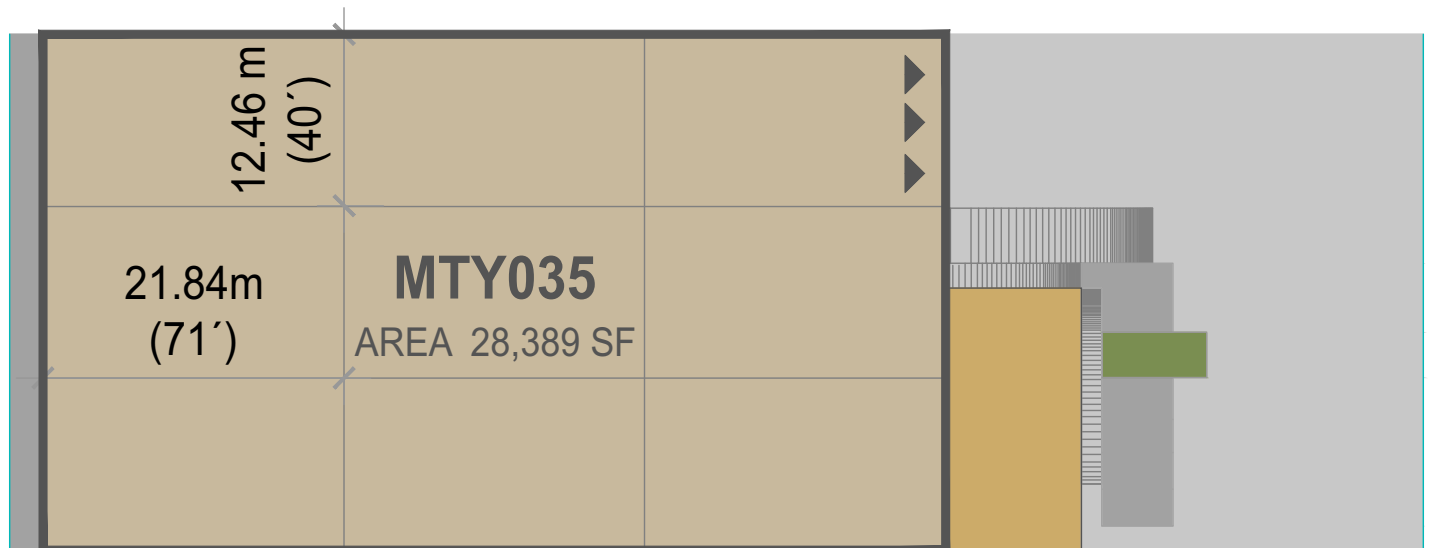
- World-class industrial/warehousing space in Escobedo, Nuevo León.
- Easy access to the highway to Laredo, Texas and all major highways connecting Monterrey.
- Urban location is ideal for distribution and logistics operations.
- Surrounded by an abundant pool of qualified labor.
- Less than 2 miles (1 km) from retail centers and hospitals.



Ave. Manuel Barragán No. 312 - D, E, F, G  
Escobedo, N.L.

## FLOOR PLAN

\*Not to scale



## MTY 035 Building Specifications

Total building area	109,582 SF	Lighting	T-5
Total available area	28,389 SF	Bay dimensions	40.8 x 70.4 ft
Office area	1,615 SF	Minimum clear height	30 ft
Land area	N/A	Docks	3
Year built	2011	Ramps	1
Type of construction	Pre-cast concrete, metal sheet	Fire protection system	To Suit
Skylights %	5%	HVAC	To Suit
Floor thickness	6 in	Substation	75
Roof system	Metal - Standing Seam Roof (SSR)	Car parking	5

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