

FIBRA  
Macquarie  
México



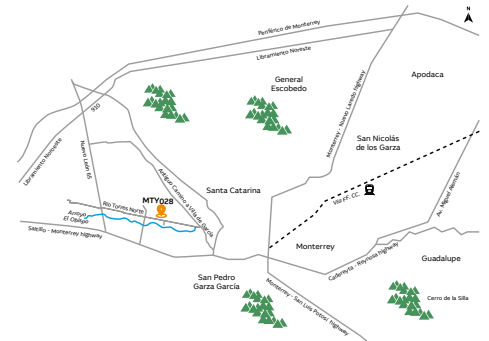
# FIBRAMQ MTY028

127,521 SF

**Available for lease | 127,521 SF | Santa Catalina, N.L.**

- MTY028 is strategically located within a state-of-the-art industrial park in the southwest of Monterrey's metropolitan area. Building has connectivity to the Saltillo-Mexico City highway
- This 127,521 SF industrial building is equipped with a flexible layout, ideal for manufacturing or logistics operations and expansion possibility for an area of more than 120,000 SF
- With ready-to-use office space and exhaust systems covering in production area, MTY028 is a plug and play property
- MTY028 is registered for EDGE certification. EDGE ("Excellence in Design for Greater Efficiencies") is a green building certification granted by IFC, International Financial Corporation

## Location



Antiguo Camino a Villa de  
García #1500, Santa Catalina,  
Nuevo León, C.P. 66350



## Contact

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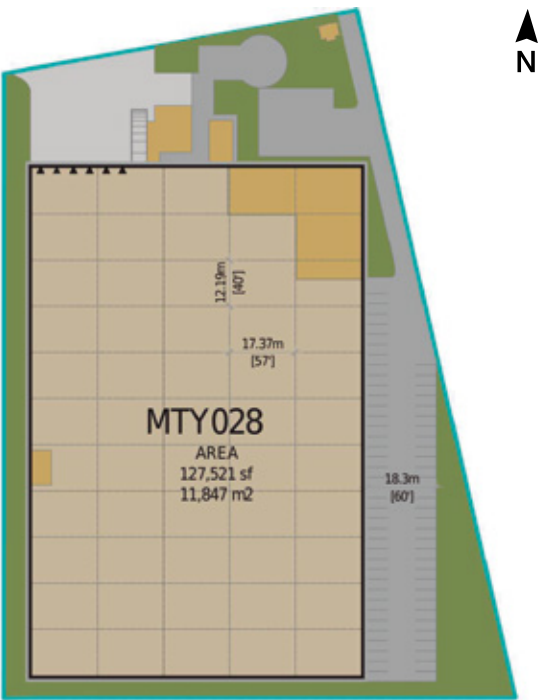
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Building specifications

Land area	218,276 sqm
Building area	127,521 SF
Available area	127,521 SF
Office area (size)	8,623 SF
Bay size	40 x 56 ft
Year built	2008
Type of construction	Pre-cast concrete
Minimum clear height	30 ft
Dome skylights	4%
Floor thickness	6 in
Roof system	Metal - Standing seam roof (SSR)
Dock doors	6
Ramps	1
HVAC	Exhaust system for 10 changes/hour
FPS	Hose cabinets
Transformer capacity	1,500 KVA
Car parking	83 spaces
Lighting	T5

Layout



For additional information, please scan the QR code below:



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