



MACQUARIE

FIBRA
Macquarie
México



FIBRAMQ TIJ022

Available space for lease | Tijuana, B.C.

- Class B building with the design and specifications standards in the market
- TIJ022 will be a flexible building that can field manufacturing and logistics operations
- Well located in the Valle Sur Industrial Park in the City of Tijuana
- Excellent visibility at the south part of the city, close to Tijuana downtown
- Strategically located in Tijuana, TIJ022 has access to a highly qualified and abundant pool of labor, also public transportation and access to main roads

Contact

Daniel Caballero

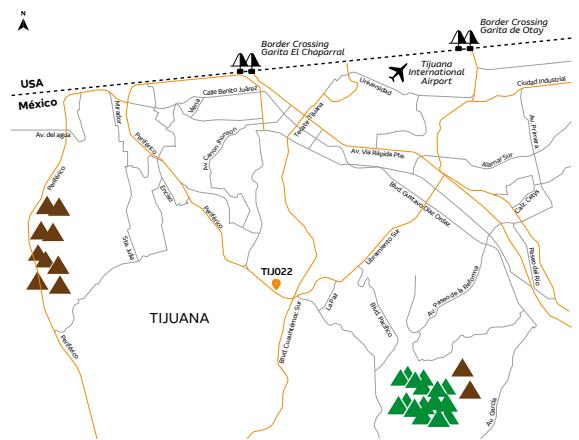
T. +52 (664) 331 2462

M. +52 (619) 769 9430

daniel.caballero@mpagroup.mx

49,837 SF

Location



Av. Valle del Sur #8615, Parque Industrial
Valle del Sur, Tijuana, B.C., 22637, México

Building specifications

Land area	98,606 SF
Building area	49,837 SF
Available area	49,837 SF
Office area	3,836.18 sqm
Year built	2000
Type of construction	Tilt wall
Minimum clear height	18 ft
Dome skylights	2%
Floor thickness	6 inch
Roof system	Metal-Standing
Dock doors	4
Ramps	1
HVAC	Only in office area
Transformer capacity	74 KVA
Car parking	57 spaces
Lighting	T5
Competitive advantages	Great location, labor pool in neighboring areas, access to main roads, close to downtown



Layout



For additional information, please scan the QR code below:



FIBRA Macquarie México (FIBRAMQ) is a real estate investment trust (fideicomiso de inversión en bienes raíces) listed on the Mexican Stock Exchange (Bolsa Mexicana de Valores). FIBRAMQ is managed by Macquarie México Real Estate Management, S.A. de C.V. which operates within the Macquarie Infrastructure and Real Assets division of Macquarie Group. The property administrator of FIBRAMQ's industrial properties is MMREIT Property Administration, A.C. which is wholly owned by FIBRAMQ. Macquarie Group only carries on banking activities through Macquarie Bank Limited (MBL) and its various branches in those countries where it is authorized to do so being Australia, Korea, Singapore, Hong Kong and United Kingdom. Other than MBL, any Macquarie Group entity noted in this document is not an authorized deposit-taking institution for the purposes of the Banking Act 1959 (Commonwealth of Australia). That entity's obligations do not represent deposits or other liabilities of MBL. MBL does not guarantee or otherwise provide assurance in respect of the obligations of that entity. Before acting on any information, you should consider the appropriateness of it having regard to your particular objectives, financial situation and needs and you should seek independent advice. No information set out above constitutes advice, and advertisement, an invitation, an offer or a solicitation, to buy or sell any financial product or security or to engage in any investment activity, or an offer of any banking or financial service. Some products and/or services mentioned above may not be suitable for you and may not be available in all jurisdictions. The specifications and information related to the building and the industrial park herein are indicative only and subject to change. USGBC® and the related logo are trademarks owned by the U.S. Green Building Council and are used with permission. LEED®, and its related logo, is a trademark owned by the U.S. Green Building Council® and is used with permission.