



FIBRA
Macquarie
México



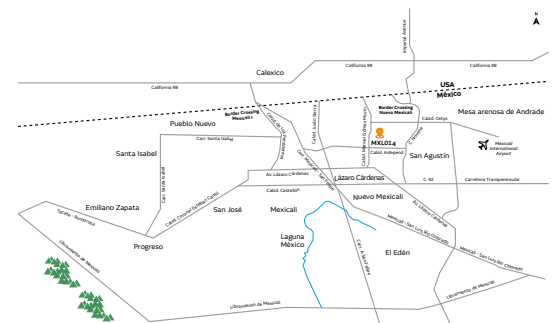
FIBRAMQ MXL014

47,944 SF

Available for lease | 47,944 SF | Mexicali, Baja California

- Industrial building with an available space of 47,944 SF, excellent for warehousing and manufacturing operations
- Strategically located in the Ex-XXI Industrial Park
- 10 min away from the US-Mexico Commercial Border crossing, and 20 min away from Mexicali's airport
- Close to residential areas for potential labor pool
- It has 7% office space, 4 docks and 4 ramps, an electric transformer of 500 KVAs

Location



Circuito Siglo XXI #2045 Parque
Industrial EX-XXI
Mexicali, B.C., C.P. 21290



Contact

Daniel Caballero

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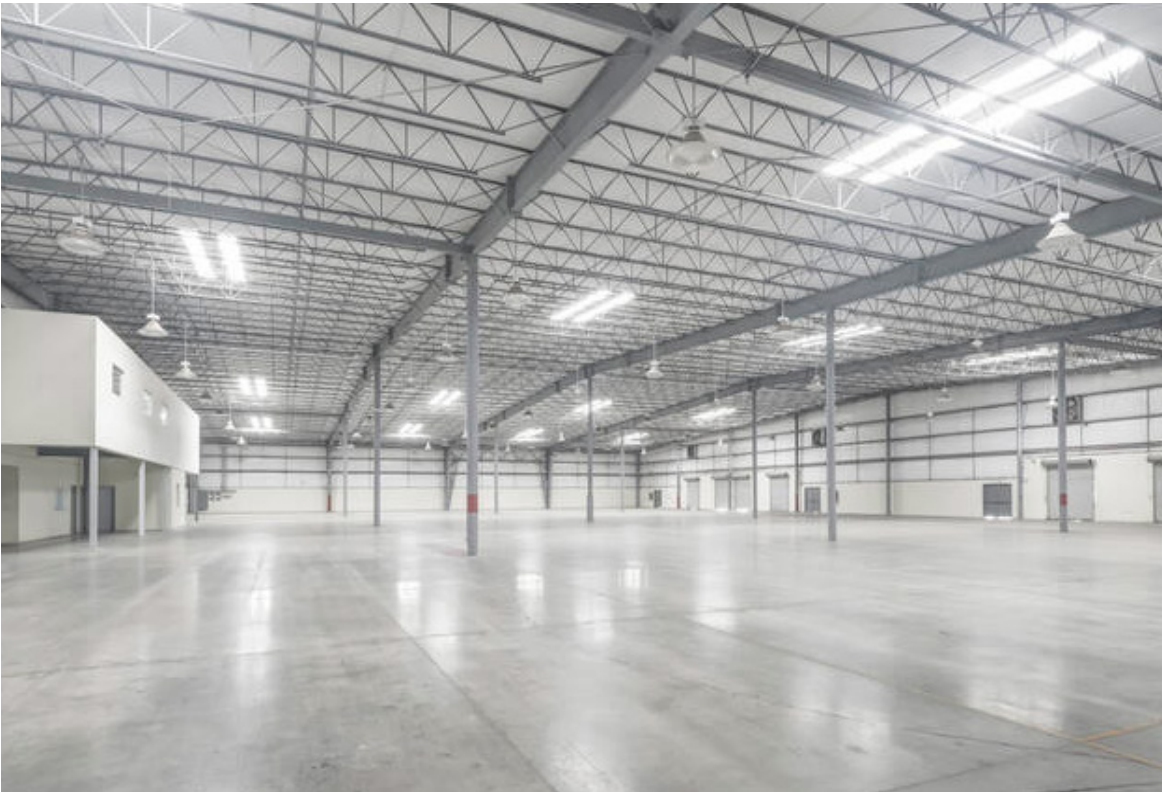
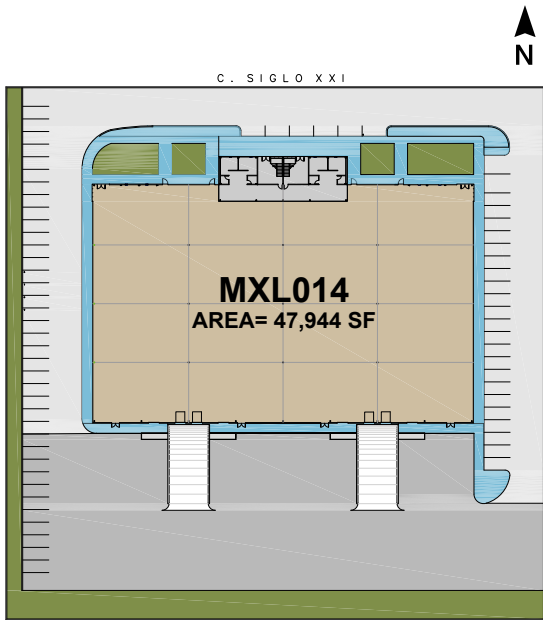
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Building specifications

| | |
|----------------------|--------------------|
| Land area | 128,798 SF |
| Building area | 47,944 SF |
| Available area | 47,944 SF |
| Office area (size) | 3,576 SF |
| Bay size | 40'10" x 65'10" ft |
| Type of construction | CMU Metal sheeting |
| Minimum clear height | 20 ft |
| Dome skylights | 4% |
| Floor thickness | 6 in |
| Roof system | SSR KR-18 |
| Dock doors | 4 |
| Ramps | 4 |
| HVAC | A/C in offices |
| FPS | Hose cabinets |
| Transformer capacity | 500 KVA |
| Car parking | 36 spaces |
| Lighting | T5 |

Layout



For additional information, please scan the QR code below:



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