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Macquarie
México



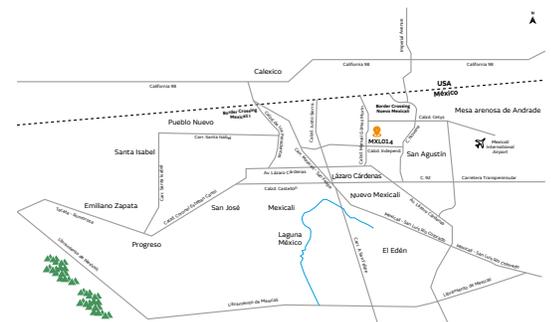
FIBRAMQ MXL014

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



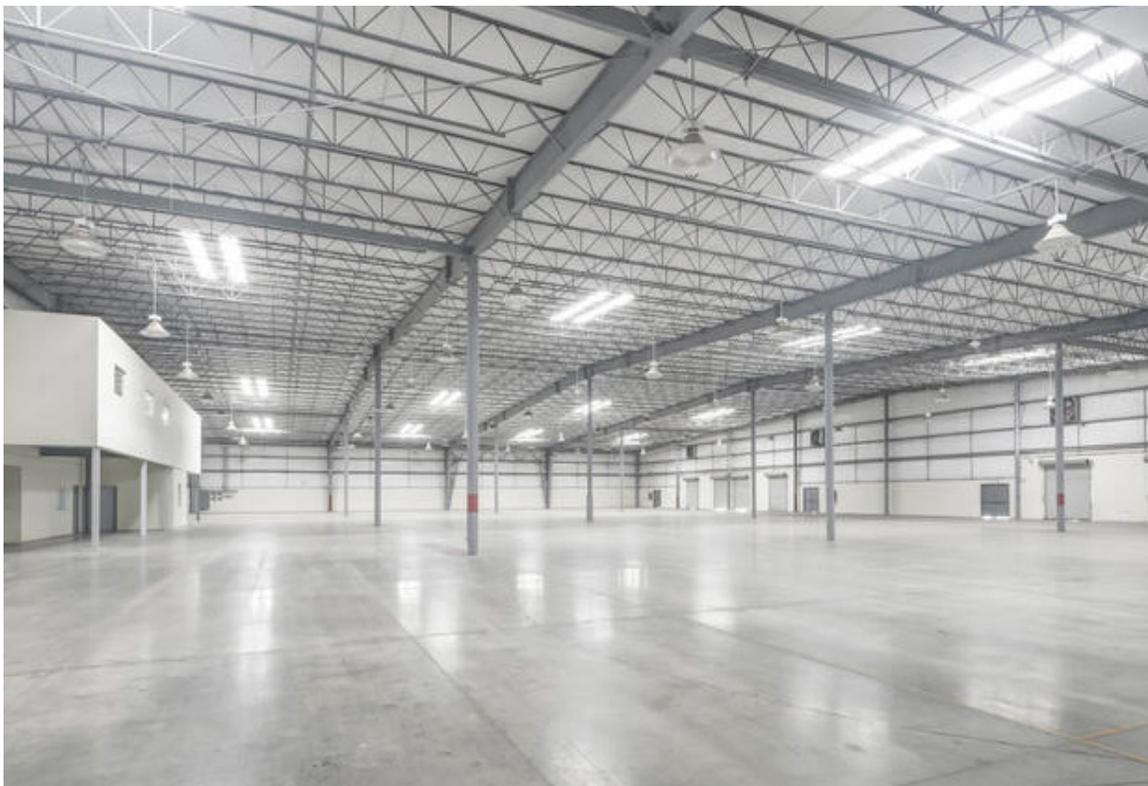
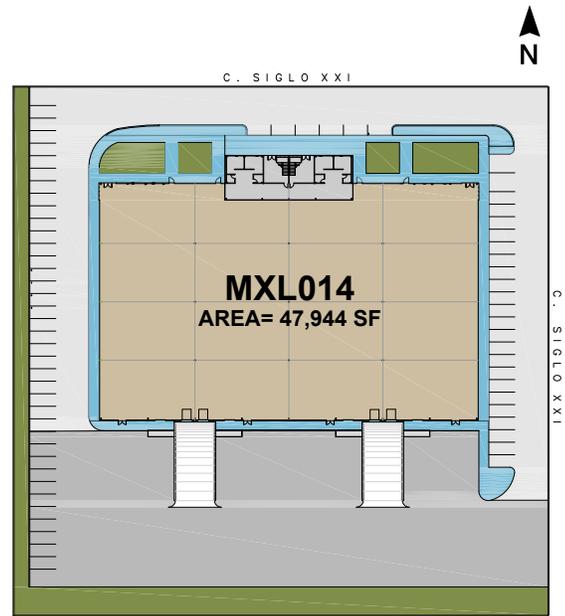
Contact

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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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