

FIBRA  
Macquarie  
México



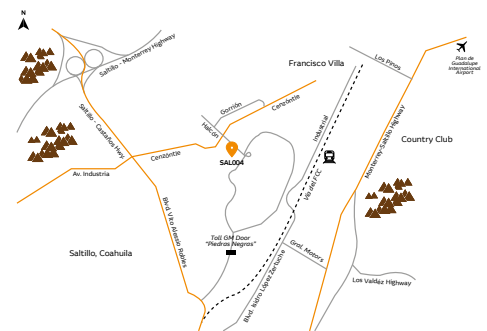
# FIBRAMQ SAL004

74,594 SF

**Available for lease | 74,594 SF | Saltillo, Coahuila**

- This 74,594 SF building is ideal for just-in-time operations and logistics. SAL004 is adjacent to the General Motors assembly plant
- The layout of SAL004 has a competitive advantage due to its strategic two truck courts, which allow inflow and outflow operation, a unique feature in the market
- SAL004 is a plug in play option, equipped and ready for use
- Located inside a world-class industrial park in Ramos Arizpe with abundant pool of labor in close proximity
- The Saltillo market has one of the largest automotive clusters in Mexico with General Motors, Fiat Group, Chrysler, Daimler, Freightliner, Delphi, Magna and Nemak installed in the region

## Location



Av. Halcón #4 M2 L4,  
Parque Industrial FINSA Coahuila,  
Saltillo, Coahuila, C.P. 25900



## Contact

**Juan Pablo Canales**

T. +52 (81) 1966 8012

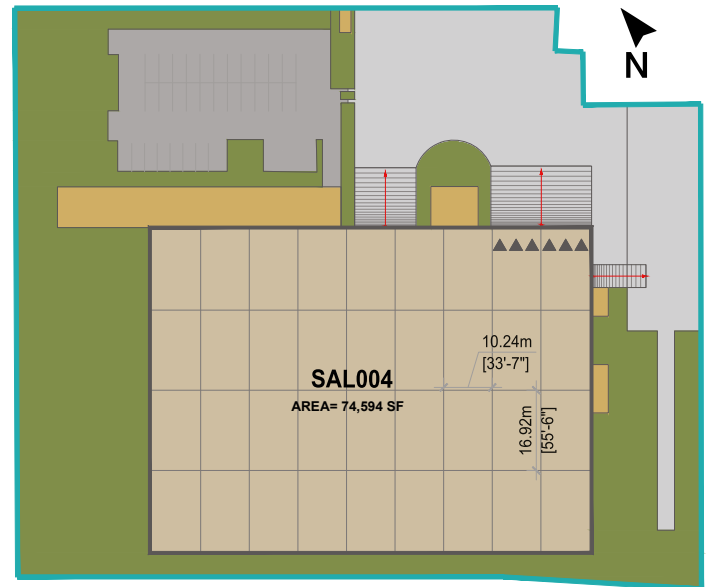
M. +52 (81) 1242 8840

[juan.canales@mpagroup.mx](mailto:juan.canales@mpagroup.mx)

## Building specifications

Land area	182,982 SF
Building area	74,594 SF
Available area	74,594 SF
Office area (size)	5,890 SF
Bay size	55 x 33 ft
Year built	2001
Type of construction	Concrete Masonry Unit Block; Metal Sheet
Minimum clear height	24 ft
Dome skylights	3%
Floor thickness	6 in
Roof system	Metal - Standing Seam Roof (SSR)
Dock doors	6
Ramps	3
HVAC	N/A
FPS	Hose cabinets
Transformer capacity	500 KVA
Car parking	36 spaces
Lighting	LED

## Layout



For additional information, please scan the QR code below:



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