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Macquarie  
México



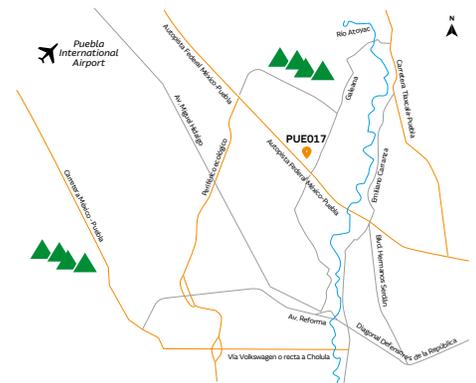
# FIBRAMQ PUE017

56,511 SF

Available for lease | 56,511 SF | Puebla, PUE.

- This 56,511 SF building is ideal for just-in-time manufacturing or warehousing operations. PUE017 is adjacent to the Volkswagen assembly plant
- The design of PUE017 offers a competitive advantage thanks to its direct access from the Mexico-Puebla highway, which allows the entry and exit of goods, a high standard feature in the market, and connecting to Mexico City and the Bajío region, one of Mexico’s most important automotive clusters
- PUE017 is a plug in play option, equipped and ready for use
- Located inside a world-class industrial park in Puebla with abundant pool of labor in close proximity

## Location



Km. 117, Autopista México-Puebla,  
Nave 11, Puebla, PUE., 72710

[View 360° Tour of PUE017](#)

## Contact

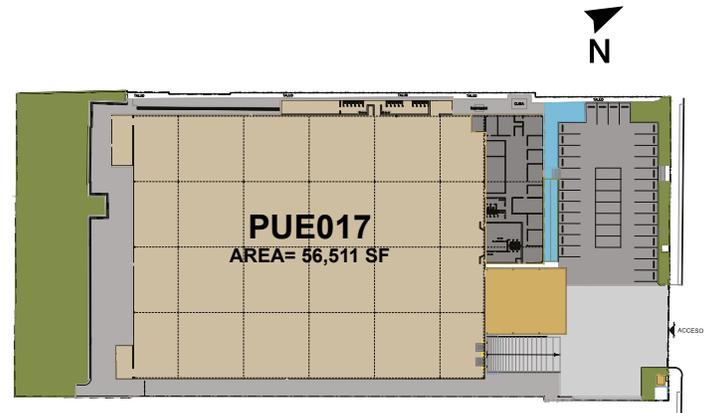
**Alejandra García**  
+52 (56) 2569 6051  
[alejandra.garcia@mpagroup.mx](mailto:alejandra.garcia@mpagroup.mx)



## Building specifications

Building area	105,626 SF
Available area	56,511 SF
Office area (size)	4,919 SF
Bay size	33 x 50 ft
Year built	1994
Type of construction	Concrete Masonry Unit Block; Metal Frame
Minimum clear height	21 ft
Dome skylights	5%
Floor thickness	6 in
Roof system	Metal - Standing Seam Roof (SSR)
Dock doors	2
Ramps	1
HVAC	3(1); 1(2), no visible 1
FPS	Hose cabinets
Transformer capacity	500 KVA and 112.5 KVA
Car parking	40 spaces
Lighting	T-5

## Layout



For additional information, please scan the QR code below:



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