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Macquarie  
México



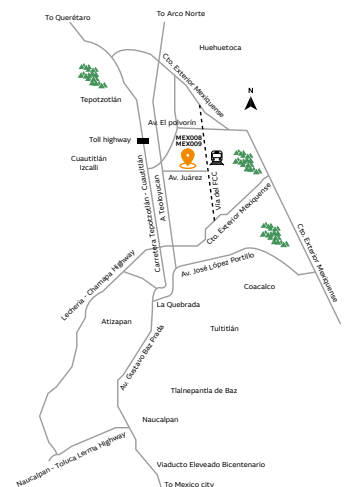
# FIBRAMQ MEX009

# 20,870 SQM (224,643 SF)

**Available space 1Q2023 | Cuautitlán Izcalli, Estado de México**

- Privileged location in Mexico City's logistics hub. Operate from Mexico City's Arco Norte to serve CDMX, Bajío, Central and North regions
- Ideal solution for logistics operations focused on domestic consumption, including e-commerce
- Large contiguous spaces, cross dock capable
- Logistics-to-Suit: Flexible buildings adapt to specific customer needs
- Sustainability: Built to comply with USGBC® LEED® certification
- Fire protection tank, pump and risers and plenum are FM compliant
- All concrete car parking, internal roads and truck maneuvering areas
- Recreation, exercise, and green areas.
- Efficient access through reversible entry and exit lanes, day and night
- Security: Perimeter architectural fence, CCTV monitoring, access control, and 24/7 security guards

## Location



Av. Juárez #400,  
Col. Xaltipa, Cuautitlán Izcalli,  
Estado de México CP 54714



## Contacts

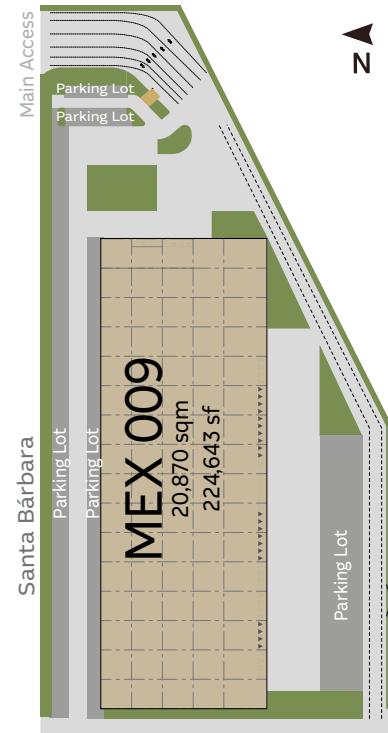
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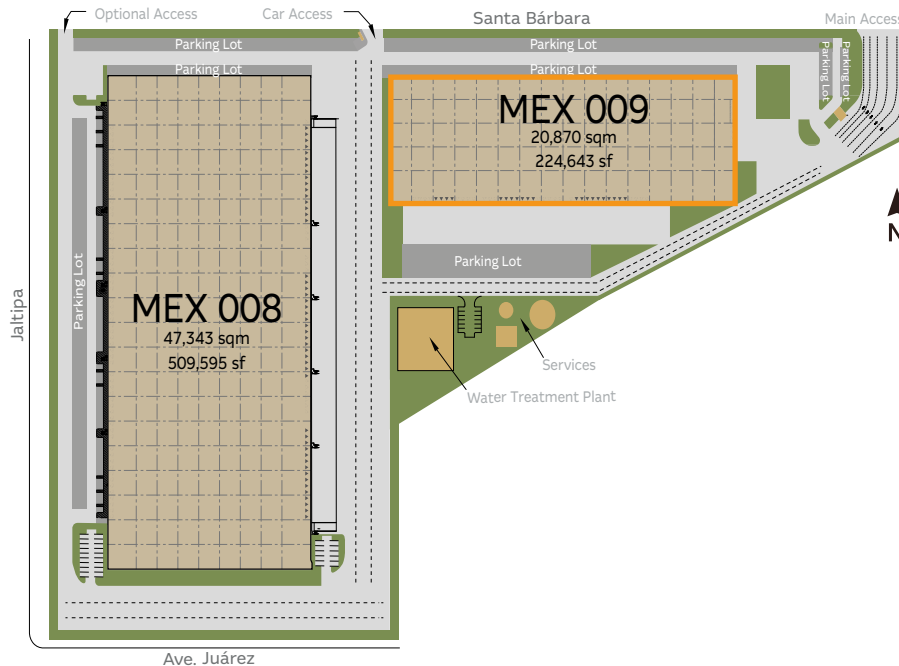
## Building specifications

Land area	49,336 sqm
Building area	20,870 sqm (224,643 SF)
Available area	20,870 sqm (224,643 SF)
Office area (size)	To suit
Bay size	15.24 x 15.85 m (50 x 52 ft)
Estimated delivery	1Q 2023
Type of construction	Tilt wall
Minimum clear height	11 m (36 ft)
Dome skylights	5%
Floor thickness	18 cm, 250 kg/cm <sup>2</sup> / 6", 3500 PSI
Roof system	White KR18
Dock doors	21 (knockouts for 8 more)
Ramps	2
HVAC	Air changes, 3 per hour
FPS	Hose cabinets. FM compliant tank, pump and risers / Sprinkler ready
Transformer capacity	Two (2) 500 KVA
Car parking	143 spaces
Truck parking	Up to 25 remote spaces
Lighting	LED; Warehouse: 30 FC
Status	Under construction

## Layout



## Master plan



For additional information, please scan the QR code below:



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