

FIBRA
Macquarie
México



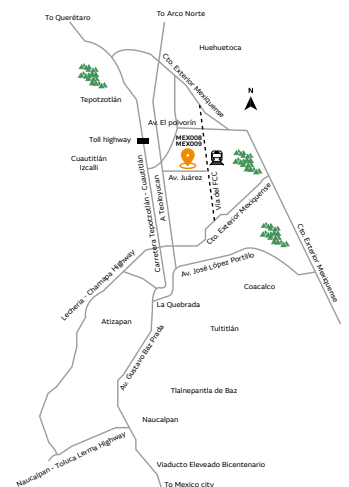
FIBRAMQ MEX008

47,343 SQM (509,595 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

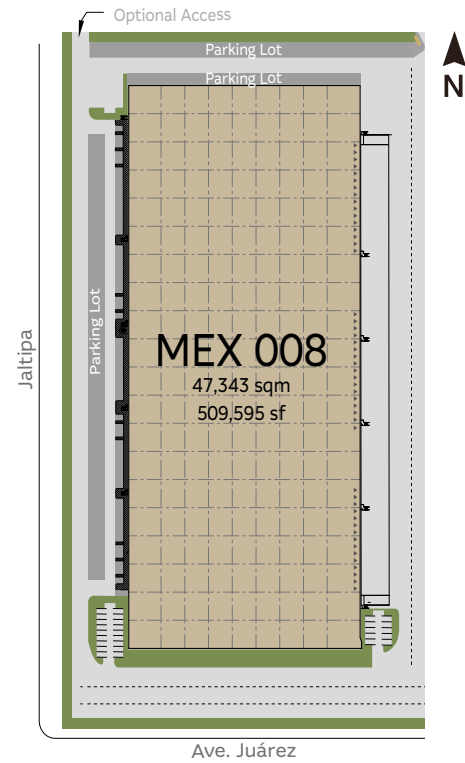
Peter Gaul
peter.gaul@mpagroup.mx

Alejandra García
+52 (56) 2569 6051
alejandra.garcia@mpagroup.mx

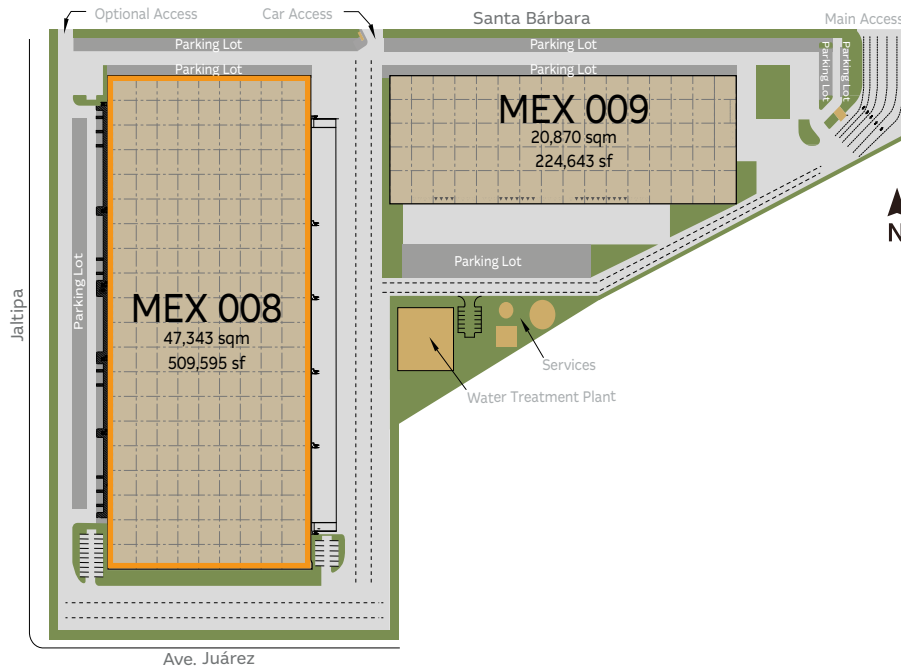
Building specifications

Land area	97,747 sqm
Building area	47,343 sqm (509,595 SF)
Available area	47,343 sqm (509,595 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 ² / 6", 3500 PSI
Roof system	White KR18
Dock doors	24 (knockouts for 72 more) for cross dock configuration
Ramps	2
HVAC	Air changes, 3 per hour
FPS	Hose cabinets. FM compliant tank, pump and risers / Sprinkler ready
Transformer capacity	Six (6) 500 KVA
Car parking	526 spaces (147 for cross dock configuration)
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:



FIBRA Macquarie México (FIBRAMQ) is a real estate investment trust (fideicomiso de inversión en bienes raíces) listed on the Mexican Stock Exchange (Bolsa Mexicana de Valores). FIBRAMQ is managed by Macquarie México Real Estate Management, S.A. de C.V. which operates within the Macquarie Infrastructure and Real Assets division of Macquarie Group. The property administrator of FIBRAMQ's industrial properties is MMREIT Property Administration, A.C., which is wholly owned by FIBRAMQ. Macquarie Group only carries on banking activities through Macquarie Bank Limited (MBL) and its various branches in those countries where it is authorized to do so being Australia, Korea, Singapore, Hong Kong and United Kingdom. Other than MBL, any Macquarie Group entity noted in this document is not an authorized deposit-taking institution for the purposes of the Banking Act 1959 (Commonwealth of Australia). That entity's obligations do not represent deposits or other liabilities of MBL. MBL does not guarantee or otherwise provide assurance in respect of the obligations of that entity. Before acting on any information, you should consider the appropriateness of it having regard to your particular objectives, financial situation and needs and you should seek independent advice. No information set out above constitutes advice, and advertisement, an invitation, an offer or a solicitation, to buy or sell any financial product or security or to engage in any investment activity, or an offer of any banking or financial service. Some products and/or services mentioned above may not be suitable for you and may not be available in all jurisdictions. The specifications and information related to the building and the industrial park herein are indicative only and subject to change. USGBC® and the related logo are trademarks owned by the U.S. Green Building Council and are used with permission. LEED®, and its related logo, is a trademark owned by the U.S. Green Building Council® and is used with permission.