

FIBRA  
Macquarie  
México



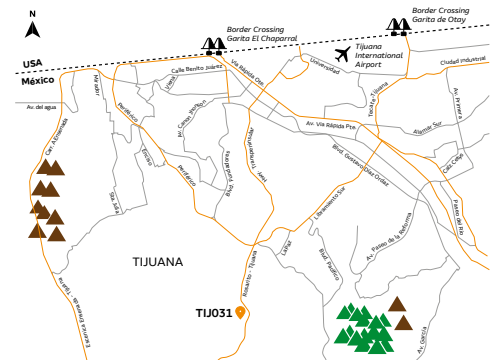
# FIBRAMQ TIJ031

404,367 SF

Coming 1Q2024 | Tijuana, Baja California

- Operate with the best connectivity to major roadways and the Mexico-US commercial border crossing from a privileged location on the Carretera Federal 1, also known as the Tijuana - Rosarito Highway
- Large contiguous spaces. Ideal solution for logistics operations and manufacturing
- Sustainable design TIJ031 is registered and built to comply with the USGBC® LEED® certification
- Fire protection tank, pump and risers are FM compliant
- Industrial park features include all-concrete car parking, internal roads and truck maneuvering areas
- TIJ031 has access to a highly qualified and abundant pool of labor and connectivity to public transportations and main roads
- First-in-class security: perimeter architectural fence, CCTV monitoring, access control, and 24/7 security guards

## Location



Tijuana - Rosarito,  
22663 La Joya, B.C.



## Contacts

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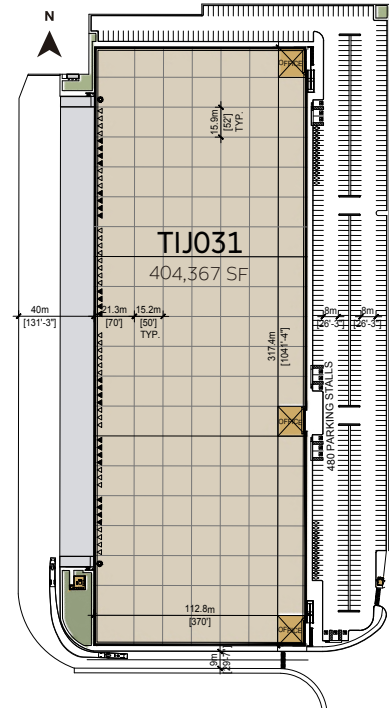
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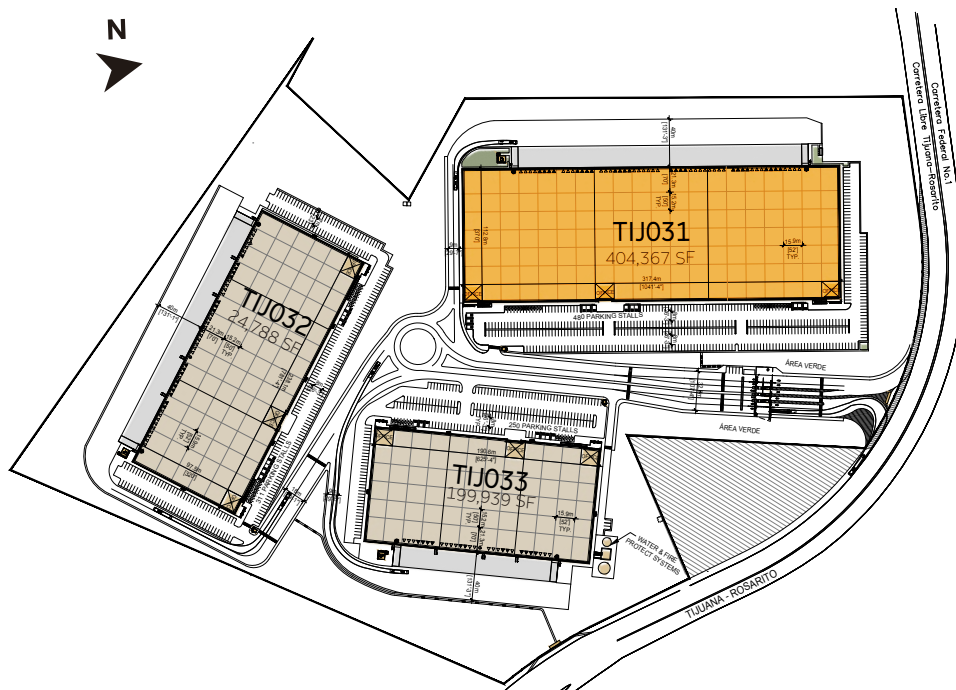
## Building specifications

Land gross area	61.56 acres
Building area	404,367 SF
Available area	404,367 SF
Office area (size)	5%
Manoeuver area	Depth of manoeuver area 131 ft
Bay size	50 x 52 ft and ready bay of 52 x 70 ft
Estimated delivery	1Q 2024
Type of construction	Concrete Tilt-up Walls
Minimum clear height	11 m (36 ft)
Dome skylights	5% Polycarbonate dome type
Floor thickness	7" thick concrete with steel bar reinforcement
Roof system	Metal sheet ternium pintro and TPO 060 mls
Dock doors	23
Ramps	2
HVAC	On demand
FPS	Hose cabinets. FM compliant tank, pump and risers / sprinklers ready
Transformer capacity	500 KVA
Car parking	480 spaces
Lighting	LED
Status	Under construction. Coming 1Q2024

## Layout



## Master plan



For additional information, please scan the QR code below:



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