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Macquarie  
México



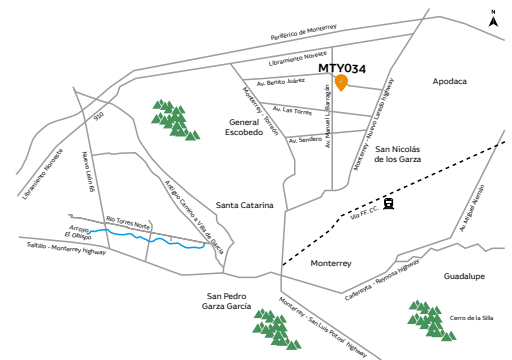
# FIBRAMQ MTY034

21,847 SF

**Available for lease | 21,847 SF | Escobedo, N.L.**

- Industrial space in Escobedo, great for logistics and for manufacturing players serving the southern part of the USA
- MTY034 has great visibility and exposure
- Fully developed and operational office area
- In close proximity to the Laredo Highway and all major roads connecting Monterrey to Central Mexico
- Urban location is ideal for distribution/logistics operations
- Access to an abundant and highly qualified pool of labor

## Location



Av. Manuel Barragan 312,  
Col. Ex Hacienda el Cañada,  
Cd. General Escobedo,  
N.L. CP. 66054



## Contact

**Juan Pablo Canales**

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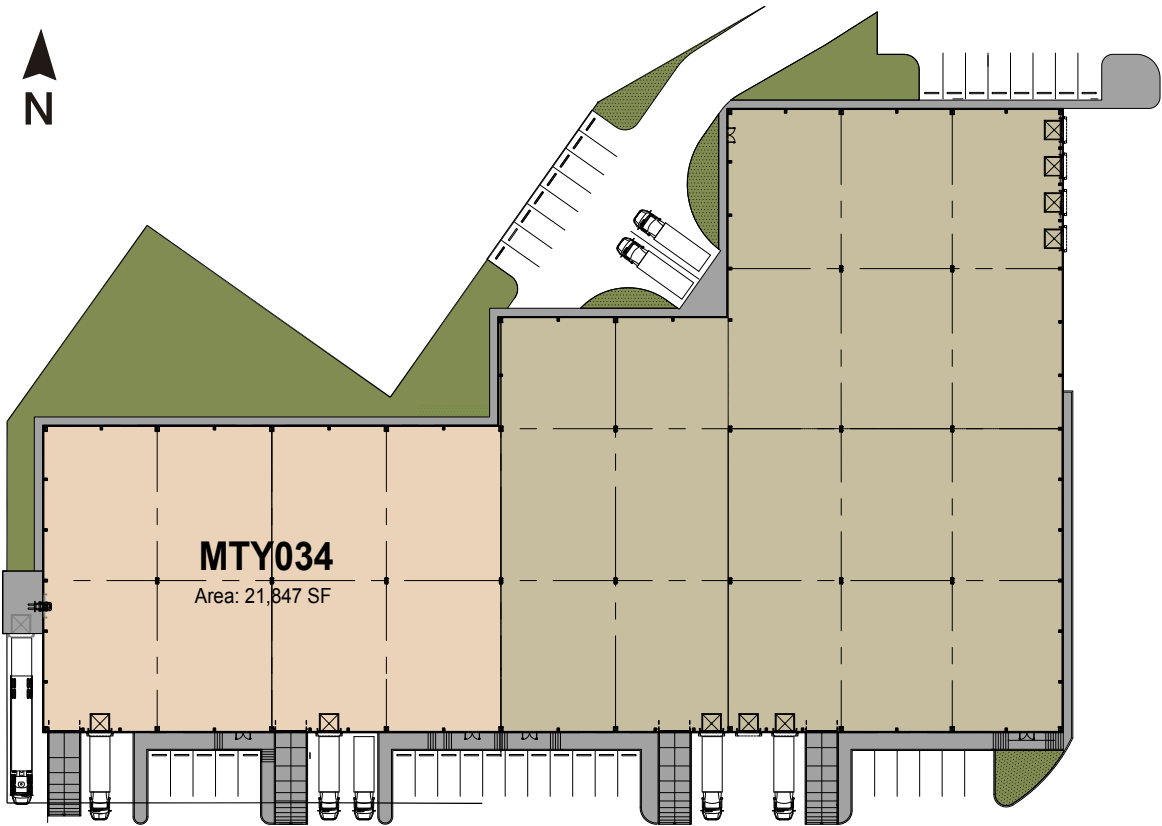
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Building specifications

Building area	69,239 SF
Available area	21,847 SF
Office area (size)	1,582 SF
Year built	2011
Type of construction	Pre-cast concrete / Metal sheet
Minimum clear height	23 ft
Dome skylights	3%
Floor thickness	6 in
Roof system	Metal - Standing seam roof (SSR)
Dock doors	3
Ramps	2
FPS	To suit
Transformer capacity	150 KVA
Car parking	9 spaces
Lighting	LED

Layout



For additional information, please scan the QR code below:



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