



FIBRA  
Macquarie  
México



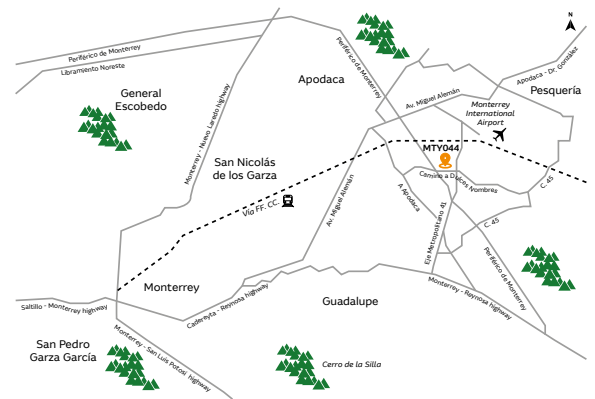
# FIBRAMQ MTY044

199,681 SF

## Available space for lease | Apodaca, N.L.

- Class A building with the highest design and specifications standards in the market
- MTY044 will be a flexible building that can field manufacturing and logistics operations
- Located within a state-of-the-art industrial park designed to the most stringent sustainability practices, registered for USGBC® LEED® certification
- The industrial park will be under MPA's institutional management
- Excellent visibility from the Airport Toll Highway Corridor. The industrial park is in close proximity to Monterrey's International Airport, and to main highways connecting to key areas of Mexico and the border with the US
- Strategically located in Apodaca, MTY 044 has access to a highly qualified and abundant pool of labor

## Location



Camino a Dulces Nombres 2001-B,  
Apodaca, Nuevo León, C.P. 66626



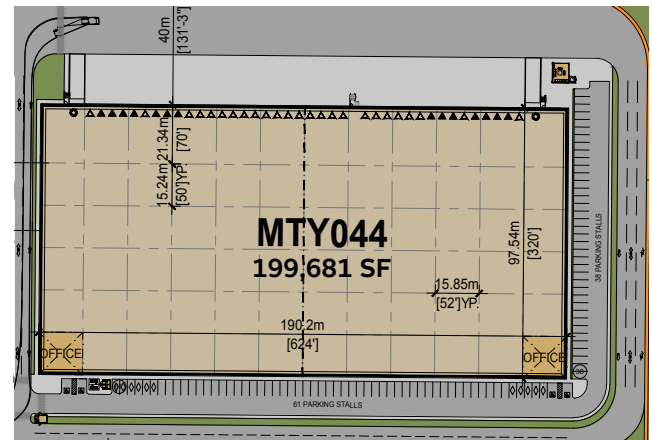
## Contact

**Juan Pablo Canales P.**  
T. +52 (81) 1966 8012  
M. +52 (81) 1242 8840  
[juan.canales@mpagroup.mx](mailto:juan.canales@mpagroup.mx)

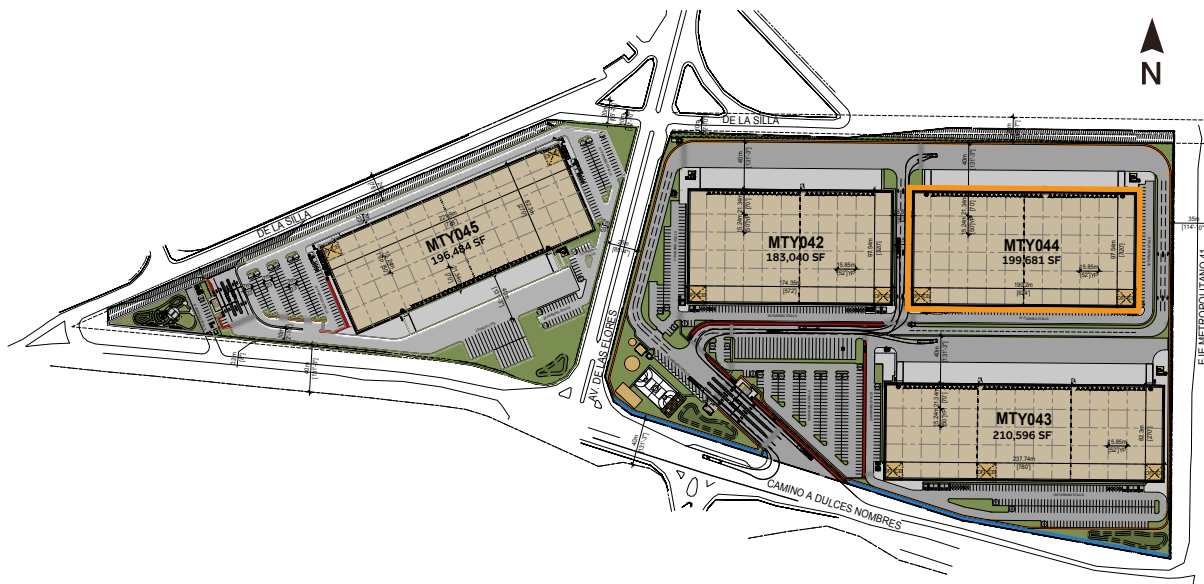
## Building specifications

Building area	199,681 SF
Available area	199,681 SF
Office area	To suit
Bay size	50 x 52 ft, ready bay 52 x 70 ft
Type of construction	Tilt wall
Minimum clear height	36 ft
Dome skylights	5%
Floor thickness	7 in
Roof system	White KR-18 pintro cal.22 with 6 in fiberglass insulation
Dock doors	14 expandable to 39
Ramps	2
HVAC	To suit
FPS	Hose cabinets. FM sprinkler ready
Transformer capacity	Two (2) 500 KVA
Car parking	99 spaces
Lighting	LED with autonomous sensors for daylight and occupancy
Status	Under construction

## Layout



## Master plan



For additional information, please scan the QR code below:



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