



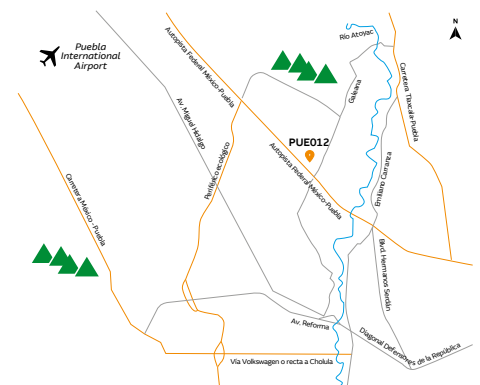
FIBRAMQ PUE012

30,020 SF

Available for lease | 30,020 SF | Puebla, PUE.

- This 30,020 SF building is ideal for just-in-time manufacturing or warehousing operations. PUE012 is adjacent to the Volkswagen assembly plant
- The design of PUE012 offers a competitive advantage thanks to its direct access from the Mexico-Puebla highway, which allows the entry and exit of goods, a high standard feature in the market, and connecting to Mexico City and the Bajío region, one of Mexico's most important automotive clusters
- PUE012 is a plug in play option, equipped and ready for use
- Located inside a world-class industrial park in Puebla with abundant and qualified pool of labor in close proximity

Location



Km. 117
Autopista México-Puebla 21A,
Puebla, PUE., 72710



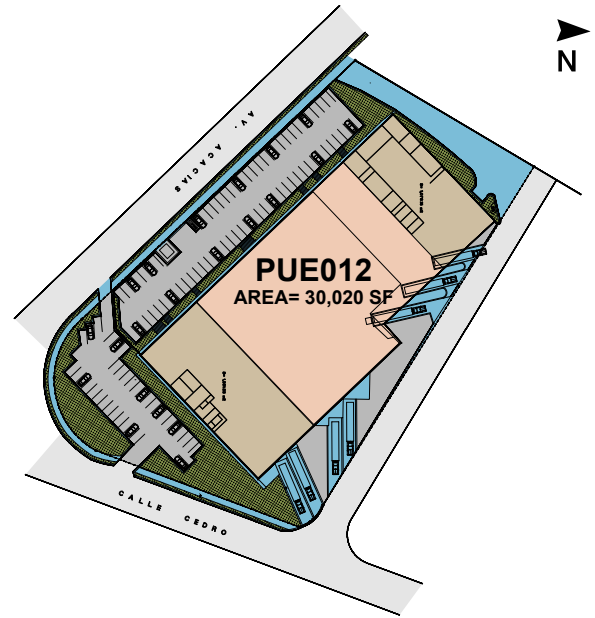
Contact

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Building specifications

Land area	123,454 SF
Building area	30,020 SF
Available area	30,020 SF
Office area (size)	900 SF
Year built	1996
Type of construction	Concrete Block
Minimum clear height	21 ft
Dome skylights	6%
Floor thickness	5 in
Roof system	Metal - Standing Seam Roof (SSR)
Dock doors	4
Ramps	2
HVAC	Mini splits in office; exhaust fan in warehouse
FPS	Fire extinguishers
Transformer capacity	75 KVA
Car parking	95 spaces
Lighting	LED

Layout



For additional information, please scan the QR code below:



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