

FIBRA  
Macquarie  
México



MACQUARIE



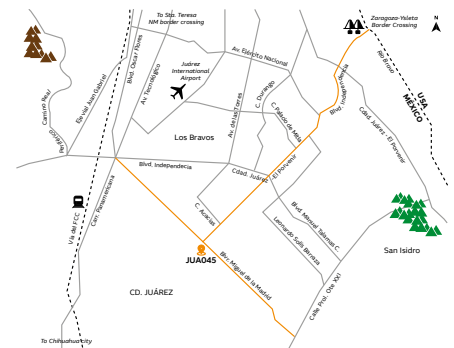
# FIBRAMQ JUA045

# 266,826 SF

## Available space for lease | Ciudad Juárez, CHIH.

- FIBRA Macquarie introduces a unique industrial park located to the southeast of Ciudad Juárez, Mexico's most dynamic submarket in the Mexico-US border
- This new 57 hectare world-class Industrial Park has immediate access to growing residential and commercial areas, and is well connected to major roadways and commercial border crossings with the US
- Designed by an internationally recognized architectural firm to the most stringent sustainability practices, JUA045 is registered and built to comply with the USGBC® LEED® certification, offering recreational, exercise, and green areas to users
- Industrial park features include all concrete car parking, internal roads, truck maneuvering areas, and efficient access through reversible entry and exit lanes
- First in class security features range from perimeter architectural fence, CCTV monitoring, secured access control, to 24/7 on site security
- Access to a centralized 30,000 KVA substation for energy rights allocation
- JUA045 combines scalable, leading edge design, strategic location, and highly qualifies labor to help your business meet its growth objectives
- Build to suit and spec to suit opportunities available

## Location



Bldv. Miguel de la Madrid #8500,  
esq. Av. Independencia,  
Col. Lote Bravo, Ciudad Juárez,  
Chihuahua, C.P. 32695



## Contact

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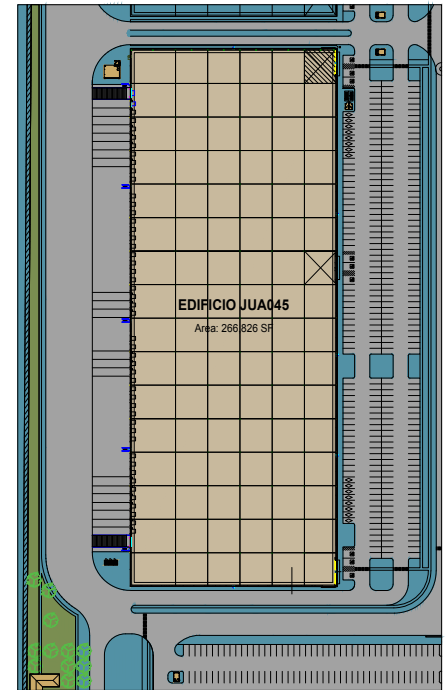
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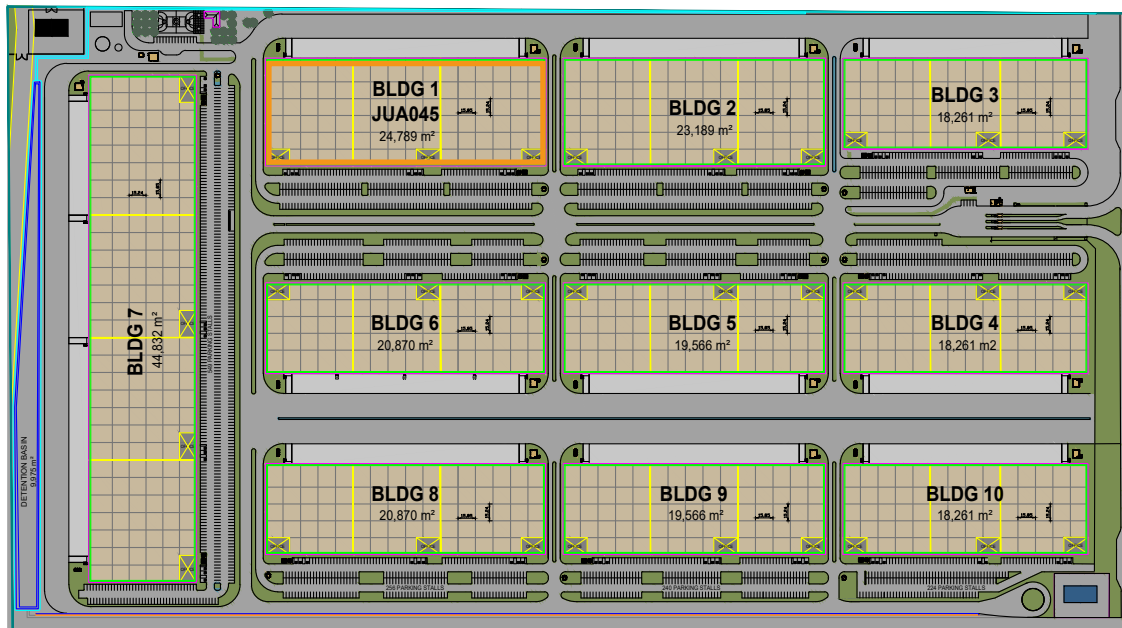
## Building specifications

Land area	56,300 sqm
Building area	266,826 SF
Available area	266,826 SF
Office area (size)	13,000 SF
Bay size	50 x 52 ft
Type of construction	Tilt wall
Minimum clear height	36 ft
Dome skylights	1%
Floor thickness	7 inch at 10 ton/sqm
Roof system	TPO 60 mills
Dock doors	10
Ramps	1
HVAC	Evaporative 4 air changes/hrs
FPS	Hose cabinets
Transformer capacity	30,000 KVA shared in the park
Car parking	304 spaces
Truck parking	30 spaces
Lighting	LED

## Layout



## Master plan



For additional information, please scan the QR code below:



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