

FIBRA  
Macquarie  
México



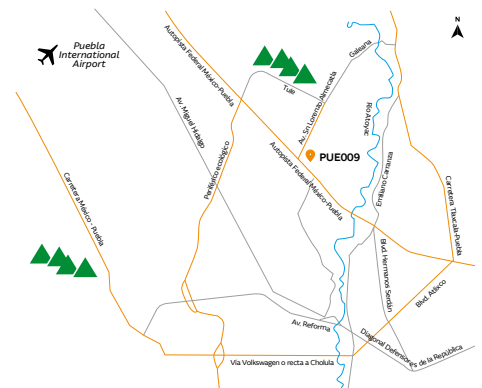
## FIBRAMQ PUE009

10,764 SF

Available for lease | 10,764 SF | Puebla, PUE.

- This 10,764 SF building is ideal for just-in-time manufacturing or warehousing operations. PUE009 is adjacent to the Volkswagen assembly plant
- The design of PUE009 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
- Located inside a world-class industrial park in Puebla with abundant and qualified pool of labor in close proximity

### Location



Cerrada de Fresnos Nave 3C,  
Parque Industrial FINSA,  
Cuatlancingo, Puebla, 72710

[View 360° Tour of PUE009](#)

### Contact

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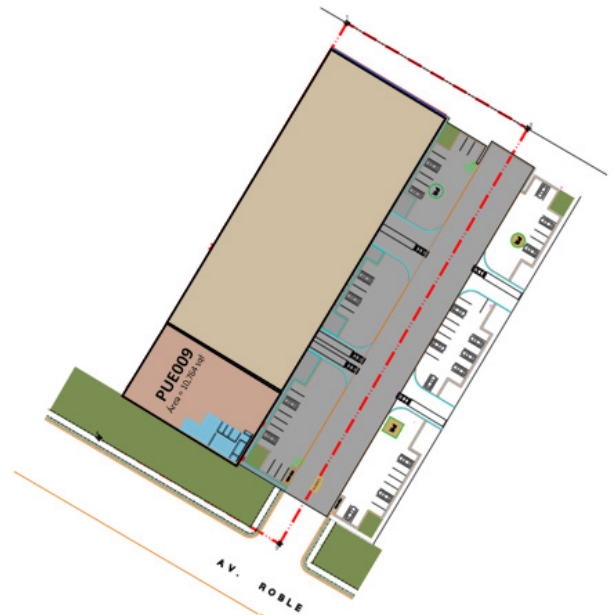


Learn more at [fibramacquarie.com](http://fibramacquarie.com)

## Building specifications

Building area	53,820 SF
Available area	10,764 SF
Office area (size)	3,421.84 SF
Bay size	38 x 54 ft
Year renovated	2003
Type of construction	8' CMU and up to roof metal sheet
Minimum clear height	24 ft
Dome skylights	5%
Floor thickness	5 in
Roof system	SSR KR-18 C-24
Dock doors	N/A
Ramps	1
FPS	To be installed
Transformer capacity	none
Car parking	10 spaces
Lighting	Fluorescent

## Layout



For additional information, please scan the QR code below:



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