

FIBRA
Macquarie
México



FIBRAMQ PUE009

10,764 SF

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

- 21,528 SF building ideal for just-in-time manufacturing or warehousing operations. PUE009 is adjacent to the Volkswagen assembly plant
- PUE009 offers a competitive advantage due to its strategic location, with direct access to the Mexico-Puebla highway, and connectivity to Mexico City and the Bajío region, one of Mexico's most important automotive clusters
- Recently renovated polycarbonate skylights, complying with IFC's EDGE certification standards; and T5 fluorescent lighting, for energy savings
- Solar panels available
- Located inside a world-class industrial park in Puebla, in close proximity to an abundant and qualified pool of labor.

Location



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



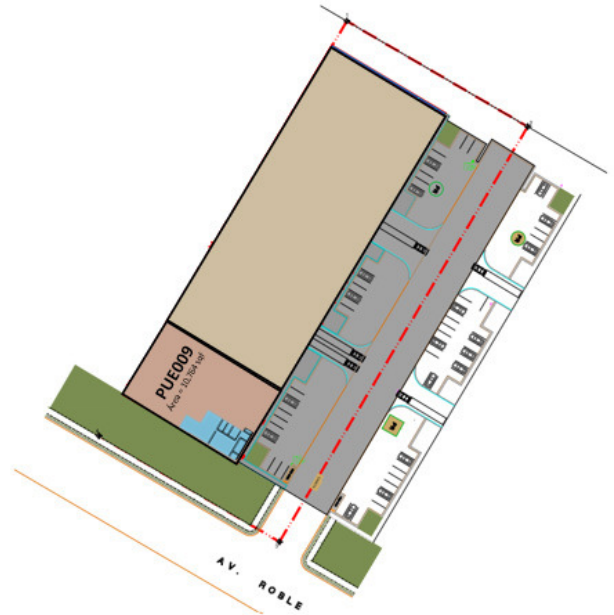
Contact

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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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