



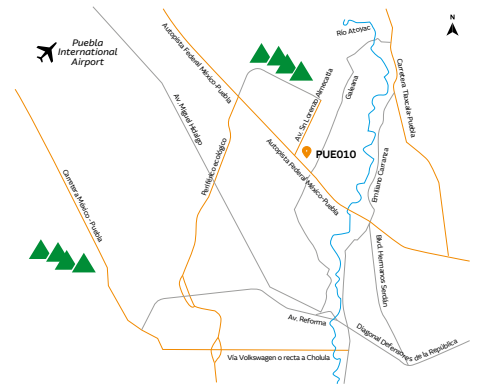
# FIBRAMQ PUE010

26,910 SF

Available for lease | 26,910 SF | Puebla, PUE.

- This 26,910 SF building is ideal for just-in-time manufacturing or warehousing operations. PUE010 is adjacent to the Volkswagen assembly plant
- The design of PUE010 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
- PUE010 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



Autopista México-Puebla #200,  
Nave 4A, Puebla, PUE., 72710

[View 360° Tour of PUE010](#)

## Contact

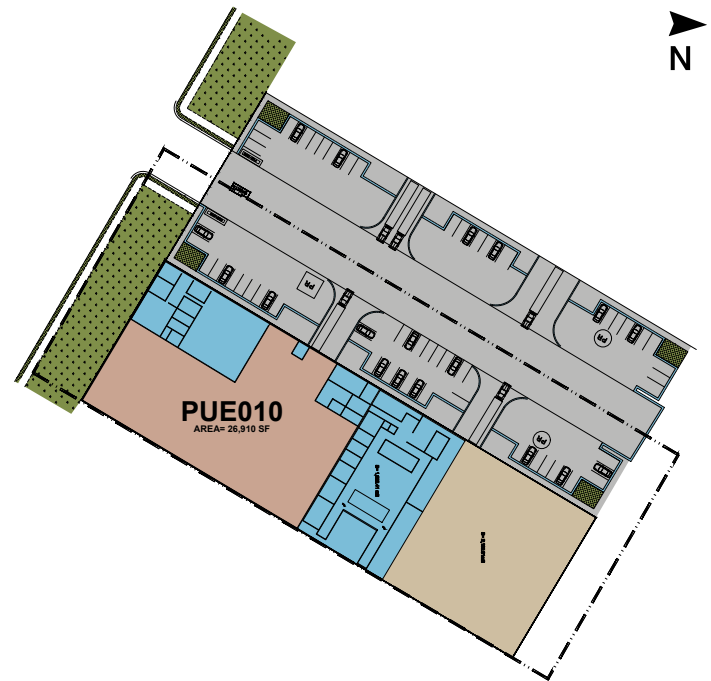
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## Building specifications

Land area	104,998 SF
Building area	53,820 SF
Available area	26,910 SF
Office area (size)	1,005 SF (10%)
Bay size	41 x 42 ft
Year built	1994
Year renovated	2003
Type of construction	8' CMU an up to roof metal sheet
Minimum clear height	22 ft
Dome skylights	5%
Floor thickness	5 in
Roof system	SSR KR-18 K-24
Dock doors	2
Ramps	1
FPS	To suit
Transformer capacity	112 KVA
Car parking	24 spaces
Lighting	LED

## Layout



For additional information, please scan the QR code below:



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