

FIBRA  
Macquarie  
México



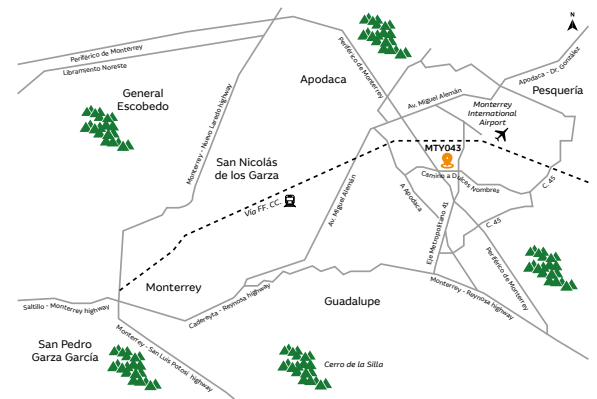
# FIBRAMQ MTY043

210,596 SF

## Available space for lease | Apodaca, N.L.

- Class A building with the highest design and specifications standards in the market
- MTY043 will be a flexible building that can field manufacturing and logistics operations
- Located within a state-of-the-art industrial park designed to the most stringent sustainability practices, registered for USGBC® LEED® certification
- The industrial park will be under MPA's institutional management
- Excellent visibility from the Airport Toll Highway Corridor. The industrial park is in close proximity to Monterrey's International Airport, and to main highways connecting to key areas of Mexico and the border with the US
- Strategically located in Apodaca, MTY 043 has access to a highly qualified and abundant pool of labor

## Location



Camino a Dulces Nombres 2001-C,  
Apodaca, Nuevo León, C.P. 66626



## View 360° Tour of MTY043

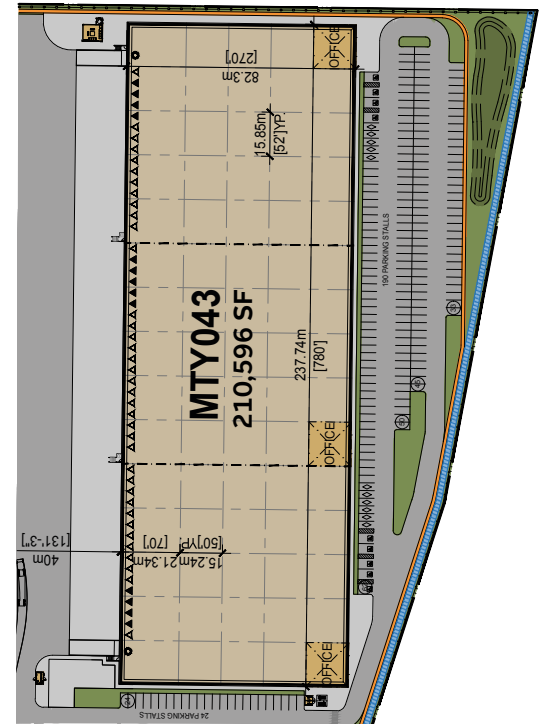
## Contact

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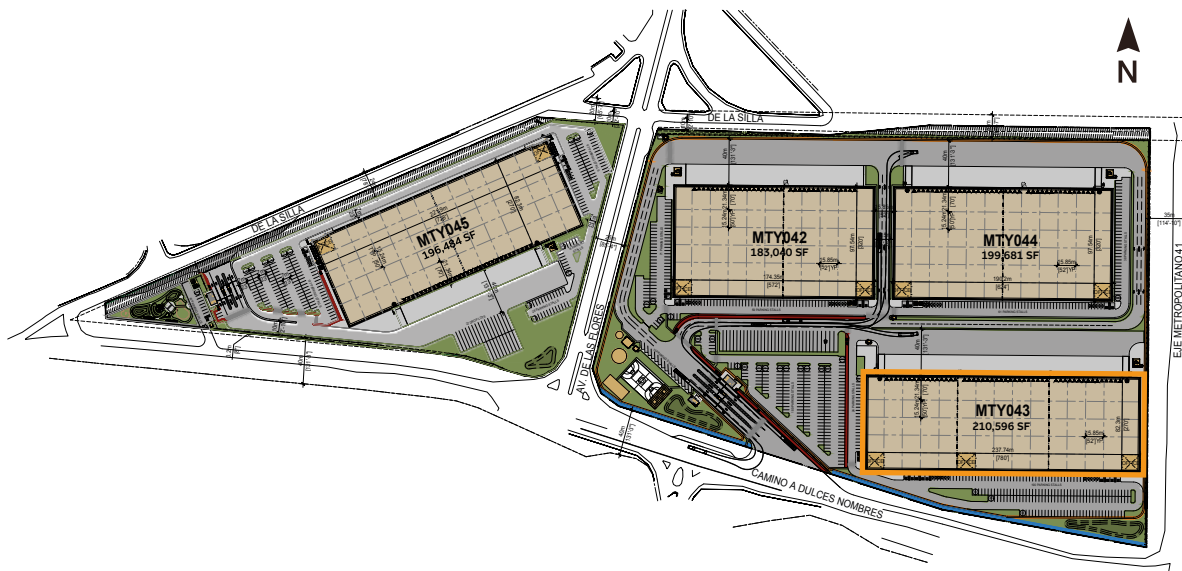
## Building specifications

|                      |   |
|----------------------|---|
| Land area            | 462,687 sqm   |
| Building area        | 210,596 SF  |
| Available area       | 210,596 SF  |
| Office area          | To suit   |
| Bay size             | 50 x 52 ft, ready bay 52 x 70 ft                          |
| Type of construction | Tilt wall   |
| Minimum clear height | 36 ft   |
| Dome skylights       | 5%  |
| Floor thickness      | 7 in  |
| Roof system          | White KR-18 pintro cal.22 with 6 in fiberglass insulation |
| Dock doors           | 14 expandable to 34                                       |
| Ramps                | 2   |
| HVAC                 | To suit   |
| FPS                  | Hose cabinets. FM sprinkler ready                         |
| Transformer capacity | Two (2) 500 KVA   |
| Car parking          | 215 spaces  |
| Lighting             | LED with autonomous sensors for daylight and occupancy    |

## Layout



## Master plan



For additional information, please scan the QR code below:



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