



FIBRA
Macquarie
México



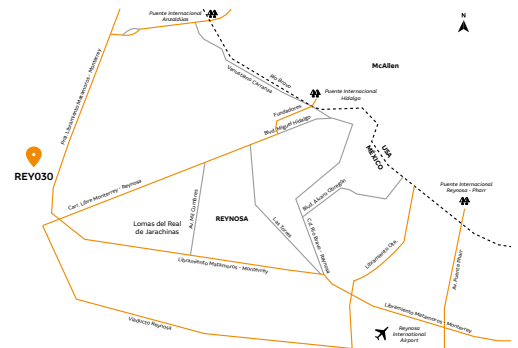
FIBRAMQ REY030

Available for lease | 145,299 SF | Villa Florida Industrial Park

- Class A building with the highest design and specifications standards in the market
- Strategically located in Reynosa's west submarket within Villa Florida Industrial Park, REY030 has access to highly qualified and abundant pool of labor
- 145,299 SF industrial building ideal for manufacturing and logistics operations
- Immediate access to Anzalduas International Bridge and Reynosa-Monterrey National Highway
- Adjacent to a residential and commercial area as part of a master plan development

145,299 SF

Location



Ave. de los Sauces 240, Parque
Industrial Villa Florida, Reynosa,
Tamaulipas, CP 88710



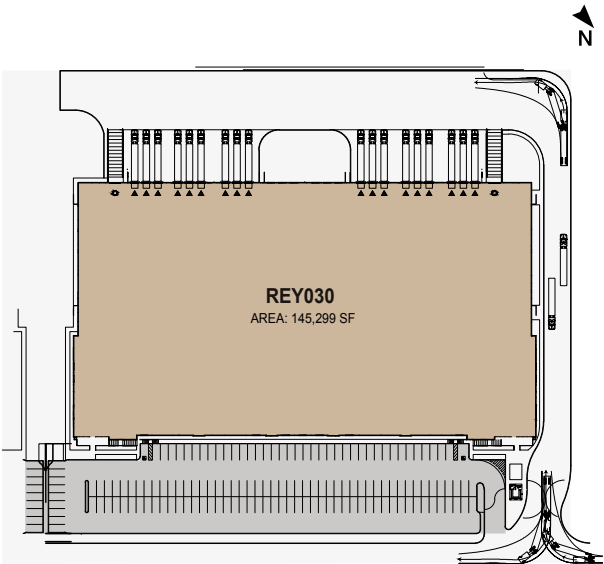
Contact

Carlos Angulo
M. +52 (899) 959 2684
carlos.angulo@mpagroup.mx

Building specifications

Land area	310,011 SF
Available area	145,299 SF
Office area (size)	5,382 SF
Year built	2017
Bay size	50'-9" x 56'-7 3/4"
Type of construction	8" thick Concrete Tilt Up
Minimum clear height	28' min & 38' max
Skylights	5%
Floor thickness	6 in
Roof system	Metal - Standing Seam Roof (SSR)
Dock doors	18
Ramps	2
Fire protection system	ESFR Sprinkler System & Hose Stations
HVAC	HVAC in offices / ventilation system in warehouse
Transformer capacity	500 KVA
Car parking	143 spaces
Trailer parking	6 spaces
Lighting	LED with motion sensors in warehouse

Layout



For additional information, please scan the QR code below:



FIBRA Macquarie México (FIBRAMQ) is a real estate investment trust (fideicomiso de inversión en bienes raíces) listed on the Mexican Stock Exchange (Bolsa Mexicana de Valores). FIBRAMQ is managed by Macquarie México Real Estate Management, S.A. de C.V. which operates within the Macquarie Infrastructure and Real Assets division of Macquarie Group. The property administrator of FIBRAMQ's industrial properties is MMREIT Property Administration, A.C., which is wholly owned by FIBRAMQ. Macquarie Group only carries on banking activities through Macquarie Bank Limited (MBL) and its various branches in those countries where it is authorized to do so being Australia, Korea, Singapore, Hong Kong and United Kingdom. Other than MBL, any Macquarie Group entity noted in this document is not an authorized deposit-taking institution for the purposes of the Banking Act 1959 (Commonwealth of Australia). That entity's obligations do not represent deposits or other liabilities of MBL. MBL does not guarantee or otherwise provide assurance in respect of the obligations of that entity. Before acting on any information, you should consider the appropriateness of it having regard to your particular objectives, financial situation and needs and you should seek independent advice. No information set out above constitutes advice, and advertisement, an invitation, an offer or a solicitation, to buy or sell any financial product or security or to engage in any investment activity, or an offer of any banking or financial service. Some products and/or services mentioned above may not be suitable for you and may not be available in all jurisdictions. The specifications and information related to the building and the industrial park herein are indicative only and subject to change. USGBC® and the related logo are trademarks owned by the U.S. Green Building Council and are used with permission. LEED®, and its related logo, is a trademark owned by the U.S. Green Building Council® and is used with permission.