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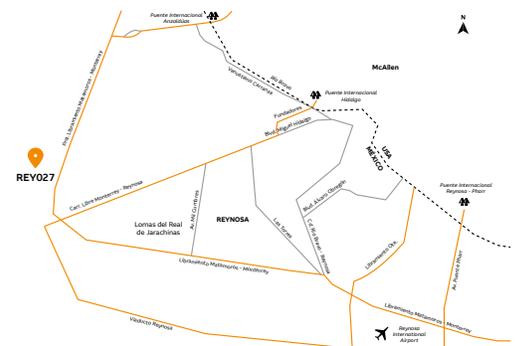
# FIBRAMQ REY027-003

# 31,161 SF

Available for lease | 31,161 SF | Villa Florida Industrial Park

- 31,161 SF available space within a Class A dock-high 134,740 SF building
- Strategically located in Reynosa's west submarket within Villa Florida Industrial Park, REY027-003 has access to highly qualified and abundant pool of labor
- Excellent building for 3PL, warehousing and manufacturing operations
- Immediate access to Reynosa-Anzalduas International bridge and Reynosa-Monterrey National Highway
- Adjacent to a residential and commercial area as part of a master plan development

## Location



Ave. del Parque 2041-B,  
Parque Industrial Villa Florida,  
Reynosa, Tamaulipas, 88730



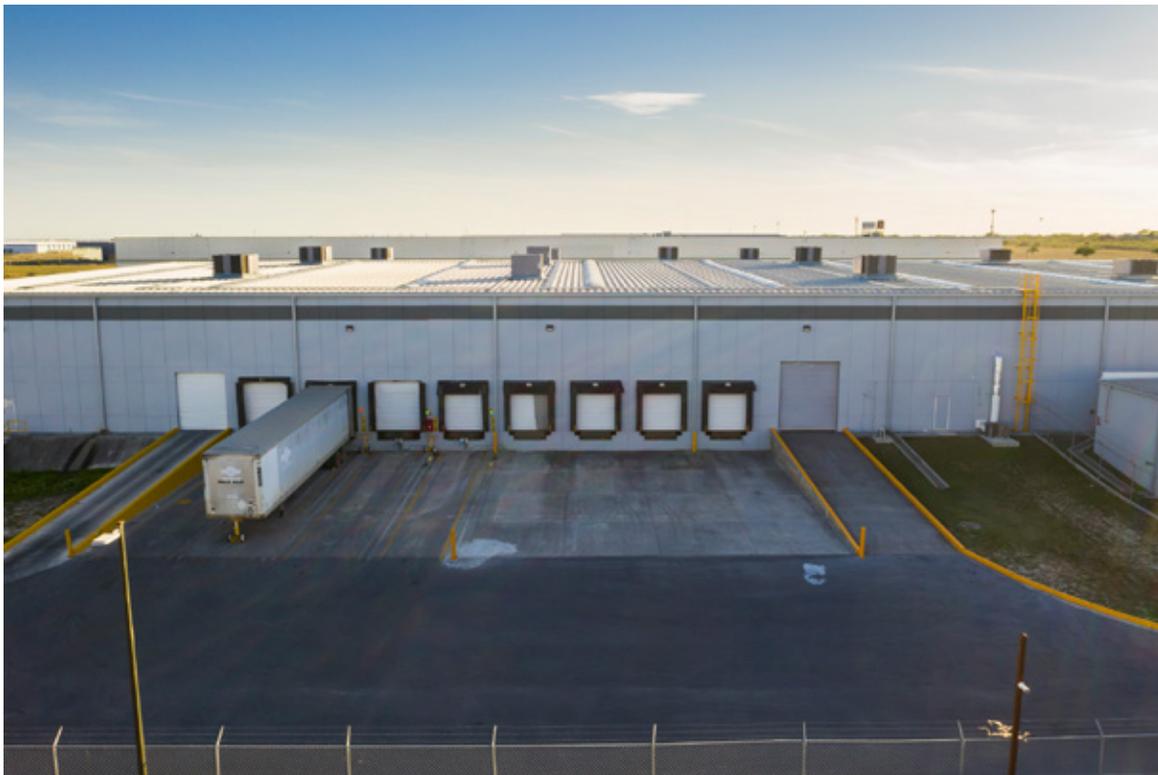
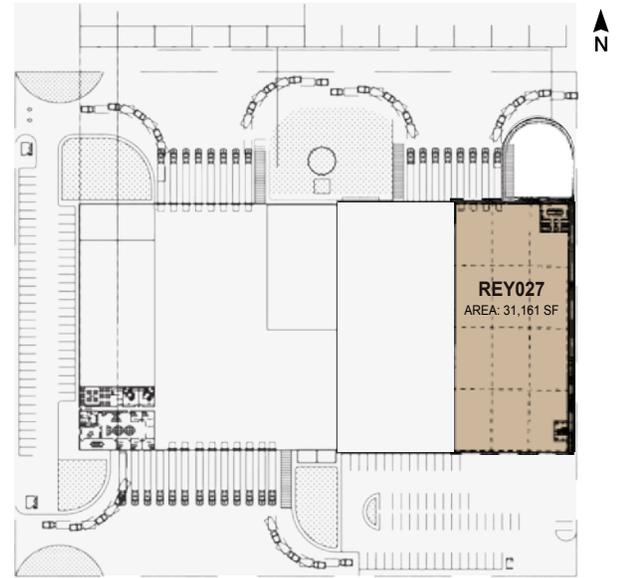
## Contact

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## Building specifications

<b>Building area</b>	134,740 SF
<b>Available area</b>	31,161 SF
<b>Office area (size)</b>	1%
<b>Year built</b>	2005
<b>Bay size</b>	65' x 40'
<b>Type of construction</b>	Pre-cast concrete walls
<b>Minimum clear height</b>	24 ft
<b>Skylights</b>	5%
<b>Floor thickness</b>	6 inches
<b>Roof system</b>	Metal - Standing Seam Roof (SSR) KR-18
<b>Dock doors</b>	4
<b>Ramps</b>	1
<b>Fire protection system</b>	ESFR Sprinkler System & Hose Station
<b>HVAC</b>	(3) 25 Ton units
<b>Transformer capacity</b>	750 KVA
<b>Car parking</b>	36 spaces
<b>Lighting</b>	T5 Fluorescent

## Layout



For additional information, please scan the QR code below:



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