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Macquarie  
México



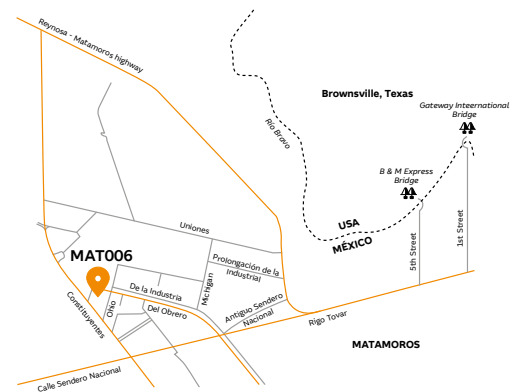
# FIBRAMQ MAT006

# 107,251 SF

**Available for lease | 107,251 SF | Parque Industrial del Norte**

- Class “A” dock-high 107,251 square feet building located at Parque Industrial Del Norte
- Strategically located in Matamoros’s west submarket, MAT006 has access to highly qualified and abundant pool of labor
- Ideal for 3PL, warehousing and manufacturing operations
- Access to KCSM’s railroad line, main highways and international bridges
- MAT006 has an access road on Avenida Constituyentes and Avenida del Obrero on the other side

## Location



Ave. del Obrero 2500,  
Parque Industrial del Norte, 87316,  
Heroica Matamoros,  
Tamaulipas, México

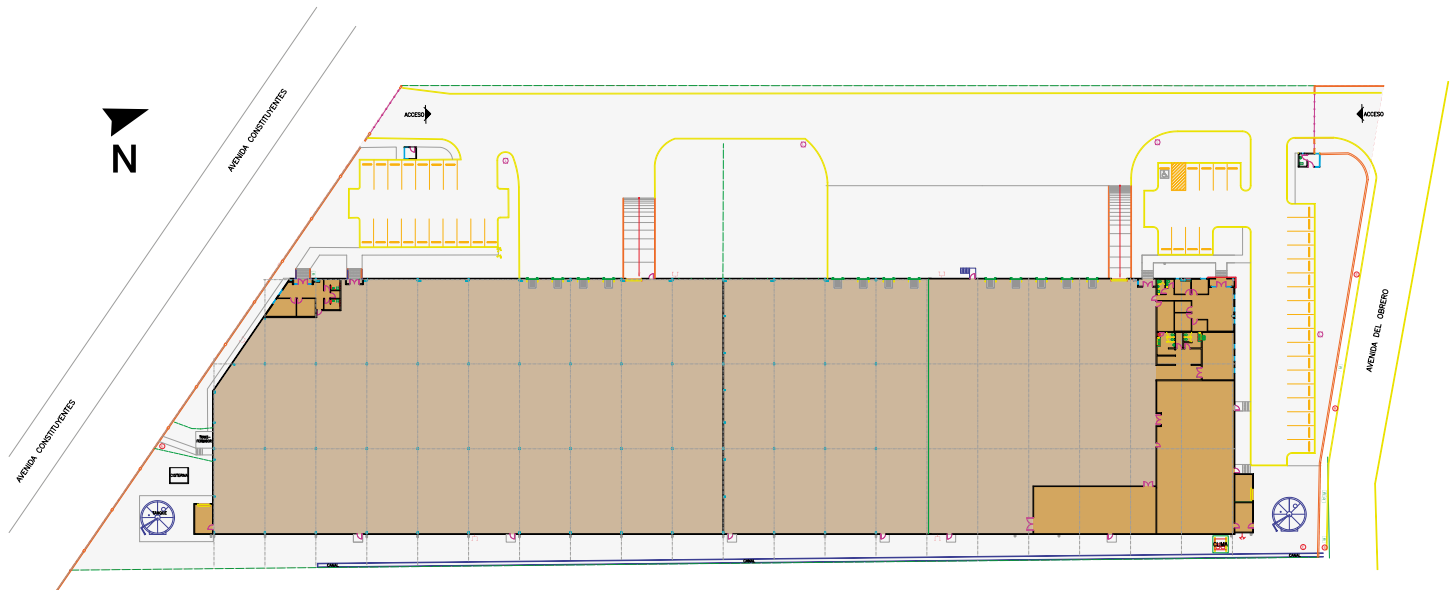


## Contact

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## Building specifications

<b>Building area</b>	107,251 SF
<b>Available area</b>	107,251 SF
<b>Office area (size)</b>	12,000 SF (11%)
<b>Year built</b>	2007
<b>Bay size</b>	33' x 55'
<b>Type of construction</b>	Concrete Tilt Up walls
<b>Minimum clear height</b>	Min 22'- 9 15/16" & Max 25'- 10 3/4"
<b>Floor thickness</b>	5 inches
<b>Roof system</b>	Metal Sheet KR-18
<b>Dock doors</b>	13
<b>Ramps</b>	2
<b>Fire protection system</b>	Sprinklers and Hose Cabinets
<b>HVAC</b>	3 air changes/hour Ventilation System
<b>Transformer capacity</b>	300 KVA
<b>Car parking</b>	44 spaces
<b>Lighting</b>	Fluorescent T-5



For additional information, please scan the QR code below:



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