

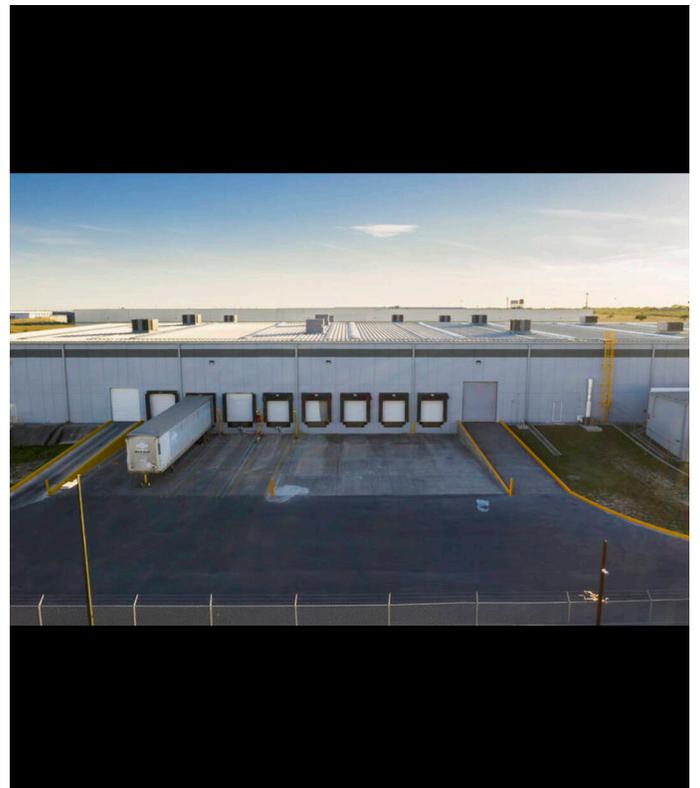
# FIBRA MACQUARIE MEXICO FIBRAMQ REY027 SUITE 001

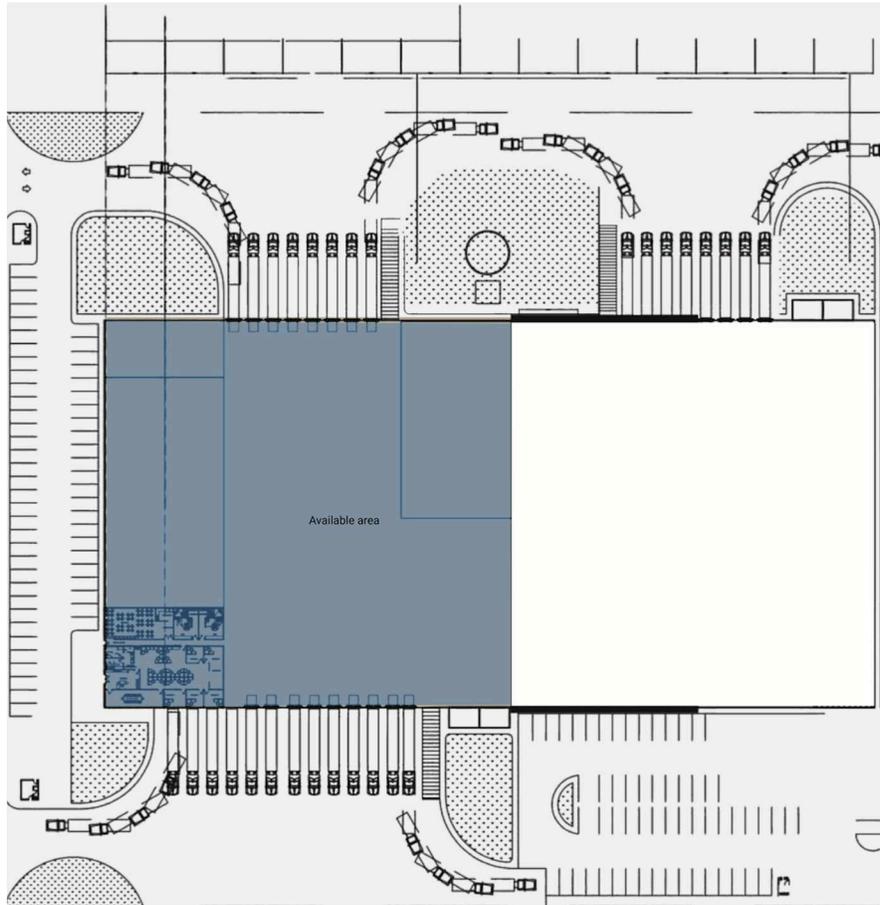
73,270 SF | Reynosa



- 73,270 square feet available space within a Class "A" Cross-dock 134,740 square feet building
- Strategically located in Reynosa's West submarket within Villa Florida Industrial Park, REY027-001 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
- Solar panels available.





## REY027 Suite 001 Building Specifications

|                         |                            |                      |   |
|-------------------------|----------------------------|----------------------|---|
| Total building area     | 73,270 sf                  | Total available area | 73,270 SF sf                                    |
| Year Built              | 2005                       | Car parking          | 56  |
| Office area             | 5,334 SF                   | Type of construction | Pre-Cast Concrete Walls                         |
| Skylights               | 5                          | Floor thickness      | 6 in  |
| Roof system             | SSR KR-18                  | Lighting             | Fluorescent T-5                                 |
| Bay dimensions          | 65' x 40'                  | Minimum clear height | 24 ft   |
| Docks                   | 17                         | Ramps                | 2   |
| Fire protection system  | Sprinklers & Hose Stations | HVAC                 | Offices (HVAC) & Warehouse (Ventilation System) |
| Transformer(s) capacity | 1,000 KVA                  | Land area            |   |

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