

FIBRA
Macquarie
México



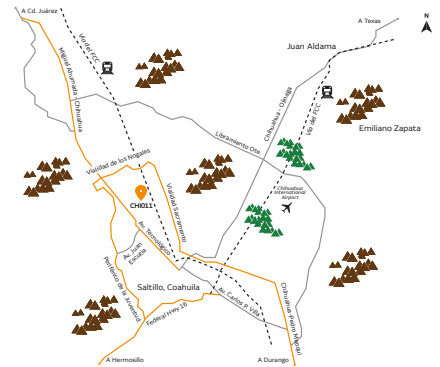
FIBRAMQ CHI011

180,082 SF

Available for lease | 180,082 SF | Chihuahua, Chihuahua

- Located within Complejo Industrial Chihuahua, the most desirable location for manufacturing and logistics in the market
- Easy access to main highway to commercial US-Mexico commercial border crossing in Juárez (200 miles)
- Proximity to labor residential and commercial areas

Location



Retorno Antonio Caso 333,
Complejo Industrial Chihuahua,
Chihuahua, Chihuahua 31136



Contact

Miguel Hernández

T. +52 (656) 257 1881

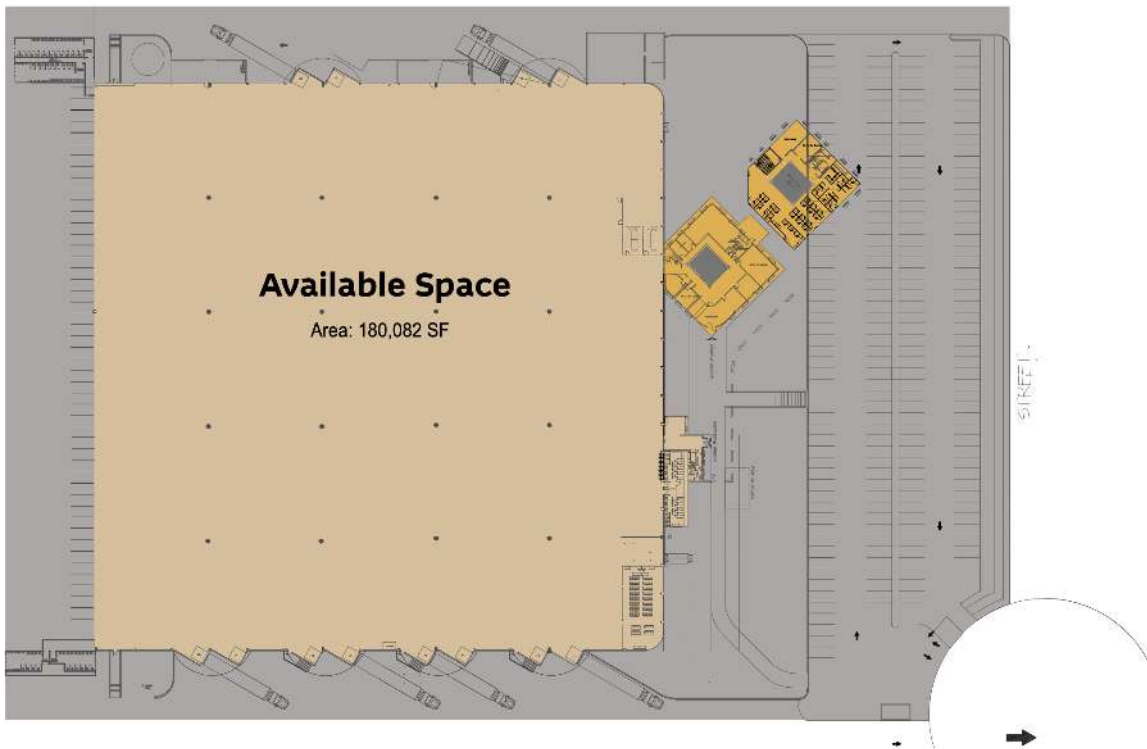
M. +52 (656) 626 7658

miguel.hernandez@mpagroup.mx

Building specifications

Land area	410,000 SF
Building area	180,082 SF
Available area	180,082 SF
Office area (size)	7,943 SF
Bay size	80 x 80 ft
Year built	1994
Type of construction	Concrete masonry unit block
Minimum clear height	25 ft
Floor thickness	6 in at 3,000 psi
Roof system	Barrel profile
Dock doors	12
Ramps	1
FPS	Sprinklers NFPA compliant
Transformer capacity	1,000 KVA
HVAC	Evaporative (4 air changes/hr)
Car parking	100 spaces
Trailer parking	40 spaces
Lighting	LED

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.