



FIBRA
Macquarie
México



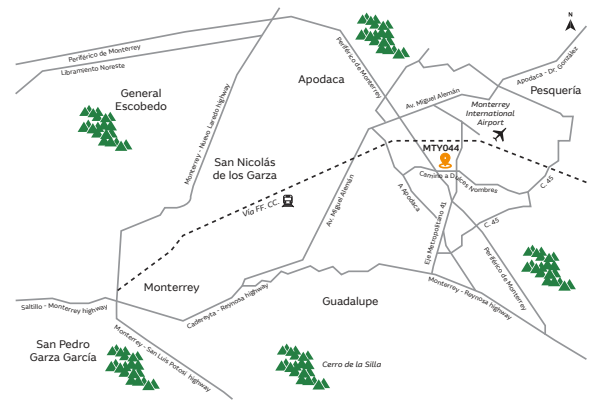
FIBRAMQ MTY044

199,681 SF

Available space for lease | Apodaca, N.L.

- Class A building with the highest design and specifications standards in the market
- MTY044 will be a flexible building that can field manufacturing and logistics operations
- Located within a state-of-the-art industrial park designed to the most stringent sustainability practices, registered for USGBC® LEED® certification
- The industrial park will be under MPA's institutional management
- Excellent visibility from the Airport Toll Highway Corridor. The industrial park is in close proximity to Monterrey's International Airport, and to main highways connecting to key areas of Mexico and the border with the US
- Strategically located in Apodaca, MTY 044 has access to a highly qualified and abundant pool of labor

Location



Camino a Dulces Nombres 2001-B,
Apodaca, Nuevo León, C.P. 66626



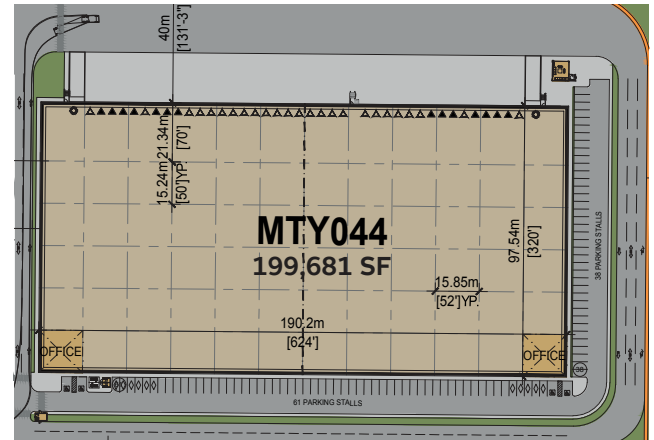
Contact

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Building specifications

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|----------------------|--|
| Building area | 199,681 SF |
| Available area | 199,681 SF |
| Office area | To suit |
| Bay size | 50 x 52 ft, ready bay 52 x 70 ft |
| Type of construction | Tilt wall |
| Minimum clear height | 36 ft |
| Dome skylights | 5% |
| Floor thickness | 7 in |
| Roof system | White KR-18 pinto cal.22 with 6 in fiberglass insulation |
| Dock doors | 14 expandable to 39 |
| Ramps | 2 |
| HVAC | To suit |
| FPS | Hose cabinets. FM sprinkler ready |
| Transformer capacity | Two (2) 500 KVA |
| Car parking | 99 spaces |
| Lighting | LED with autonomous sensors for daylight and occupancy |
| Status | Under construction |

Layout



Master plan



For additional information, please scan the QR code below:



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