



MACQUARIE

FIBRA
Macquarie
México

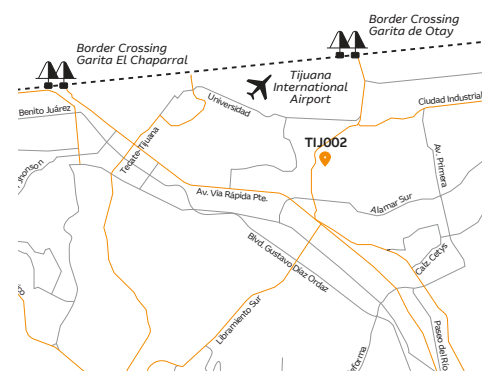
FIBRAMQ TIJ002

79,005 SF

Tijuana, Baja California

- Strategically located in Tijuana's "zona dorada", within the Tijuana International Industrial Park.
- Multitenant building.
- 79,005 SF available.
- 10 minutes away from Tijuana's International Airport
- Less than 15 minutes away from the commercial area.
- Plenty of potential labor pool in the area, well connected to the entire city through public transportation from the State University across the street.
- Fire protection system based on hoses and cabinets, Electrical transformer of 1000 KVAS.

Location



Parque Industrial
Internacional Tijuana.
Av. Producción 14080,
Tijuana, CP 22424



Contacts

Daniel Caballero

T. +52 (664) 512 7988

MX +52 (664) 331 2462

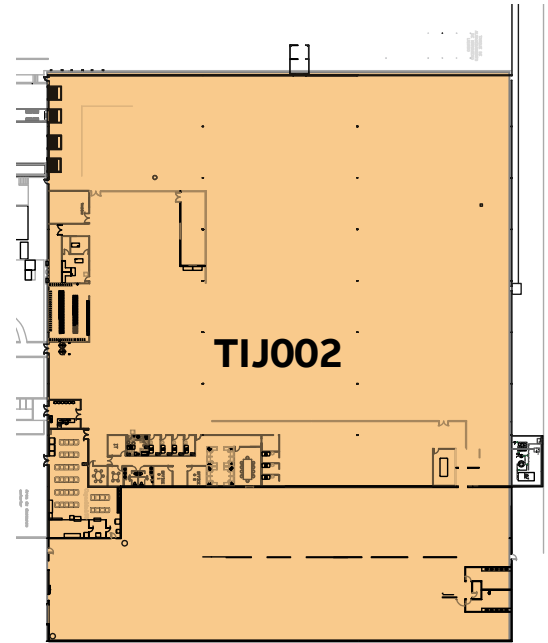
USA +1 (619) 769 9430

daniel.caballero@mpagroup.mx

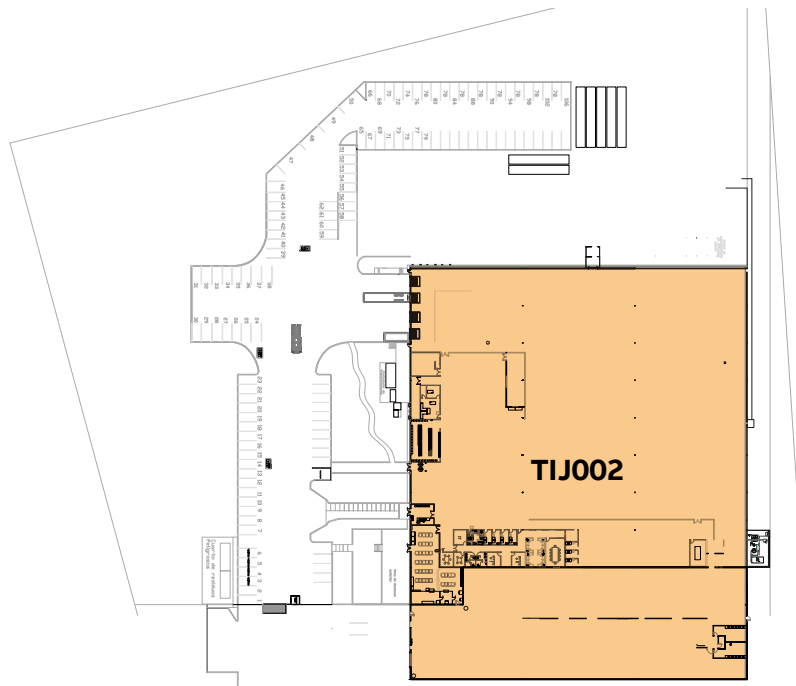
Building specifications

Building area	251,878 SF
Available area	79,005 SF
Office area (size)	8,000 SF
Bay size	32.64 x 97.31 ft
Type of construction	Concrete Tilt Up Walls
Minimum clear height	19 ft
Dome skylights	3%
Floor thickness	6"
Roof system	Metal sheet ternium pintro and TPO 060 mls
Dock doors	4
Ramps	1
HVAC	Only office area
FPS	Hoses and cabinets (complete FPS system)
Transformer capacity	1000 KVA
Car parking	119 spaces
Truck Parking	10
Lighting	LED
Status	Available

Layout



Master plan



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.