

FIBRA
Macquarie
México



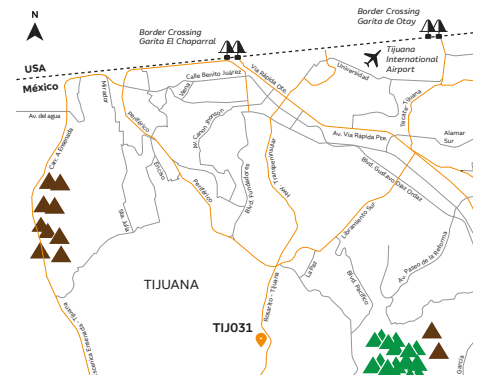
FIBRAMQ TIJ031

385,025 SF

Tijuana, Baja California

- Privileged location on Carretera Federal 1, the Tijuana - Rosarito Highway, 11 km from the Mexico-US commercial border crossing
- Large footprint provides an ideal solution for institutional manufacturing or logistics requirements
- Sustainable design, built to comply with USGBC® LEED®
- FM compliant fire protection tank, pump and risers
- Both TIJ031 and the industrial park feature all-concrete car parking, internal roads and truck maneuvering areas
- Access to highly qualified, abundant labor thanks to the demographics of the surrounding area, public transit connectivity, and proximity to major roadways
- Security features include perimeter architectural fence, CCTV monitoring, access control, and 24/7 security guards

Location



Tijuana - Rosarito 10001,
San Antonio de los Buenos,
Tijuana, B.C., 22563



Contacts

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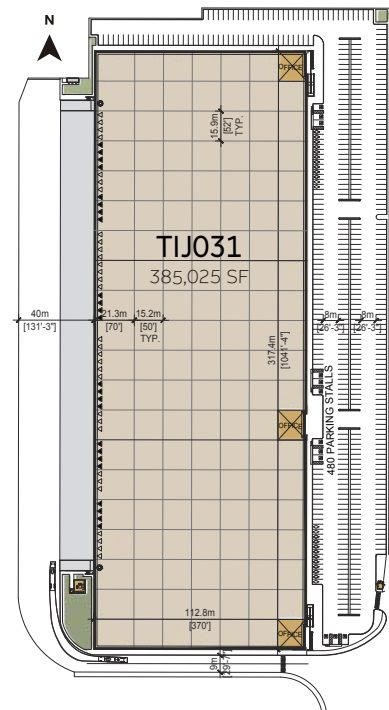
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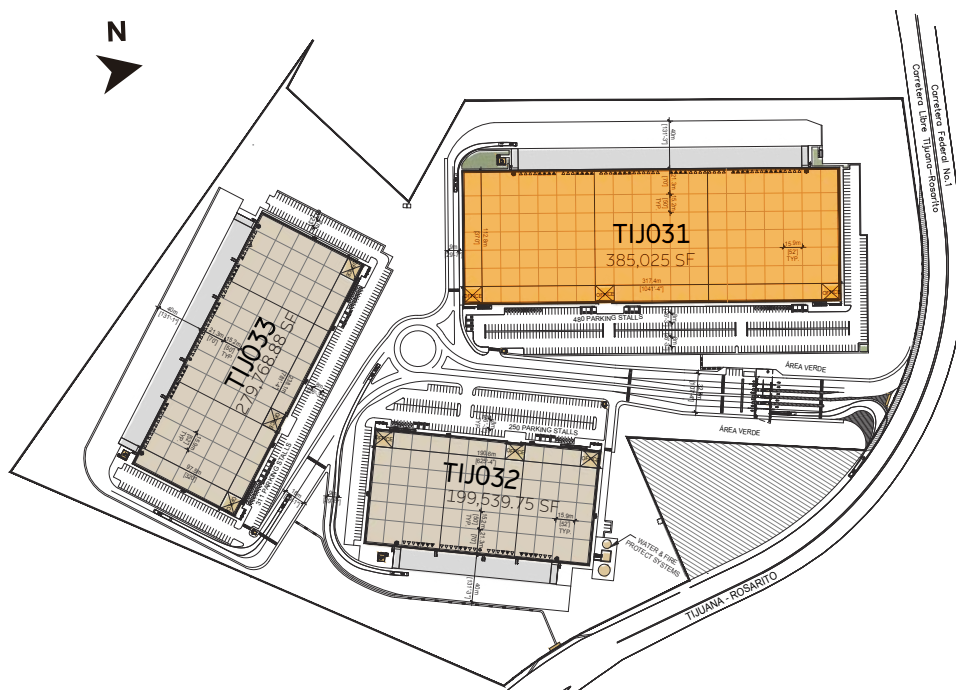
Building specifications

Land gross area	61.77 acres
Building area	385,025 SF
Available area	385,025 SF
Office area (size)	To suit
Maneuvering area	Depth of maneuvering area 131 ft
Bay size	50 x 52 ft and ready bay of 52 x 70 ft
Estimated delivery	1Q 2024
Type of construction	Concrete Tilt-up Walls
Minimum clear height	11 m (36 ft)
Dome skylights	5% Polycarbonate dome type with metal bar fall protection
Floor thickness	7" thick concrete with steel bar reinforcement
Roof system	Metal sheet ternium pinto and TPO 060 mls
Dock doors	23
Ramps	2
HVAC	To suit
FPS	Hose cabinets. FM compliant tank, pump and risers / sprinklers ready
Transformer capacity	500 KVA
Car parking	480 spaces
Lighting	LED
Status	Under construction. Coming March 2025

Layout



Master plan



For additional information, please scan the QR code below:



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