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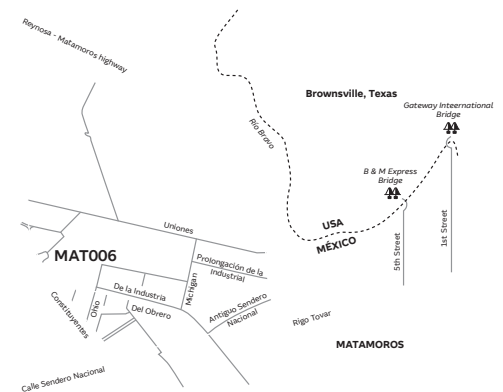
FIBRAMQ MAT006

107,251 SF

Available for lease | 107,251 SF | Parque Industrial del Norte

- Class “A” dock-high 107,251 square feet building located at Parque Industrial Del Norte
- Strategically located in Matamoros’s west submarket, MAT006 has access to highly qualified and abundant pool of labor
- Ideal for 3PL, warehousing and manufacturing operations
- Access to KCSM’s railroad line, main highways and international bridges
- MAT006 has an access road on Avenida Constituyentes and Avenida del Obrero on the other side

Location



Ave. del Obrero 2500,
Parque Industrial del Norte, 87316,
Heroica Matamoros,
Tamaulipas, México

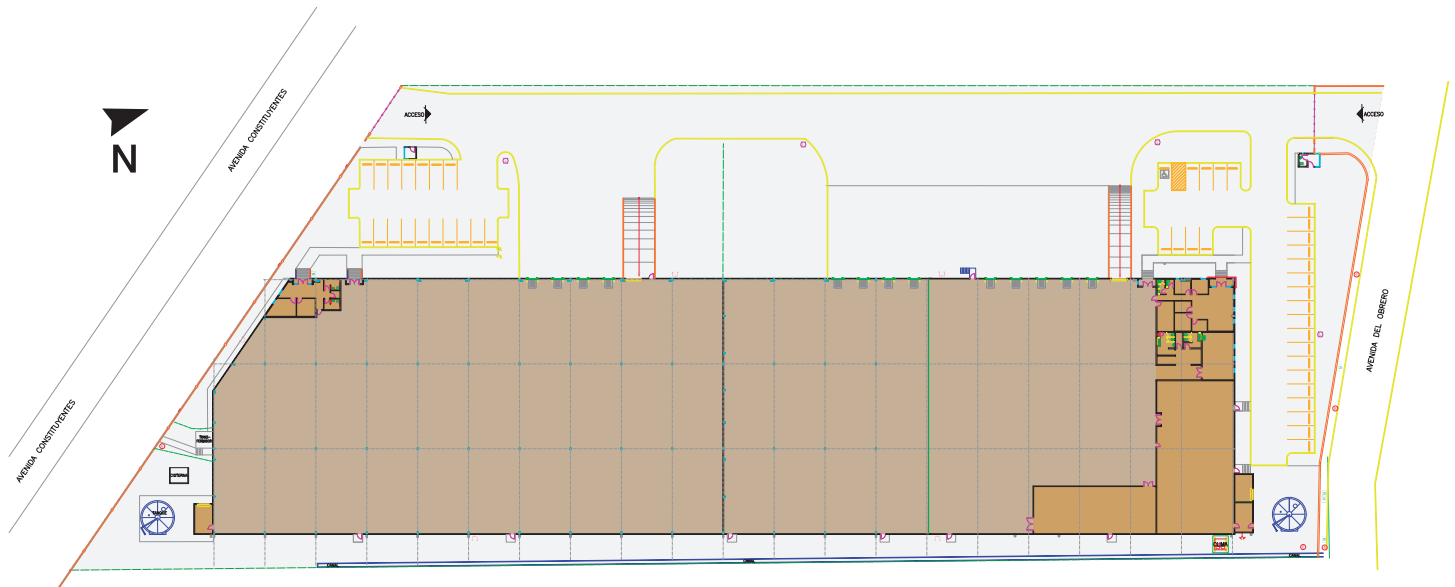
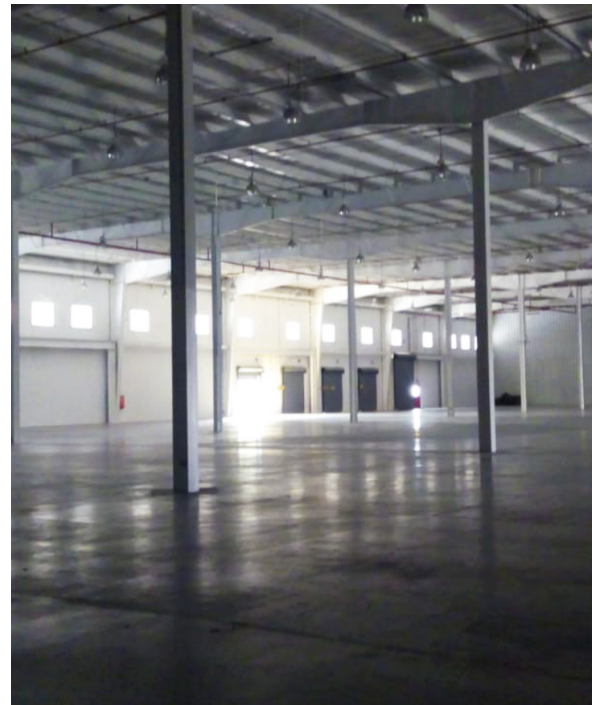


Contact

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Building specifications

Building area	107,251 SF
Available area	107,251 SF
Office area (size)	12,000 SF (11%)
Year built	2007
Bay size	33' x 55'
Type of construction	Concrete Tilt Up walls
Minimum clear height	Min 22'- 9 15/16" & Max 25'- 10 3/4"
Floor thickness	5 inches
Roof system	Metal Sheet KR-18
Dock doors	13
Ramps	2
Fire protection system	Sprinklers and Hose Cabinets
HVAC	3 air changes/hour Ventilation System
Transformer capacity	(2) 300 KVA transformers
Car parking	44 spaces
Lighting	Fluorescent T-5



For additional information, please scan the QR code below:



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