



FIBRA
Macquarie
México



MACQUARIE

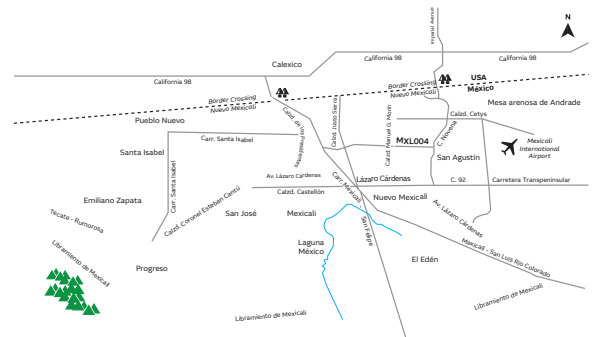
FIBRAMQ MXL004

32,572 SF

Available space for lease | Ex-XXI Industrial Park

- 52,472 SF multitenant building with 32,572 SF available space for lease with standard design and specifications in the market
- MXL004 is a flexible building that can field logistics and manufacturing operations
- It has three (3) docks and 5% office space
- Located in the Ex-XXI Industrial Park, 10 minutes away from the US - Mexico Commercial Border Crossing, and 20 minutes away from Mexicali's international airport
- In close proximity to residential areas, MXL004 has access to a highly qualified and abundant pool of labor, public transportation, and good connectivity to main roads

Location



Circuito Siglo XXI #1928,
Mexicali, Baja California, 21290



Contact

Felipe Martínez

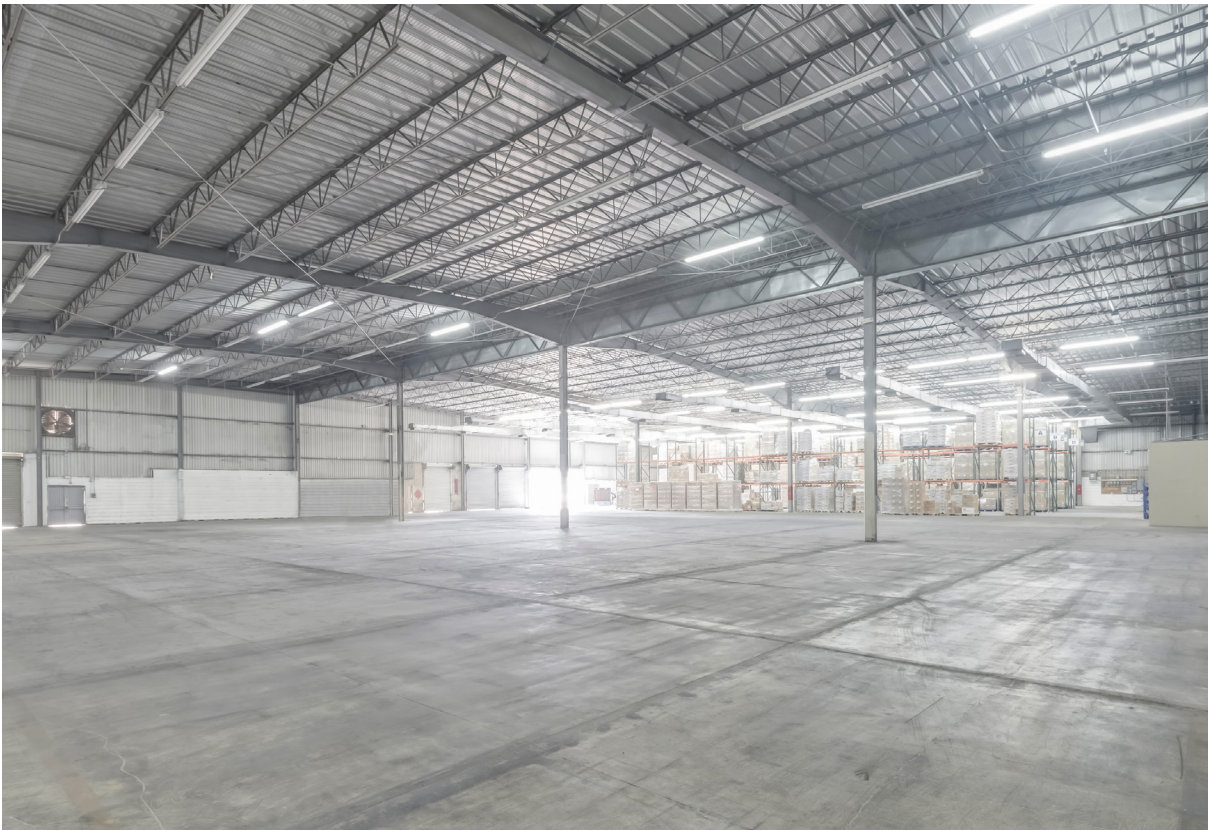
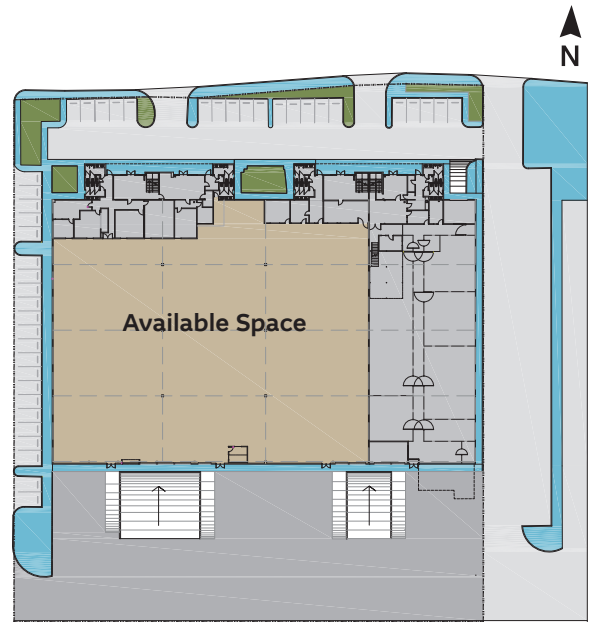
T. +52 (664) 331 2462

felipe.martinez@mpagroup.mx

Building specifications

Land area	95,826 SF
Building area	52,472 SF
Available area	32,472 SF
Office area	3,576 SF
Bay size	39'11" x 64'11"
Year built	1996
Type of construction	CMU + Metal sheeting
Minimum clear height	20 ft
Floor thickness	5 inch
Roof system	RN 101
Dock doors	3
Ramps	3
Transformer capacity	300 KVA shared
Car parking	25 spaces
Trailer parking	1 space
Lighting	Fluorescent

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.