



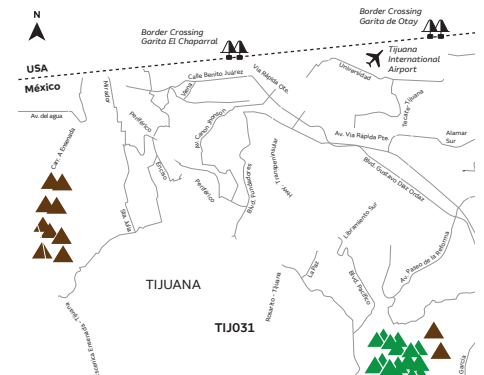
FIBRAMQ TIJ031

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



Contact

Felipe Martínez

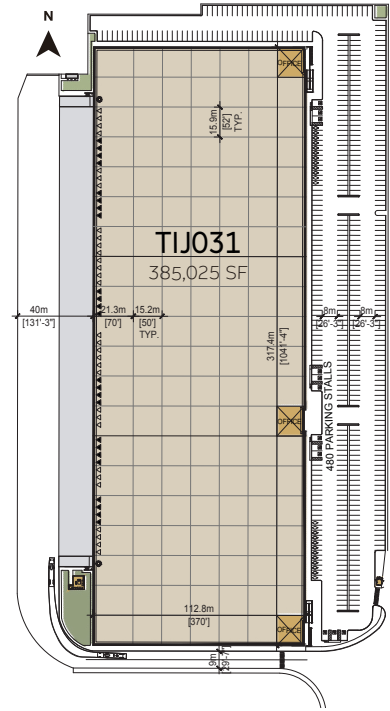
T. +52 (664) 331 2462

felipe.martinez@mpagroup.mx

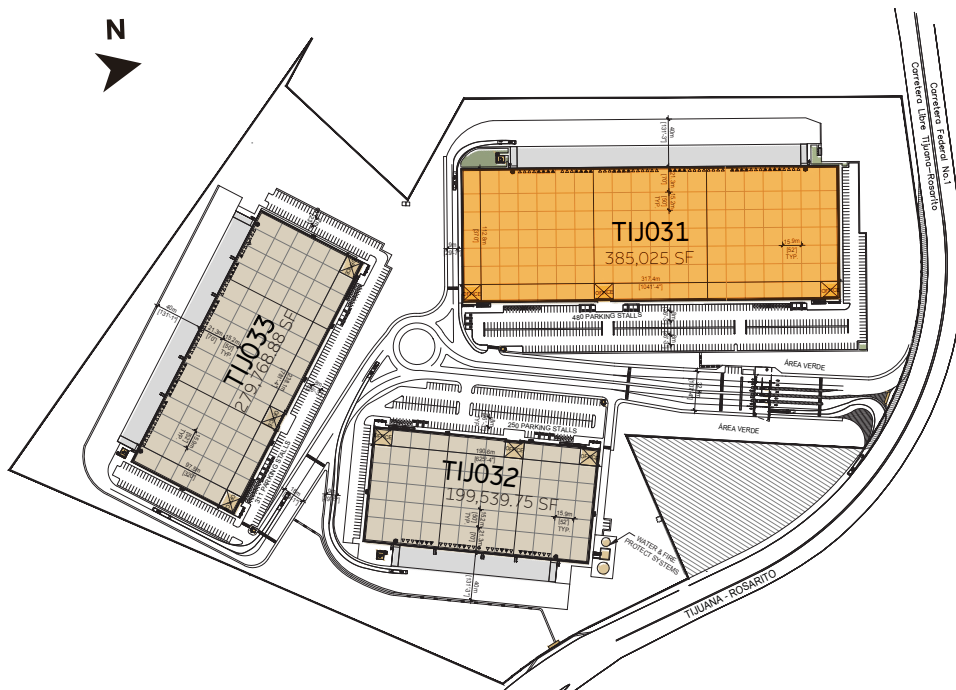
Building specifications

Land gross area	16.125 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
Type of construction	Concrete Tilt-up Walls
Minimum clear height	32 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 pintro 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:



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.