

FIBRA
Macquarie
México



FIBRAMQ GDL008

79,168 SF

Tlaquepaque, Jalisco

- Class A 79,168 SF industrial property under construction. Designed and built to comply with USGBC LEED® Gold certification
- Flexible space options designed to cater to the needs of logistics and manufacturing operations
- Well-connected by highways, roads, and freight routes, ensuring efficient distribution across Mexico
- Operate from Tlaquepaque, Jalisco, one of Guadalajara's metropolitan area key industrial submarkets. Offering easy access to Guadalajara's main commercial and industrial hubs
- 150 meters from Guadalajara's Periferico, transversely connecting the city from east to west with major urban areas
- Property has access to a highly qualified skilled pool of labor
- Convenient public transport options, including bus and commuter rail
- Delivery: 3Q 2025

Location



Incalpa #1250, Parque Industrial
El Bosque II, Tlaquepaque, JAL.



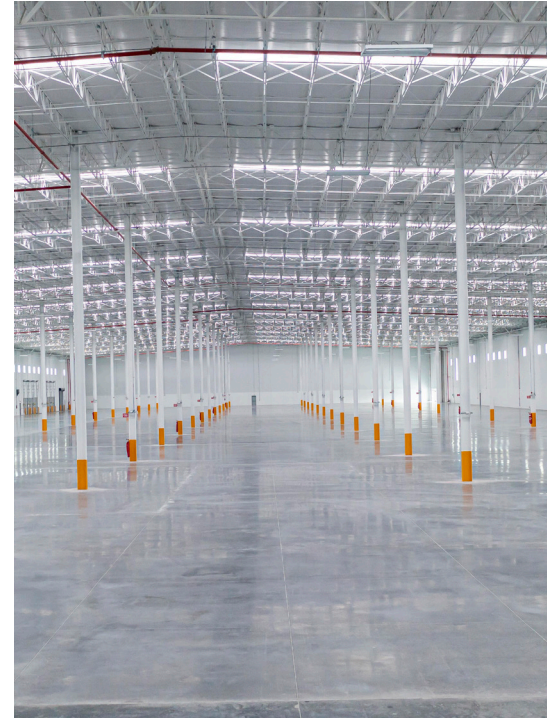
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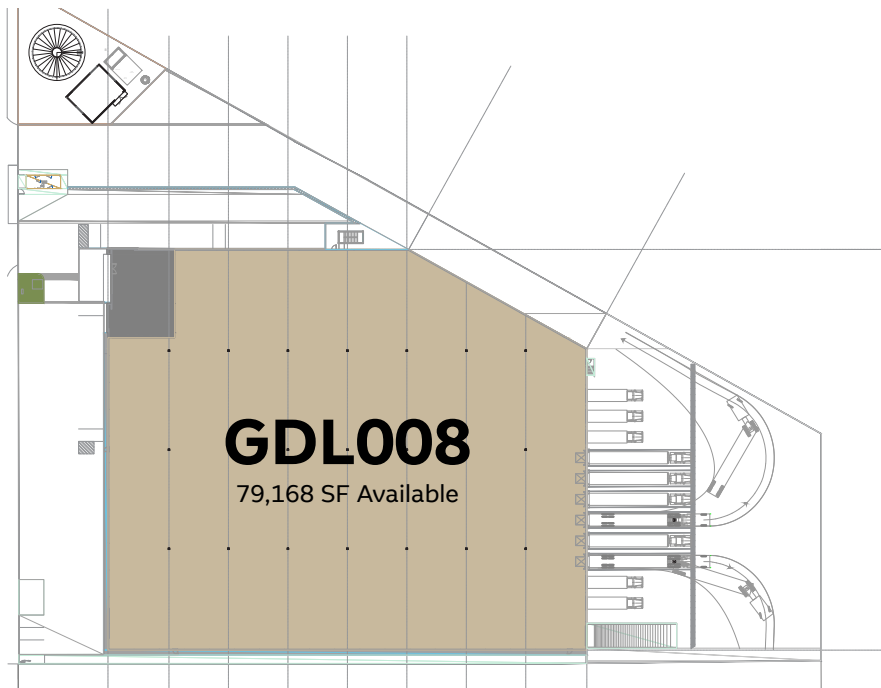
Learn more at fibramacquarie.com

Building specifications

Land gross area	158,454.12 SF
Building area	79,168 SF
Available area	79,168 SF
Office area (size)	To suit
Bay size	39" x 65"
Type of construction	Concrete Tilt-up
Minimum clear height	32 ft
Skylights	5%
Floor thickness	7" thick concrete floor slab with steel bar reinforcement
Dock doors	6
Ramps	1
HVAC	3 changes p/h
FPS	Sprinkler ready
Transformer capacity	300 KVA
Car parking	71 spaces
Lighting	LED
Status	3rd quarter 2025



Layout



For additional information, please scan the QR code below:



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