



FIBRA  
Macquarie  
México



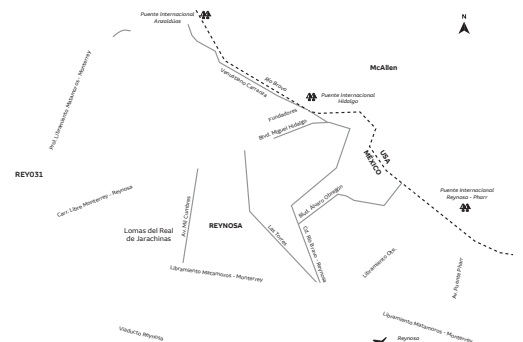
# FIBRAMQ REY031

143,504 SF

Available for lease | 143,504 SF | Villa Florida Industrial Park

- Class A building with the highest design and specifications standards in the market
- Strategically located in Reynosa's west submarket within Villa Florida Industrial Park, with access to a highly qualified and abundant pool of labor
- In close proximity to Anzalduas International Bridge and Reynosa-Monterrey National Highway
- Ideal for manufacturing and logistics operations
- Designed with the most stringent sustainability practices, REY031 is registered for USGBC® LEED® certification
- Water treatment plant included.

## Location



Av. de los Sauces 220,  
Parque Industrial Villa Florida,  
Reynosa, Tamaulipas, C.P. 88710



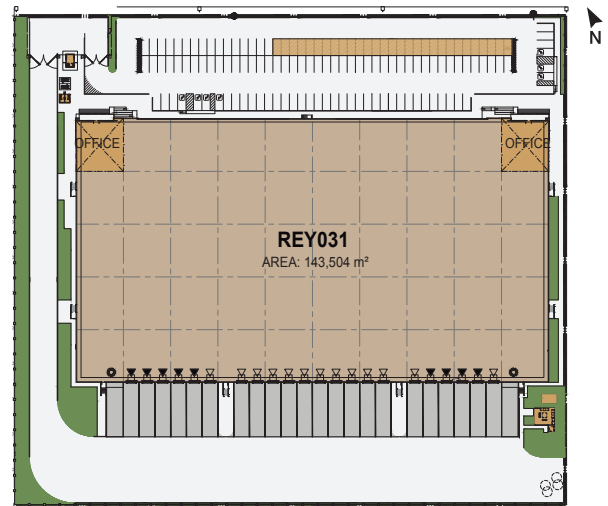
## Contact

**Carlos Angulo**  
M. +52 (899) 959 2684  
[carlos.angulo@mpagroup.mx](mailto:carlos.angulo@mpagroup.mx)

## Building specifications

Building area	143,504 SF
Available area	143,504 SF
Land area	309,807 SF
Office area	To suit
Year built	2023
Bay size	56 x 50 ft
Type of construction	Concrete Tilt Up walls
Minimum clear height	32 ft
Skylights	5% polycarbonate dome
Floor thickness	7 in
Roof system	Metal Sheet KR-18 Ternium Pintro with 6" fiberglass insulation, and lifeline system
Dock doors	9 expandable to 22
Ramps	2
HVAC	To suit
FPS	Sprinklers and hose cabinets
Transformer capacity	(2) 500 KVA
Car parking	107 expandable to 122
Trailer parking	13 knock out docks
Lighting	LED

## 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.