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Macquarie  
México



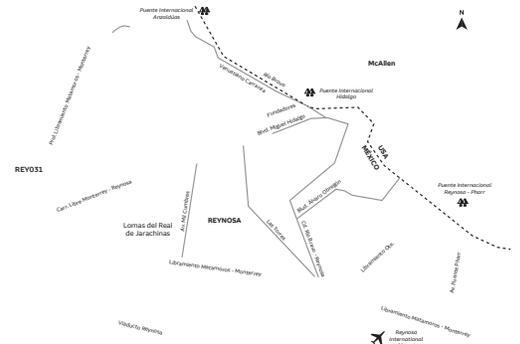
# FIBRAMQ REY031

# 143,504 SF

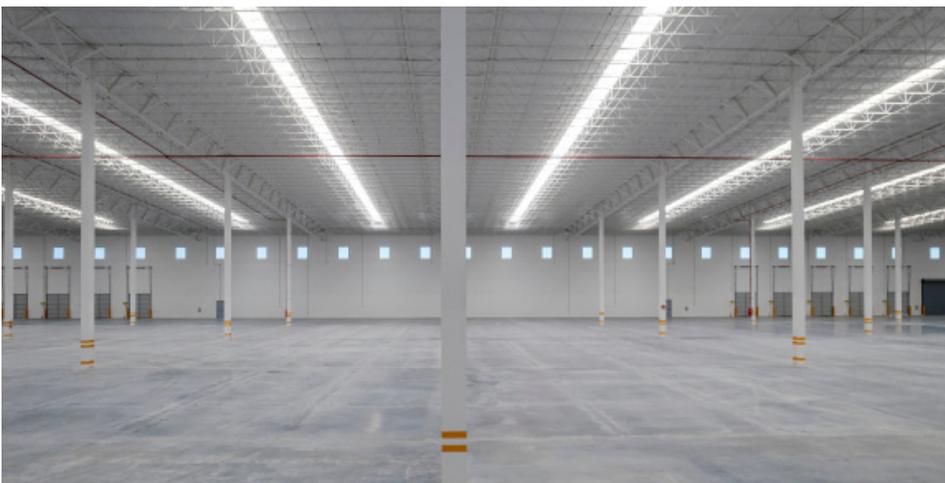
Available for lease | 143,504 SF | Villa Florida Industrial Park

- 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



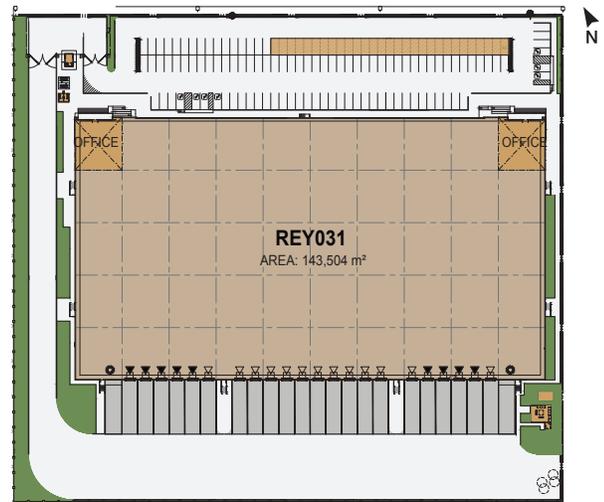
## Contact

**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:



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