



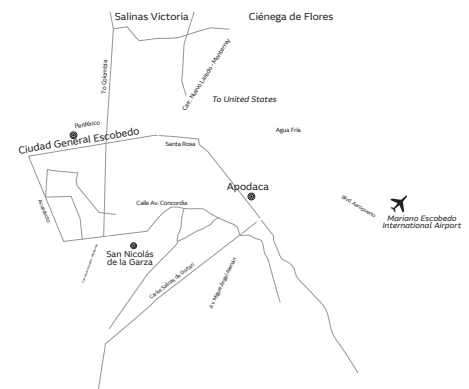
# FIBRAMQ MTY012

121,464 SF

## Available space for lease | Ciénega de Flores, N.L.

- 121,464 SF building with quick access to the highway to Laredo, Texas, connecting with the Mexico-US border
- 5 minutes from Aeropuerto del Norte and 10 minutes away from Apodaca
- Located in a world-class industrial park
- Excellent quality building for manufacturing or logistics operations
- MTY012 is an EDGE certified building, a green building certification system focused on resource-efficient buildings
- Sustainable features include 40% water savings, 32% energy savings, skylights, and 93% less embodied energy in materials; obtaining a reduction in operational carbon emissions of 89.81 tCO<sub>2</sub>/year

## Location



Av. del Parque No. 1145  
Monterrey Technology Park  
Ciénega de Flores, Nuevo León  
C.P. 65550



## Contact

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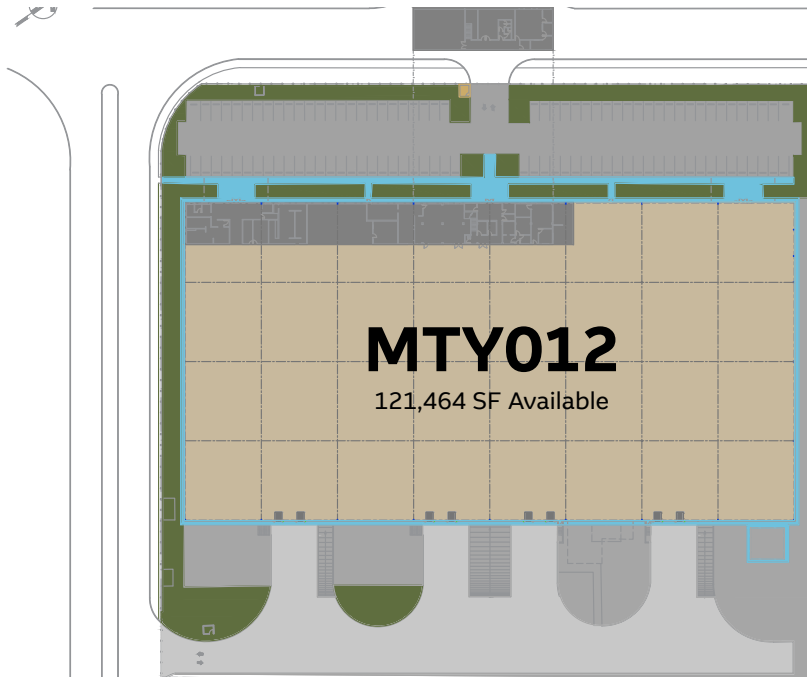
## Building specifications

Land area	242,101 SF
Available area	121,464 SF
Bay size	60' x 62.6'
Type of construction	Precast concrete
Minimum clear height	24 ft
Skylights	8%
Lighting	LED
Roof system	KR-18 Standing Seam (SSR)
Floor thickness	6 in
Car Parking	99 spaces
Dock doors	8
Ramps	3
HVAC	In offices and cafeteria
FPS	Hoses
KVA rights	800
Transformer capacity	1 1,000 KVA and 1 500 KVA

## Dock doors and ramp



## Layout



For additional information, please scan the QR code below:



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