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Macquarie  
México



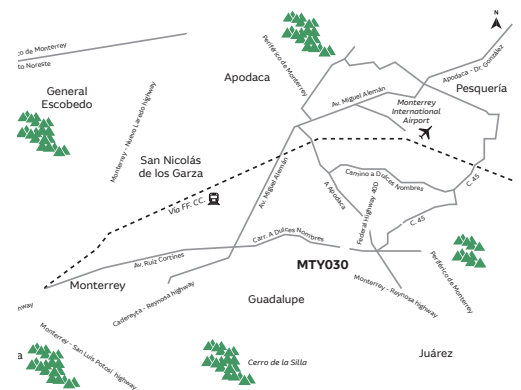
# FIBRAMQ MTY030

# 117,328 SF

## Available space for lease | Guadalupe, N.L.

- 117,328 square-foot building with easy access to the highway to Reynosa and the loop connecting with major highways
- 10 miles (16 KM) away from Monterrey's International Airport
- Surrounded by an abundant and highly skilled labor pool available in close proximity
- MTY030 is well-suited for both manufacturing and logistics operations requiring large open floor plan
- EDGE certified, a green building certification system focused on making buildings more resource-efficient
- Energy features include skylights, and an advanced air-conditioning system.

## Location



Avenida La Condesa 1061  
Col. Valle Soleado, Guadalupe, NL  
C.P. 67130



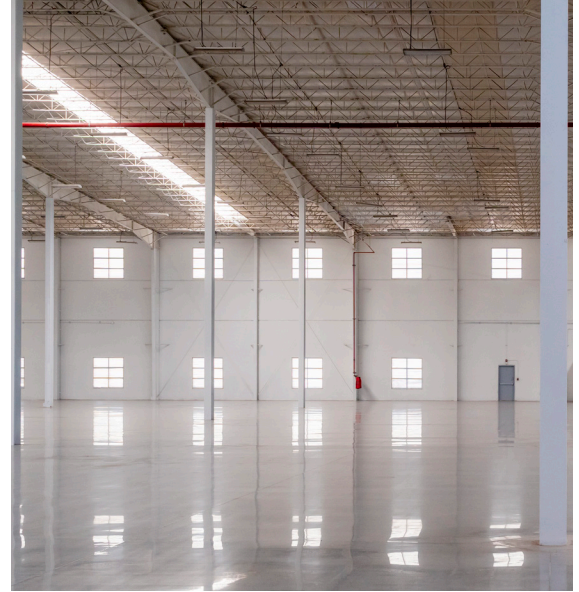
## Contact

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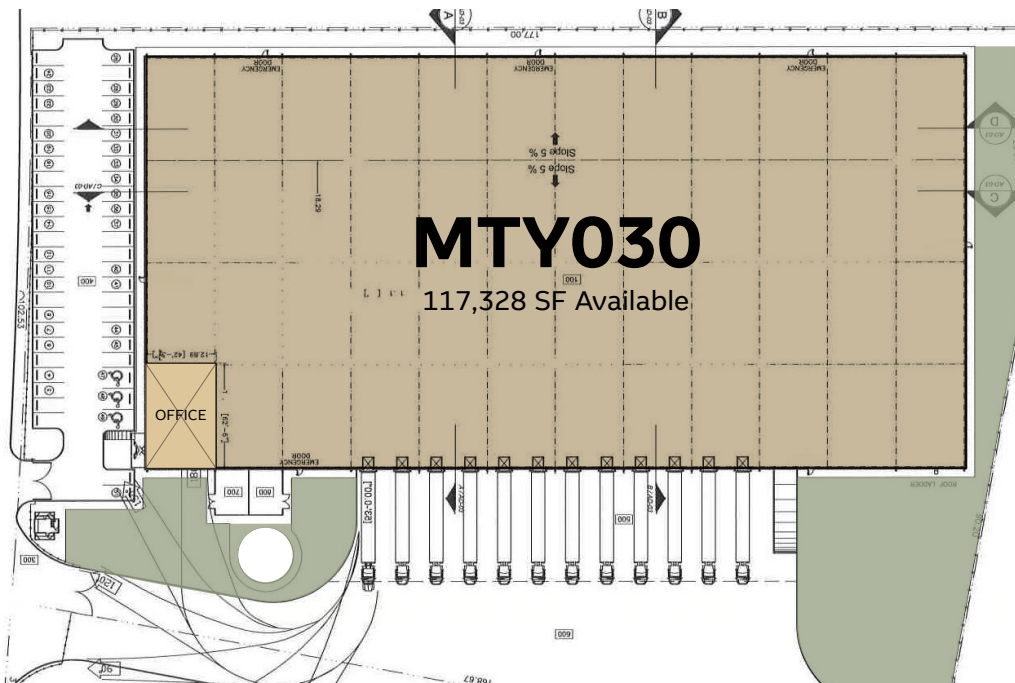
## Building specifications

|                      |   |
|----------------------|---|
| Land area            | 278,214 SF  |
| Available area       | 117,328 SF  |
| Office area          | 5,208 SF  |
| Bay size             | 40' x 60'   |
| Type of construction | Precast concrete  |
| Minimum clear height | 30 ft   |
| Skylights            | 5%  |
| Roof system          | KR-18 Standing Seam (SSR)                                     |
| Lighting             | LED   |
| Floor thickness      | 6 in  |
| Car Parking          | 51 spaces   |
| Truck parking        | 12 spaces   |
| Dock doors           | 12  |
| Ramps                | 1   |
| HVAC                 | Offices; ventilation in production area is 3 changes per hour |
| FPS                  | Hoses   |
| Transformer capacity | 500 KVA   |

## Interior



## Layout



For additional information, please scan the QR code below:



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