

FIBRA
Macquarie
México



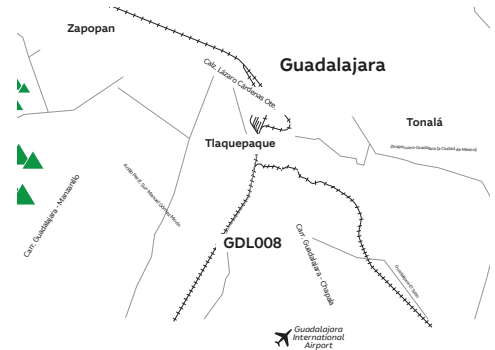
FIBRAMQ GDL008

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 Periférico, transversely connecting the city from east to west with major urban areas
- Property has access to a highly qualified pool of labor
- Convenient public transport options, including bus and commuter rail
- Delivery: 2Q 2025

Location



Incalpa No. 1250, Parque Industrial
El Bosque II, Tlaquepaque, JAL.
C.P. 45615



Contact

John Colyer
M. +52 (81) 1880 7324
john.colyer@mpagroup.mx

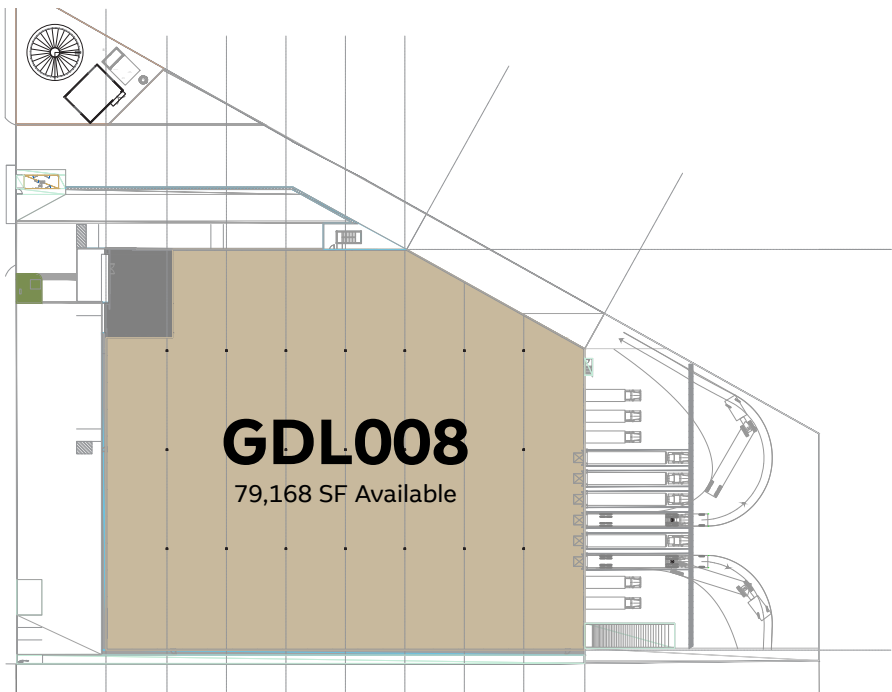
Learn more at fibramacquarie.com

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 | Sprinklers |
| Transformer capacity | 300 KVA |
| Car parking | 71 spaces |
| Lighting | LED |
| Status | 2Q2025 |



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.