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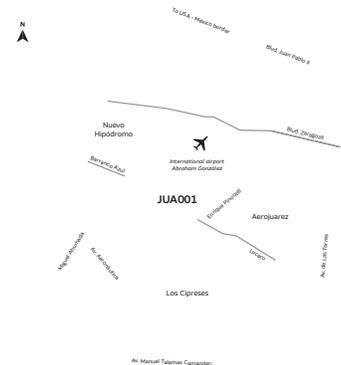
FIBRAMQ JUA001

49,618 SF

Available space for lease | Ciudad Juárez, Chihuahua

- Immediate access to the international beltway (Independencia Ave.) and access to both, the Ysleta and the Santa Teresa, US-Mexico Commercial Border Crossings
- JUA001 is an EDGE certified building, achieving 23% savings in energy, 46% in water, and 93% savings in embodied energy. EDGE is a green building certification developed by IFC
- Connectivity to retail and residential areas through main thoroughfares.

Location



Enrique Pinocelli No. 8651
Ciudad Juárez, Chihuahua, 32695



Contact

Miguel Ángel Hernández

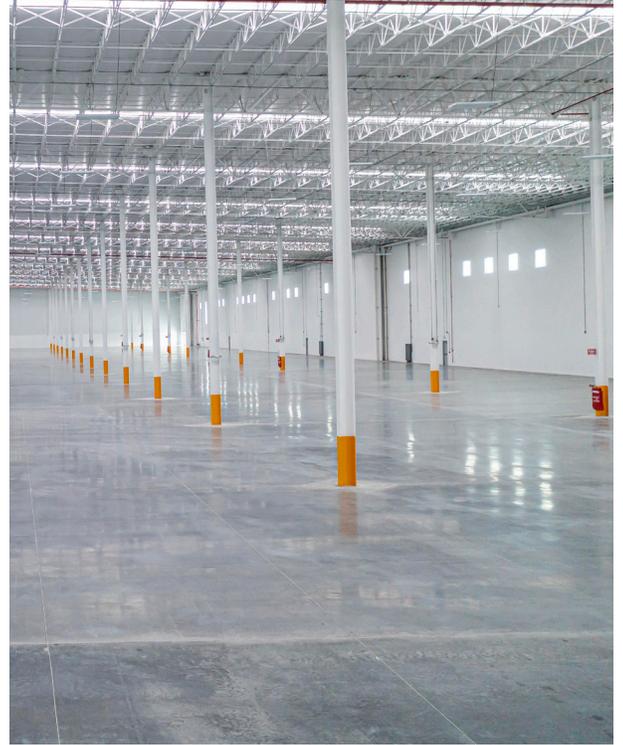
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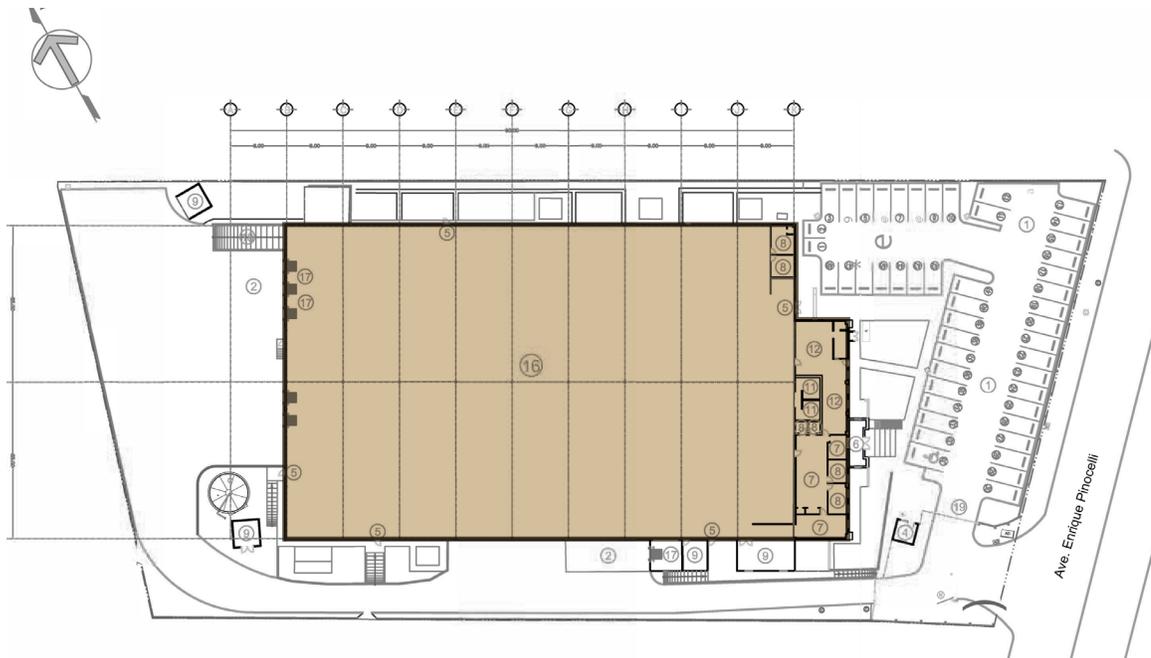
miguel.hernandez@mpagroup.mx

Building specifications

Land area	113,267 SF
Building area	49,618 SF
Office area (size)	2,580 SF (5%)
Certified building	EDGE
Remodeled	2025
Bay size	88'6" x 29'6"
Type of construction	Concrete panels
Minimum clear height	23 ft
Dome skylights	6%
Floor thickness	6 inches
Roof system	SSR KR-18
Dock doors	4
Ramps	1
HVAC	Evaporative; suspended heaters
FPS	Hose cabinets
Transformer capacity	750 KVA
Car parking	44 spaces
Lighting	LED



Layout



For additional information, please scan the QR code below:



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