

FIBRA  
Macquarie  
México



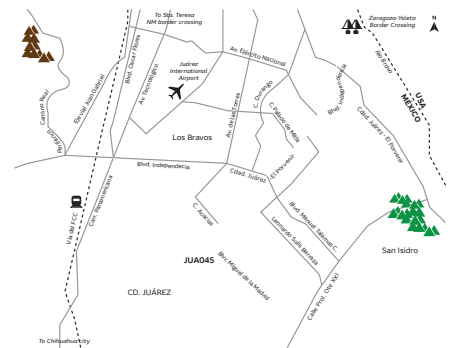
## FIBRAMQ JUA045

266,826 SF

**Available space for lease | Ciudad Juárez, CHIH.**

- FIBRA Macquarie introduces a unique industrial property located to the southeast of Ciudad Juárez, Mexico's most dynamic submarket in the Mexico-US border
- This new 57 world-class industrial building has immediate access to growing residential and commercial areas, and is well connected to major roadways and commercial border crossings with the US
- Designed by an internationally recognized architectural firm to the most stringent sustainability practices, JUA045 is registered and built to comply with the USGBC® LEED® certification, offering recreational, exercise, and green areas to users
- Innovative safety features include a
- JUA045 combines scalable, leading edge design, strategic location, and highly qualifies labor to help your business meet its growth objectives

### Location



Bldv. Miguel de la Madrid #8500,  
esq. Av. Independencia,  
Col. Lote Bravo, Ciudad Juárez,  
Chihuahua, C.P. 32695



### Contact

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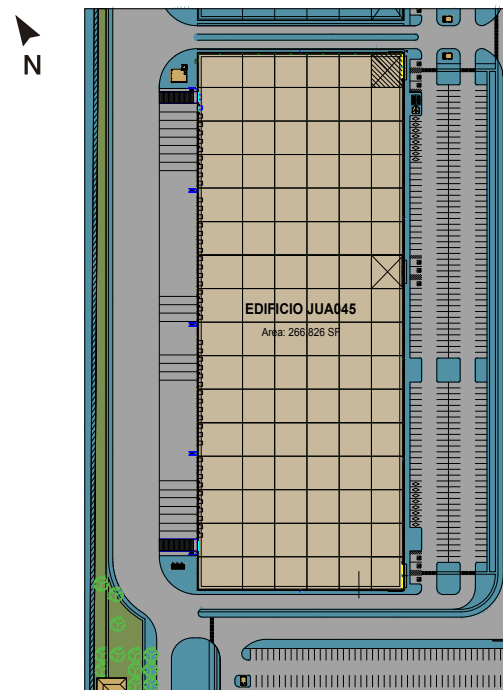
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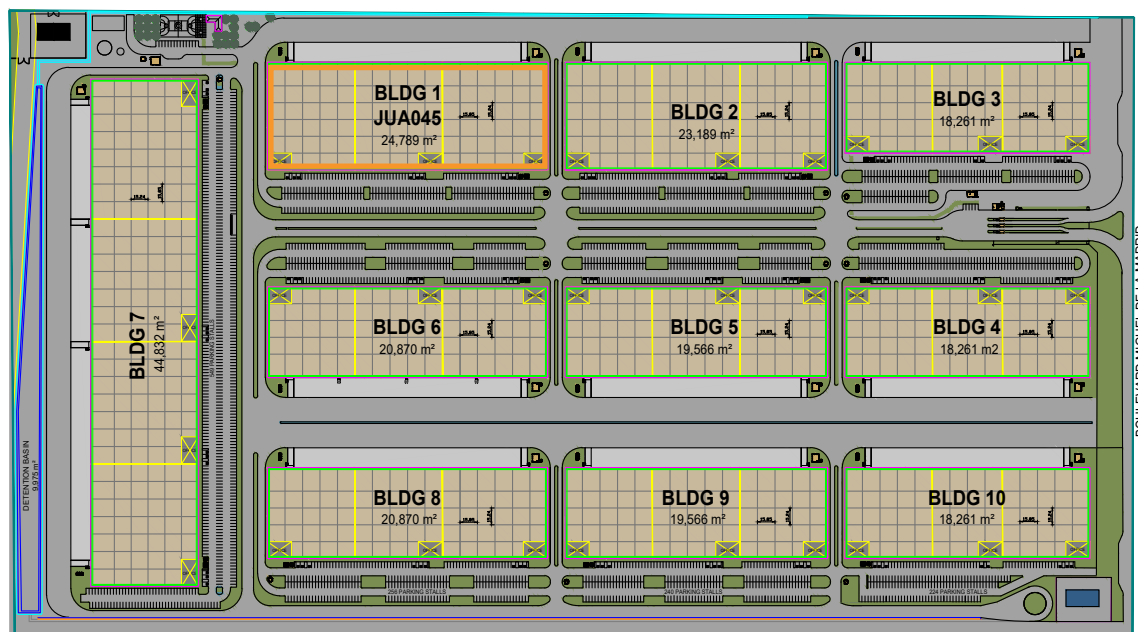
## Building specifications

|                      |                               |
|----------------------|-------------------------------|
| Land area            | 56,300 sqm                    |
| Building area        | 266,826 SF                    |
| Available area       | 266,826 SF                    |
| Office area (size)   | To suit                       |
| Bay size             | 50 x 52 ft                    |
| Type of construction | Tilt wall                     |
| Minimum clear height | 36 ft                         |
| Dome skylights       | 1%                            |
| Floor thickness      | 7 inch at 10 ton/sqm          |
| Roof system          | TPO 60 mills                  |
| Dock doors           | 16                            |
| Ramps                | 1                             |
| HVAC                 | Evaporative 4 air changes/hrs |
| FPS                  | Hose cabinets                 |
| Transformer capacity | 1,500 KVA                     |
| Car parking          | 304 spaces                    |
| Truck parking        | 30 spaces                     |
| Lighting             | LED                           |

## Layout



## Master plan



For additional information, please scan the QR code below:



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