

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
- This new world-class industrial building has immediate access to 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 roof access staircase with intermediate landings
- JUA045 combines scalable, leading edge design, strategic location, and highly qualified labor to help your business meet its growth objectives
- Solar panels available

### Location



**UBIQ<sup>®</sup> Terranova**  
Blvd. Miguel de la Madrid #8500, esq  
Av. Independencia, Col. Lote Bravo,  
Ciudad Juárez, Chihuahua. CP 32695



### Contact

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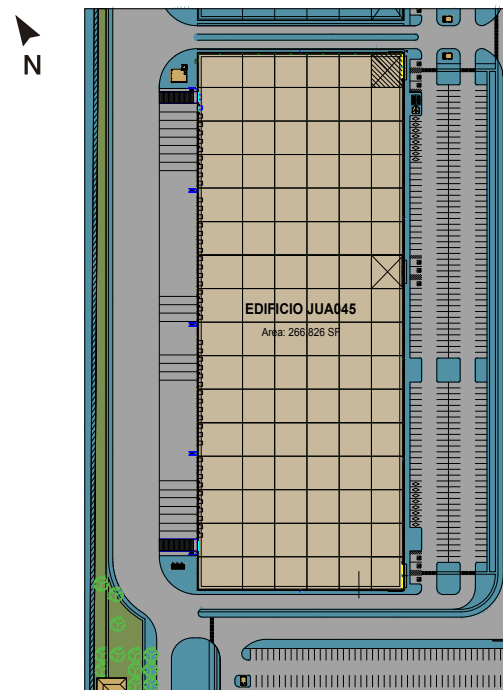
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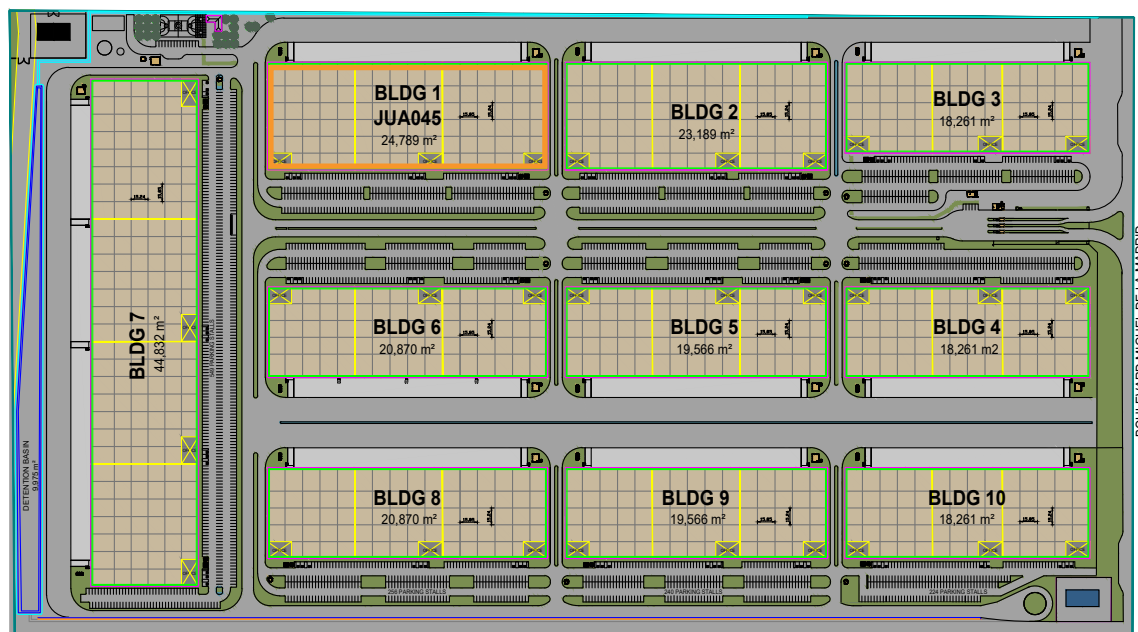
## Building specifications

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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