



FIBRA
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 Monterrey with central Mexico
- 10 miles (16 KM) away from Monterrey's International Airport
- Located in Apodaca, Monterrey's most skilled labor force
- MTY030 is well-suited for both manufacturing and logistics operations requiring large open floor plan
- Office space to suit
- Building is EDGE certified, a green building certification system developed by IFC, focusing on improving resource efficiencies
- Energy features include skylights, and an advanced air-conditioning system with screw-chillers, achieving 30.76% energy savings, 46.32% water savings, and 91.47% less energy embodied in materials
- Solar panels available

Location



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



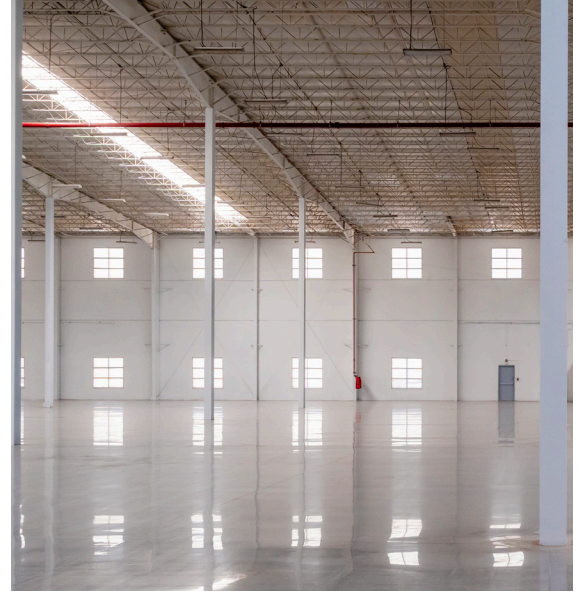
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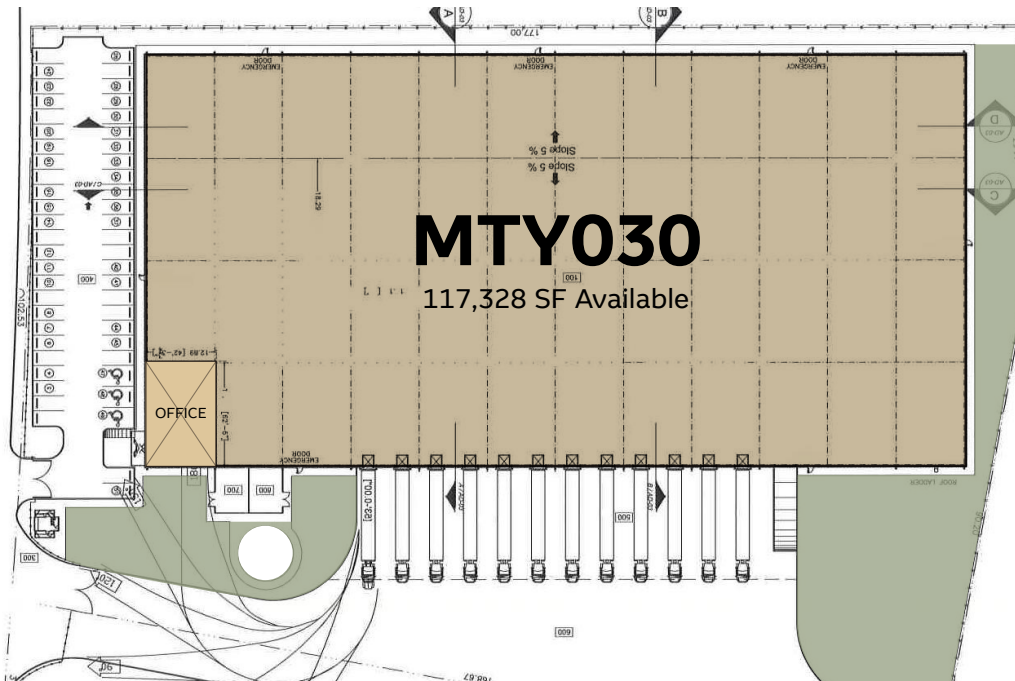
Building specifications

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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