



FIBRA
Macquarie
México



FIBRAMQ GDL003

121,163 SF

Available space for lease | Guadalajara, JAL.

- Available **4Q2025**
- Ideally located at Parque Industrial Guadalajara, in one of the city's main gateways, just 3 miles away from Guadalajara's International Airport.
- 7 miles from Guadalajara's downtown and 9 miles from the National Railroad Center, this building is inside the metropolitan area of Guadalajara.
- Access to public transportation
- Perfectly suited for logistics, manufacturing and warehousing operations.
- Industrial park amenities include fire station and 24/7 security.
- GDL003 is a perimeter fenced facility, with controlled access.
- Solar panels available.

Location



Circuito de la Productividad No. 132B
Parque Industrial Guadalajara
Tlaquepaque, JAL.
CP 45680



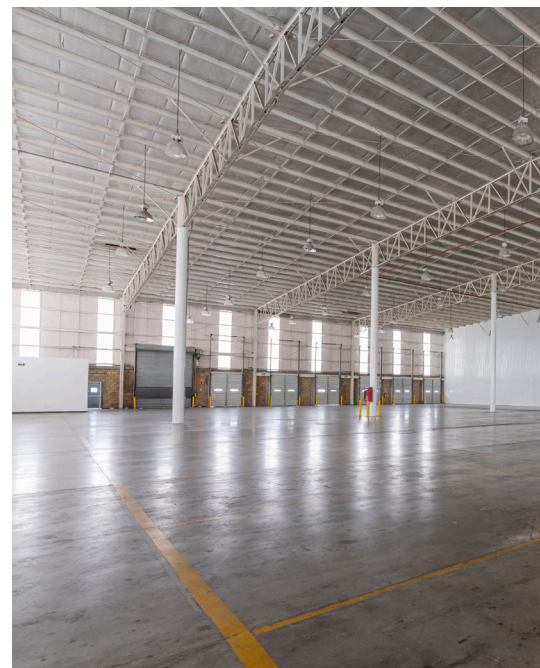
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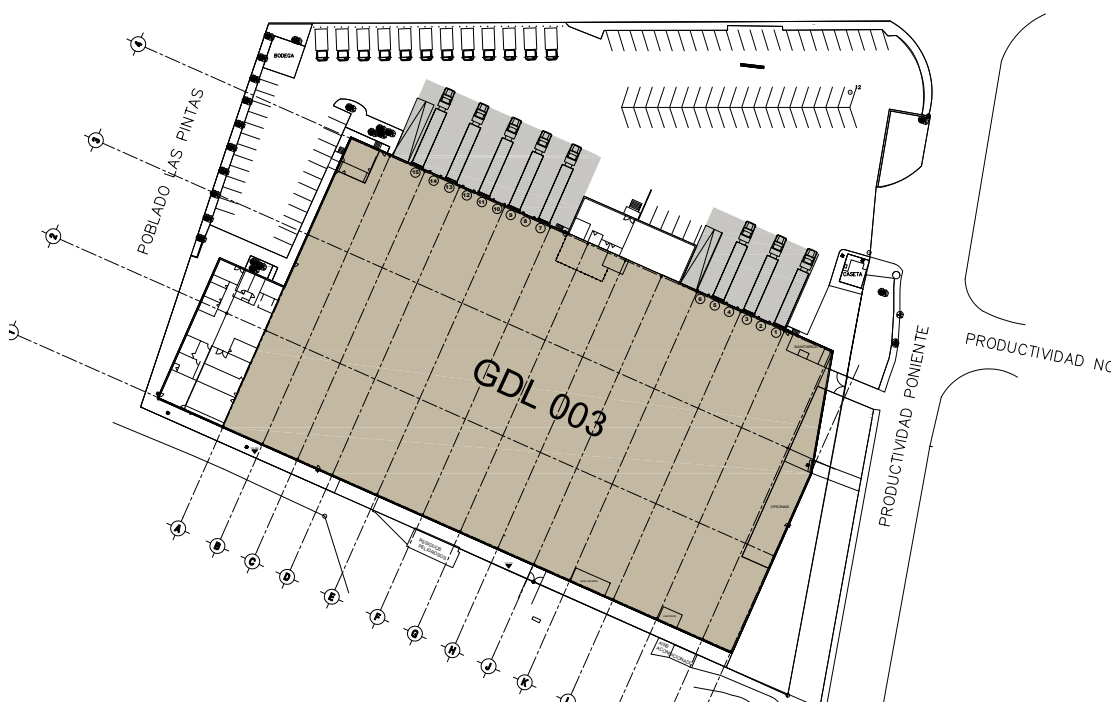
Building specifications

Available area	121,163 SF
Land area	121,096 SF
Office area (size)	12,626 SF
Year built	2003
Bay size	26' x 32'
Type of construction	Concrete masonry unit block, metal sheet
Minimum clear height	26 ft
Floor thickness	6 inches
Roof system	SSR KR-18
Skylights	Sidelights only
Truck parking	N/A
Dock doors	12
Ramps	2
HVAC	Ventilation, exahust system, 3 air changes per hour
FPS	Hose stations
Transformer capacity	(2) 150 KVA
Car parking	80 spaces
Lighting	LED

Interior



Layout



For additional information, please scan the QR code below:



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