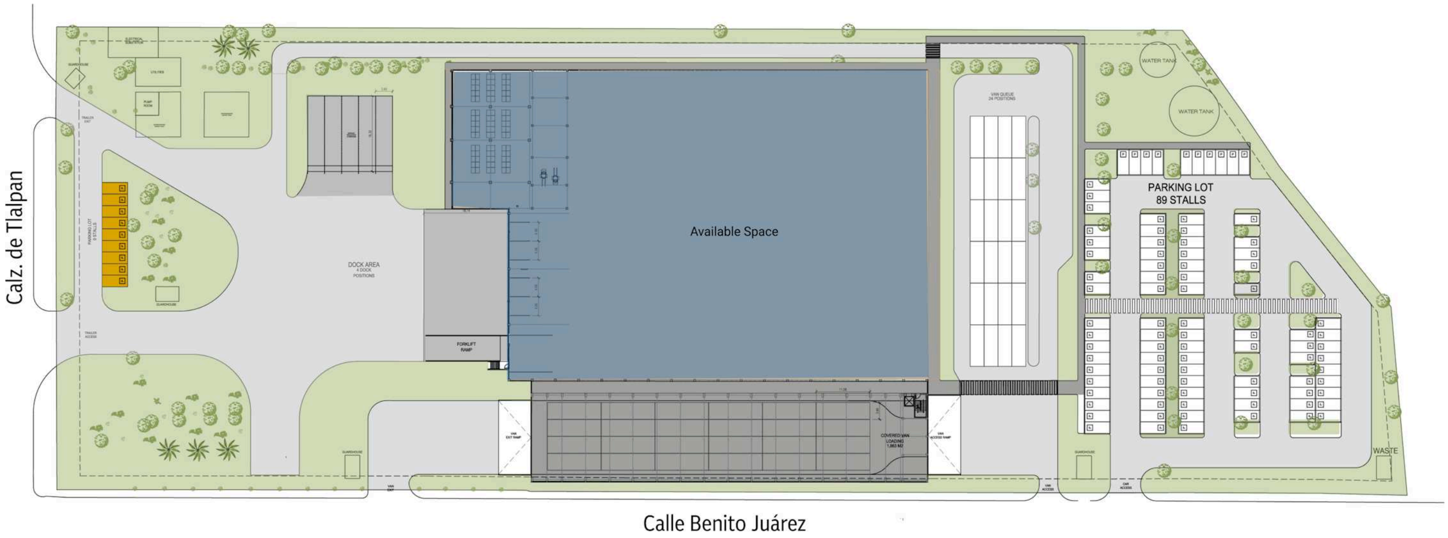
FIBRA MACQUARIE MEXICO
FIBRAMQ UBIQ3 TLALPAN

123,042 SF | Espartaco | Coyoacán

- UBIQ³ Tlalpan is a world-class last-mile industrial building strategically located inside the Mexico City metropolitan area, at Calzada de Tlalpan.
- Ideal for “Last Mile” consolidation and distribution operations.
- The property caters to office, back-office, showroom, logistics/ distribution operations to serve the rapidly growing metropolitan area, with a population of over 20 million consumers.
- Seamless access with our five easy means of ingress (entry) and egress (exit), designed for comfort, flow, and safety. **To view proposed vehicular flow, click here**
- Perimeter fenced property with CCTV and security 24/7.
- MEX010 is a state-of-the-art facility designed to the most stringent sustainability practices, registered for USGBC LEED Platinum certification
- Solar panels available.

MACQUARIE



UBIQ3 Tlalpan Building Specifications

Total building area	123,042 sf	Total available area	0 sf
Year Built	1950	Car parking	98
Office area	31,236 (2,902 m²)	Type of construction	Hybrid walls (block laminated) CMU poured concrete
Skylights	5	Floor thickness	6 in
Roof system		Lighting	LED
Bay dimensions		Minimum clear height	16.4 ft (4.87 m)
Docks	4 Kelly mechanical equipment 30,000 lbs	Ramps	1
Fire protection system	Sprinklers	HVAC	
Transformer(s) capacity	(1) 1,000 KVA and (2) 800 KVA	Land area	

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