



FIBRA  
Macquarie  
México



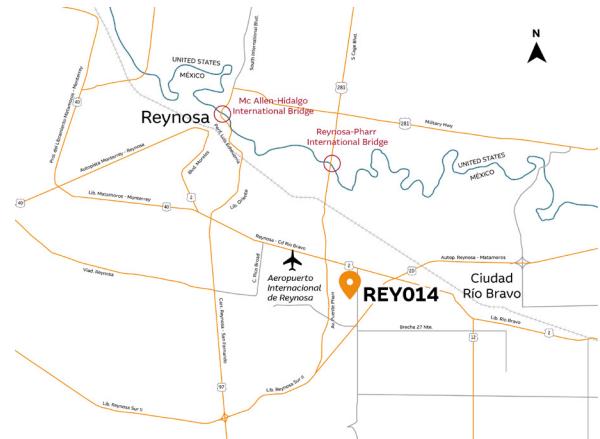
## FIBRAMQ REY014

100,264 SF

Available space for lease | Reynosa, Tamaulipas.

- Class "A", dock-high, 100,264 SF building
- Ideal for 3PL, warehousing, and manufacturing operations
- Strategically located in Reynosa's East submarket in Parque Industrial Colonial
- Direct access to the Reynosa-Pharr International Bridge
- 5 miles from Reynosa's International Airport
- Close to abundant, highly qualified labor pool
- Solar energy available

### Location



Avenida Pedregal Lote 5b y 6a, Mz. 4  
Parque Industrial Colonial  
Reynosa, Tamaulipas  
CP 88787



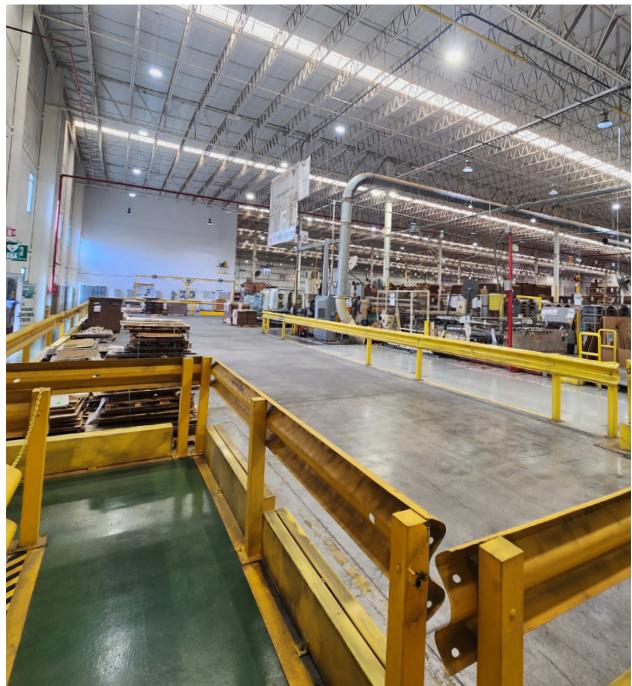
### Contact

Carlos Angulo  
M. +52 (899) 959 2684  
[carlos.angulo@mpagroup.mx](mailto:carlos.angulo@mpagroup.mx)

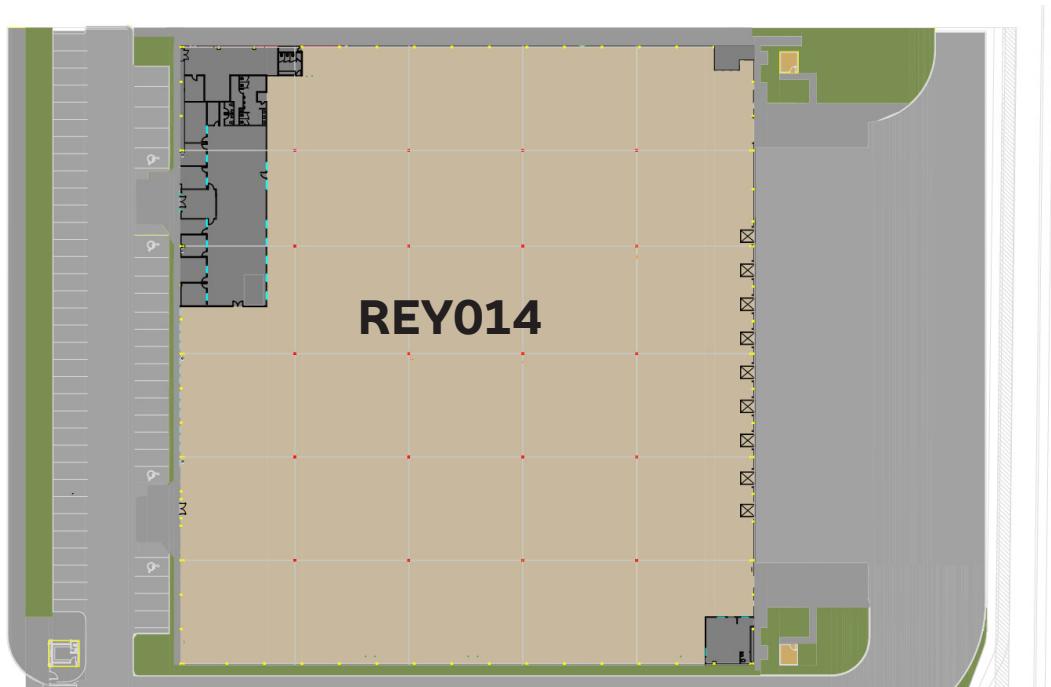
## Building specifications

|                        |   |
|------------------------|---|
| Building area          | 100,264 SF                                      |
| Available area         | 100,264 SF                                      |
| Office area (size)     | 7.5%  |
| Year built             | 2004  |
| Type of construction   | Concrete Pre-cast panels walls                  |
| Bay size               | 55 x 60 ft                                      |
| Minimum clear height   | 24 ft   |
| Skylights              | 8%  |
| Floor thickness        | 6"  |
| Roof system            | SSR GALVAK KR-18                                |
| Lighting               | LED   |
| Docks                  | 9   |
| Ramps                  | 2   |
| HVAC                   | HVAC (Offices) & Ventilation System (Warehouse) |
| FPS                    | Hoses cabinets                                  |
| Transformer capacity   | 300 KVA & 500 KVA                               |
| Car parking stalls     | 57 spaces                                       |
| Trailer Parking stalls | 3 spaces  |

## Interior



## Layout



For additional information, please or scan the QR code below:



FIBRA Macquarie México (FIBRAMQ) is a real estate investment trust (fideicomiso de inversión en bienes raíces) listed on the Mexican Stock Exchange (Bolsa Mexicana de Valores). FIBRAMQ is managed by Macquarie México Real Estate Management, S.A. de C.V. which operates within the Macquarie Infrastructure and Real Assets division of Macquarie Group. The property administrator of FIBRAMQ's industrial properties is MMREIT Property Administration, A.C., which is wholly owned by FIBRAMQ. Macquarie Group only carries on banking activities through Macquarie Bank Limited (MBL) and its various branches in those countries where it is authorized to do so being Australia, Korea, Singapore, Hong Kong and United Kingdom. Other than MBL, any Macquarie Group entity noted in this document is not an authorized deposit-taking institution for the purposes of the Banking Act 1959 (Commonwealth of Australia). That entity's obligations do not represent deposits or other liabilities of MBL. MBL does not guarantee or otherwise provide assurance in respect of the obligations of that entity. Before acting on any information, you should consider the appropriateness of it having regard to your particular objectives, financial situation and needs and you should seek independent advice. No information set out above constitutes advice, and advertisement, an invitation, an offer or a solicitation, to buy or sell any financial product or security or to engage in any investment activity, or an offer of any banking or financial service. Some products and/or services mentioned above may not be suitable for you and may not be available in all jurisdictions. The specifications and information related to the building and the industrial park herein are indicative only and subject to change. USGBC® and the related logo are trademarks owned by the U.S. Green Building Council and are used with permission. LEED®, and its related logo, is a trademark owned by the U.S. Green Building Council® and is used with permission.