



FIBRA  
Macquarie  
México



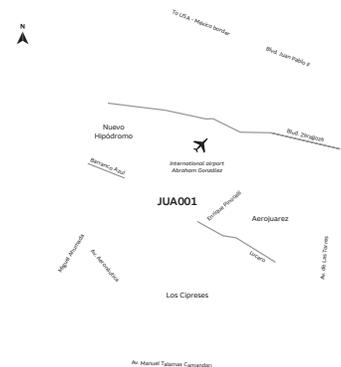
# FIBRAMQ JUA001

49,392 SF

Available space for lease | Ciudad Juárez, CHIH.

- Immediate access to the international beltway (Independencia AVE.) and access to both, the Ysleta and the Santa Teresa, US-Mexico Commercial Border Crossings
- Connectivity to retail and residential areas through main thoroughfares
- Recently renovated facility: interior and exterior paint, asphalt, lighting fixtures, dock door equipment, dome skylights, and TPO roof
- JUA001 is an EDGE certified building, achieving 23% savings in energy, 46% in water, and 93% savings in embodied energy. EDGE is a green building certification developed by IFC
- Solar panels available

## Location



Enrique Pinocelli #8651, Juárez,  
Chihuahua, 32695



## Contact

Miguel Ángel Hernández

T. +52 (656) 257 1881

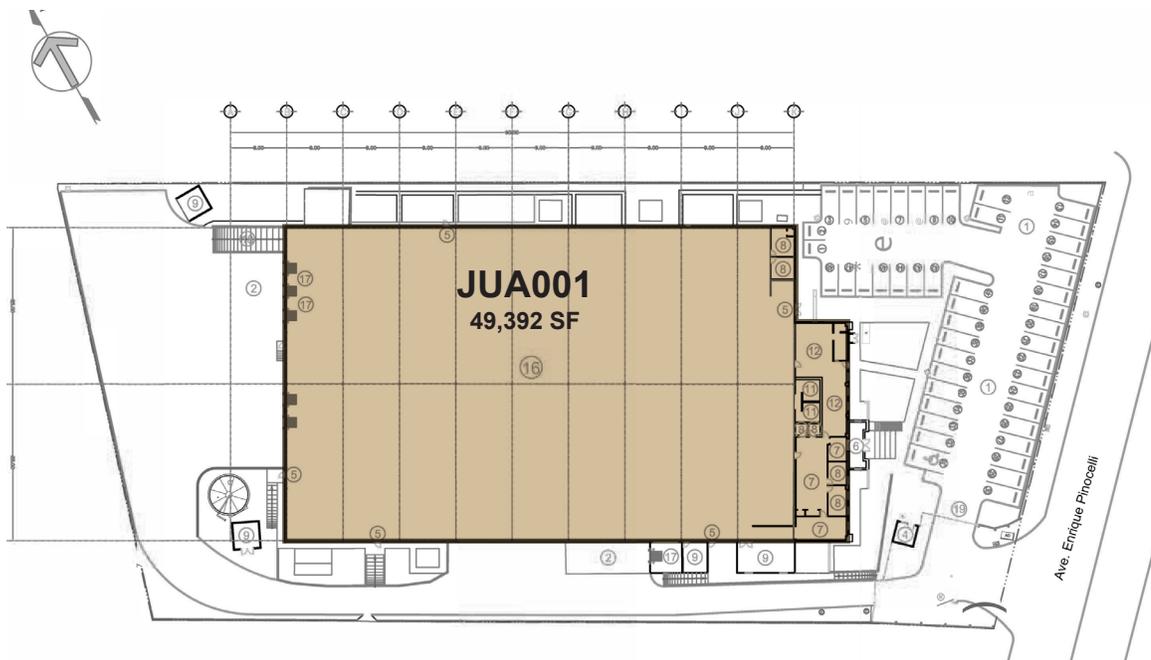
M. +52 (656) 626 7658

[miguel.hernandez@mpagroup.mx](mailto:miguel.hernandez@mpagroup.mx)

## Building specifications

Land area	113,267 SF
Building area	49,392 SF
Available area	49,392 SF
Office area (size)	2,580 SF (5%)
Year built	1991
Bay size	88'6" x 29'6"
Type of construction	Concrete panels
Minimum clear height	23 ft
Dome skylights	6%
Floor thickness	6 inches
Roof system	SSR KR-18
Dock doors	4
Ramps	1
HVAC	Evaporative; suspended heaters
FPS	Hose cabinets
Transformer capacity	750 KVA
Car parking	44 spaces
Lighting	Metal halide 30 f.c.

## Layout



For additional information, please scan the QR code below:



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