



FIBRA
Macquarie
México



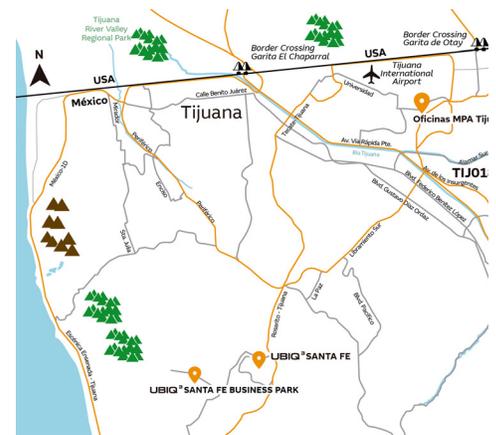
FIBRAMQ TIJ018

178,067 SF

Available for lease | 178,067 SF | Lago Sur, Tijuana

- 178,067 SF industrial space available for lease
- Strategically located in Tijuana's Lago Sur submarket, approximately 5 miles from the Otay Mesa U.S.-Mexico commercial border crossing and 15 minutes from Tijuana International Airport, within one of the city's primary industrial corridors
- Ideal for logistics, manufacturing, and warehousing operations
- Office space to suit customer requirements
- Industrial park with 24/7 security and fire protection systems
- Public transportation access, supporting efficient workforce mobility
- EDGE-certified industrial building, supporting energy efficiency initiatives
- Solar panels available

Location



Boulevard Cucapah
El Lago, Tijuana
CP 19667



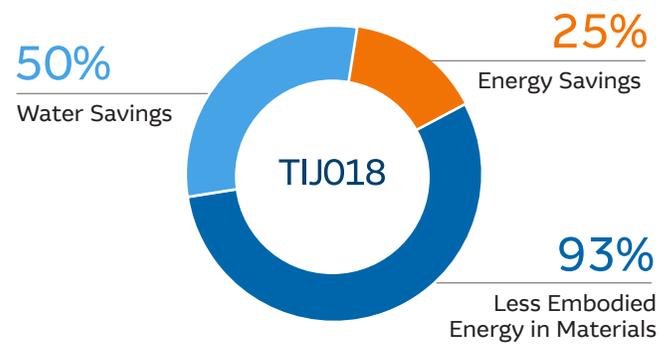
Contact

Felipe Martínez
M. +52 (664) 331 2462
felipe.martinez@mpagroup.mx

Building specifications

Total building area	178,067 SF
Available area	178,067 SF
Office area (size)	35,603 SF
Year built	1999
Bay size	32' x 64'
Type of construction	Tilt-Up
Minimum clear height	24 ft
Skylights	3%
Floor thickness	6 in
Roof system	KR-18
Dock doors	12
Ramps	2
Fire protection system	Hose and Cabinets
HVAC	N/A
Lighting	LED
Transformer capacity	1500 KVA
Car parking	153 spaces
Trailer parking stalls	N/A

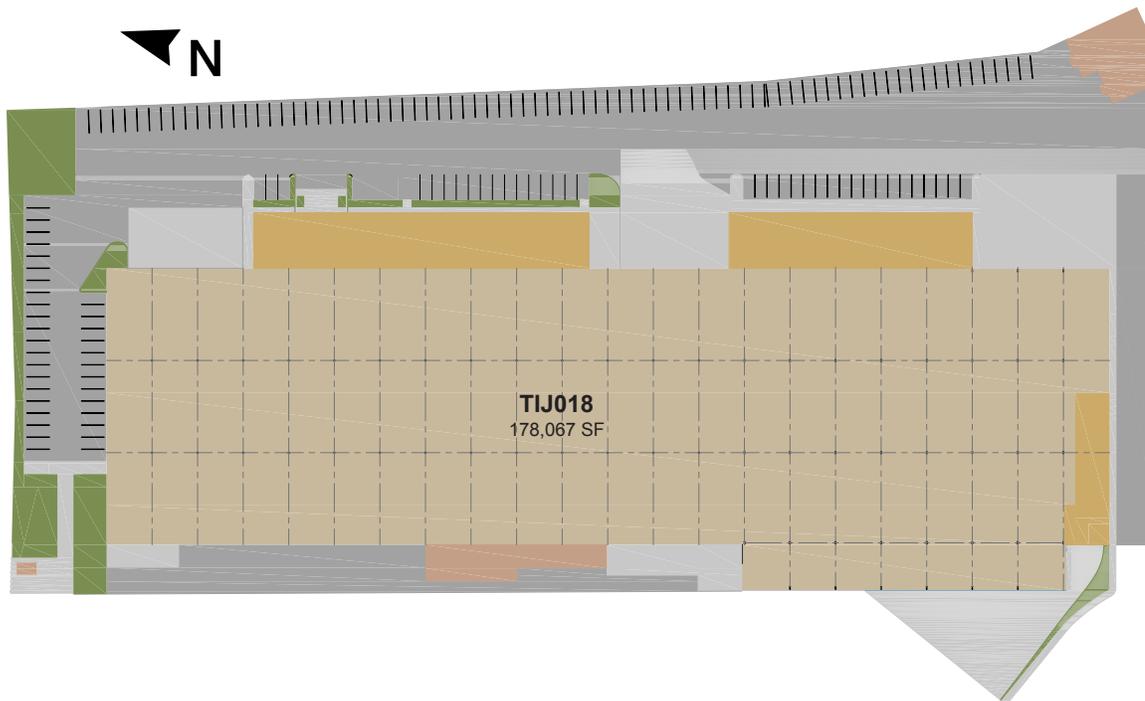
EDGE certificate*



*Potential savings according to building certification from May 13, 2022.



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.