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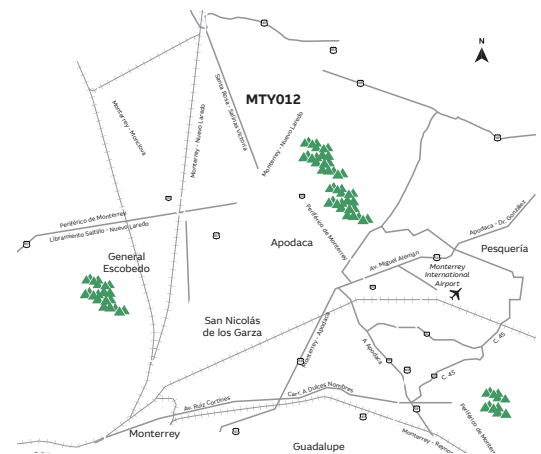
FIBRAMQ MTY012

121,464 SF

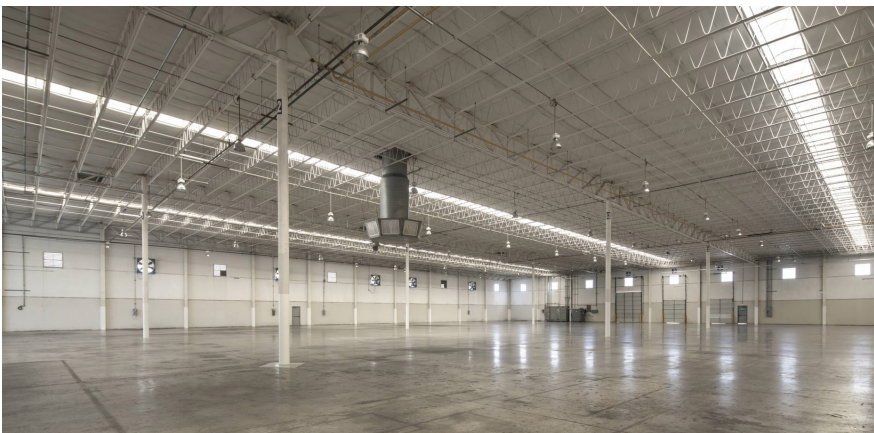
Available space for lease | Ciénega de Flores, N.L.

- 121,464 SF industrial building for lease, with quick access to the highway to Laredo, TX. connecting with the Mexico-US border
- Ideal for manufacturing or logistics operations
- 5 minutes from Aeropuerto del Norte and 10 minutes away from Apodaca, through Periférico
- Located in a world-class industrial park
- EDGE certified, a green building certification system focused on resource efficiency
- Sustainable features achieving 40% water savings, 32% energy savings, and 93% less embodied energy in materials, obtaining operational CO2 emissions savings of 89.81 tCO2/year
- Solar panels available

Location



Monterrey Technology Park
Av. del Parque No. 1145, Ciénega
de Flores, Nuevo León
CP 65550



Contact

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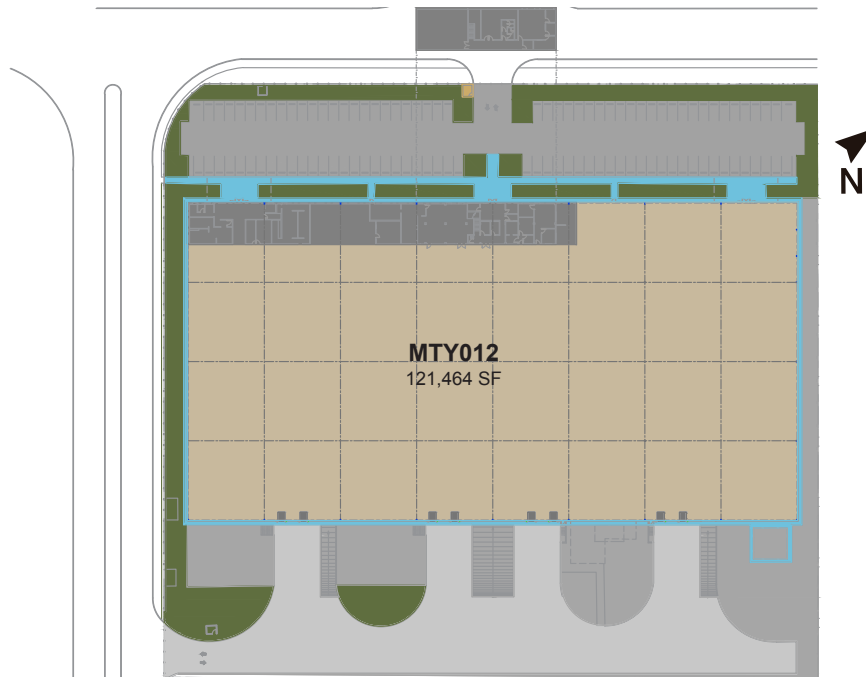
Building specifications

Land area	242,101 SF
Available area	121,464 SF
Bay size	60' x 62.6'
Type of construction	Precast concrete
Minimum clear height	24 ft
Skylights	8%
Lighting	LED
Roof system	KR-18 Standing Seam (SSR)
Floor thickness	6 in
Car Parking	99 spaces
Dock doors	8
Ramps	3
HVAC	In offices and cafeteria
FPS	Hoses
KVA rights	800
Transformer capacity	(1) 1,000 KVA & (1) 500 KVA

Exterior



Layout



For additional information, please [click here](#) or scan the QR code below:



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