



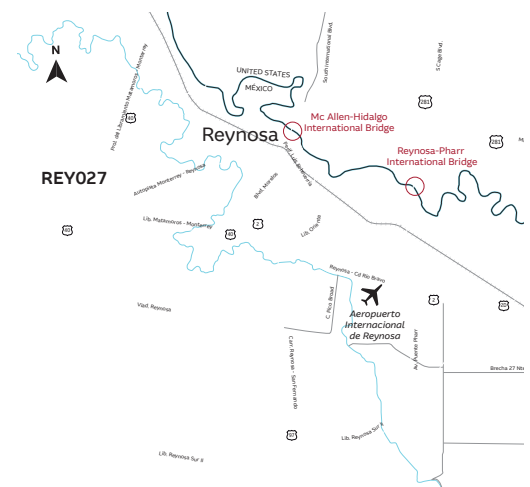
# FIBRAMQ REY027-001

# 73,270 SF

## Available for lease | 73,270 SF

- 73,270 square feet available space within a Class “A” Cross-dock 134,740 square feet building
- Strategically located in Reynosa’s West submarket within Villa Florida Industrial Park, REY027-001 has access to highly qualified and abundant pool of labor
- Excellent building for 3PL, warehousing and manufacturing operations
- Immediate access to Reynosa-Anzalduas International bridge and Reynosa-Monterrey National Highway
- Adjacent to a residential and commercial area as part of a master plan development
- Solar panels available

## Location



Av. de los Cedros 2051,  
Parque Industrial Villa Florida,  
Reynosa, Tamaulipas. CP 88710



## Contact

**Carlos Angulo**

T. +52 (899) 294 0702

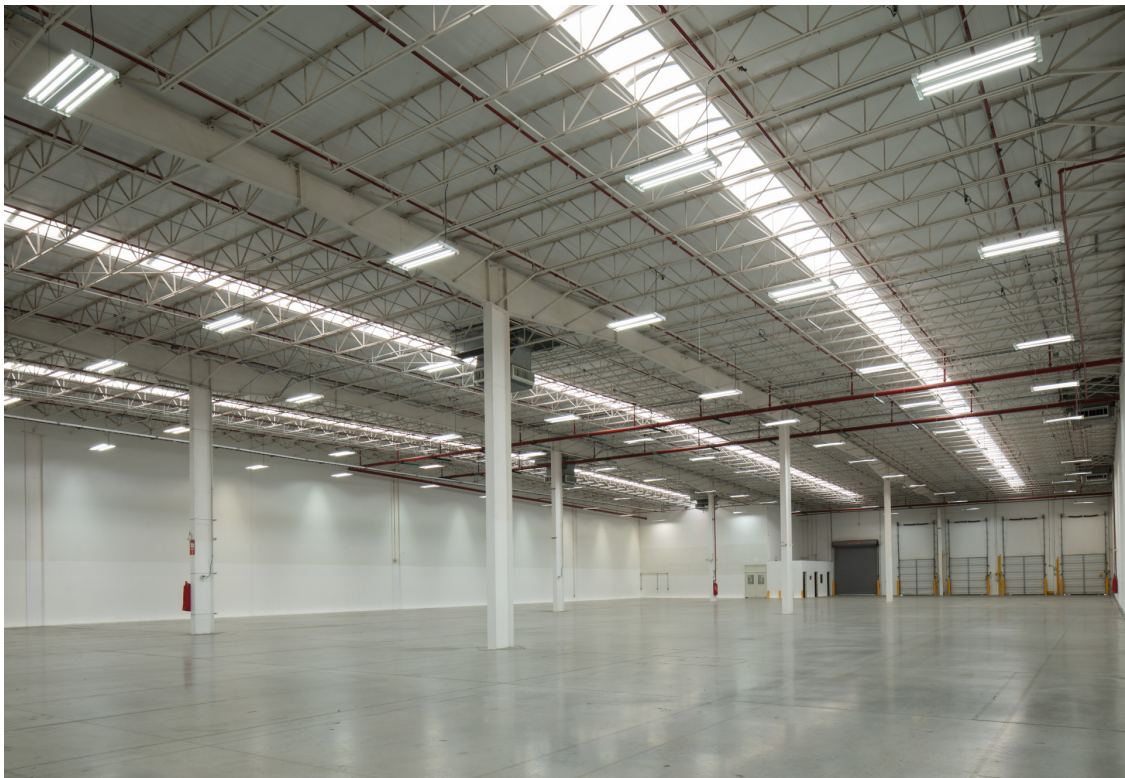
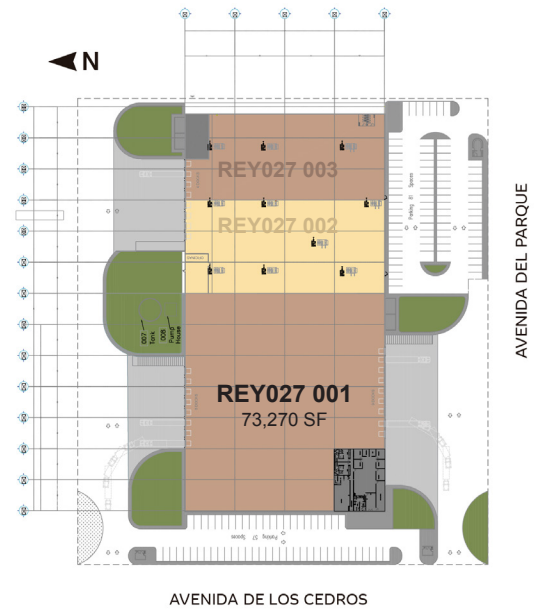
M. +52 (899) 959 2684

[carlos.angulo@mpagroup.mx](mailto:carlos.angulo@mpagroup.mx)

## Building specifications

Total building area	134,740 SF
Available area	73,270 SF
Office area (size)	5,334 SF
Year built	2005
Bay size	65' x 40'
Type of construction	Pre-cast concrete walls metallic structure
Minimum clear height	24 ft
Skylights	5%
Floor thickness	6 in
Roof system	Metal - Standing Seam Roof (SSR) KR-18
Dock doors	17
Ramps	2
Fire protection system	Sprinkler System & Hose Stations
HVAC	Offices (HVAC) & Warehouse (Ventilation System)
Lighting	Fluorescent T-5
Transformer capacity	1,000 KVA
Car parking	56 spaces
Trailer parking stalls	4

## Layout



For additional information, please [click here](#) 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.