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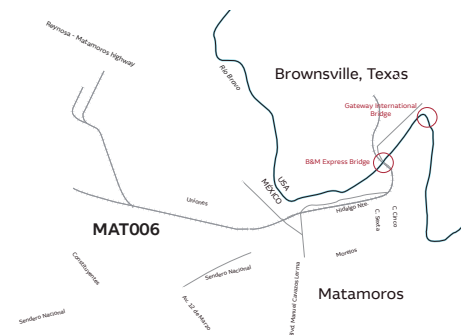
FIBRAMQ MAT006

107,251 SF

Available for lease | 107,251 SF | Parque Industrial del Norte

- Class “A” dock-high 107,251-square-foot building at Parque Industrial del Norte
- Strategically located in Matamoros’s west submarket, MAT006 has access to a highly qualified and abundant pool of labor
- Ideal for 3PL, warehousing and manufacturing operations
- Rail and highway proximity supporting cross-border logistics and multimodal distribution
- Dual street frontage on Avenida Constituyentes and Avenida del Obrero
- Solar panels available

Location



Av. del Obrero 2500,
Parque Industrial del Norte, 87316,
Heroica Matamoros,
Tamaulipas, México

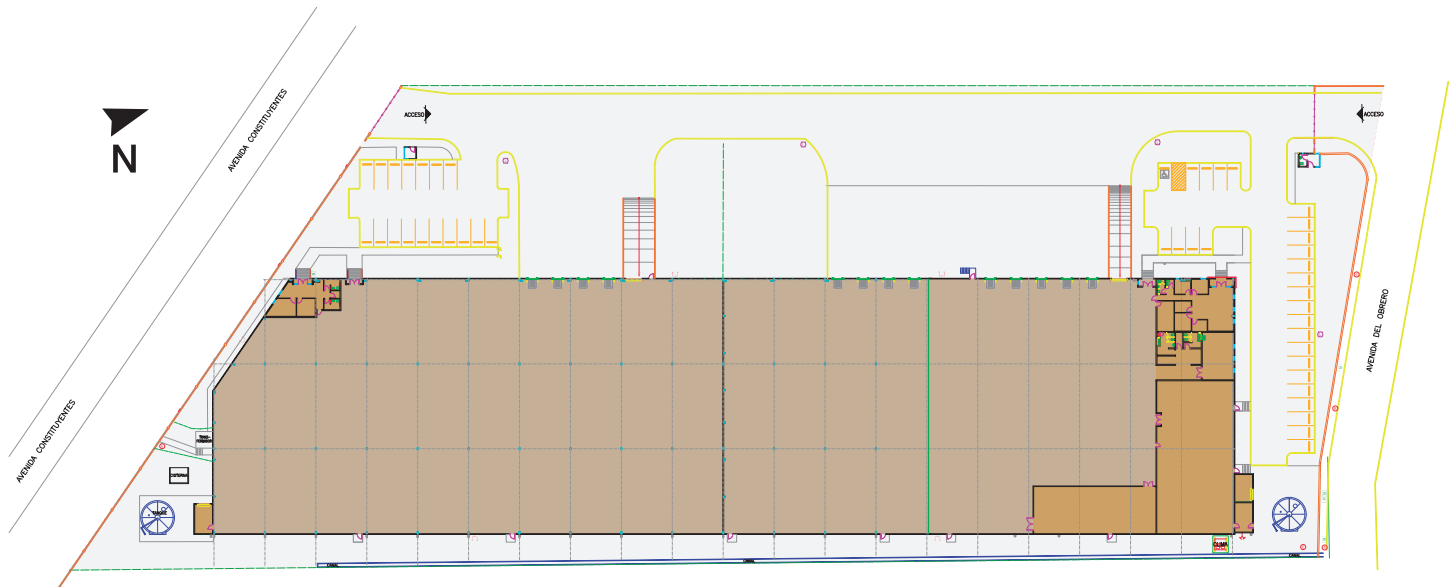
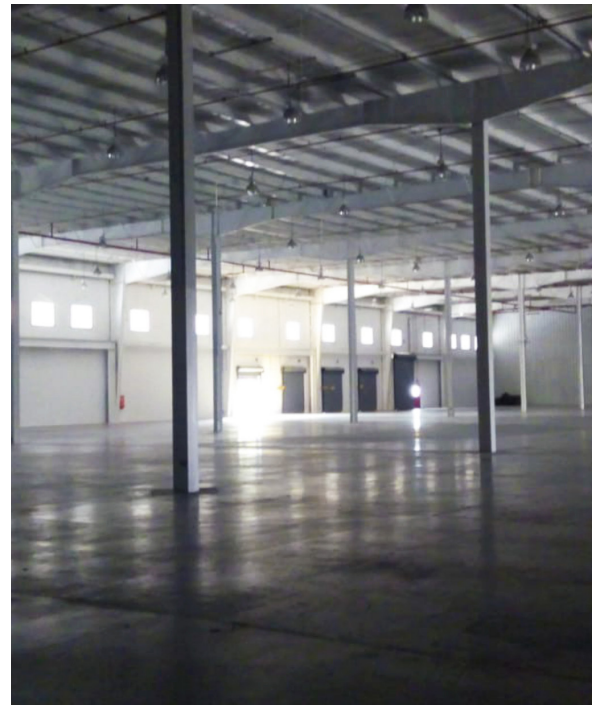


Contact

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Building specifications

Building area	107,251 SF
Office area (size)	12,000 SF (11%)
Year built	2007
Bay size	33' x 55'
Type of construction	Concrete Tilt Up walls
Minimum clear height	Min 22'- 9 15/16" & Max 25'- 10 3/4"
Floor thickness	5 inches
Roof system	Metal Sheet KR-18
Dock doors	13
Ramps	2
Fire protection system	Sprinklers and Hose Cabinets
HVAC	3 air changes/hour Ventilation System
Transformer capacity	(2) 300 KVA transformers
Car parking	44 spaces
Lighting	Fluorescent T-5



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



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