



FIBRA  
Macquarie  
México



# FIBRAMQ JUA035 Suite 001

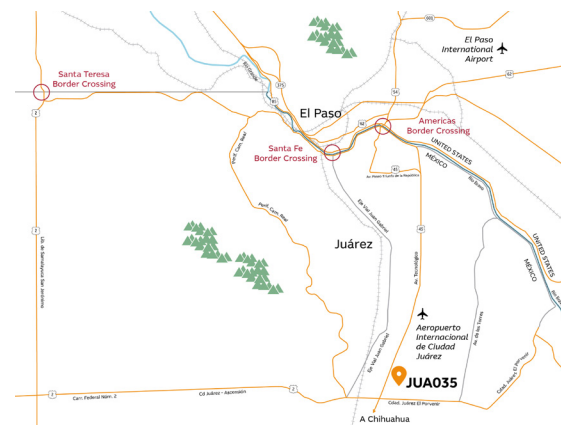
99,196 SF

## Available space for lease | Ciudad Juárez, Chih.

- JUA035 has immediate access to both Ysleta and Santa Teresa US-Mexico commercial border crossings.
- Located in close proximity of residential and retail areas with access to an abundant pool of highly qualified labor.
- This 99,196 sf industrial facility is ideal for warehousing and logistics operations with 22 docks and wide truck maneuvering court.
- Power available through (2) 750 KVA electrical substations.
- Solar panels available.



## Location



Avenida Aeronáutica No. 7550  
Colonia Puente Alto  
Ciudad Juárez, Chihuahua  
CP 32695

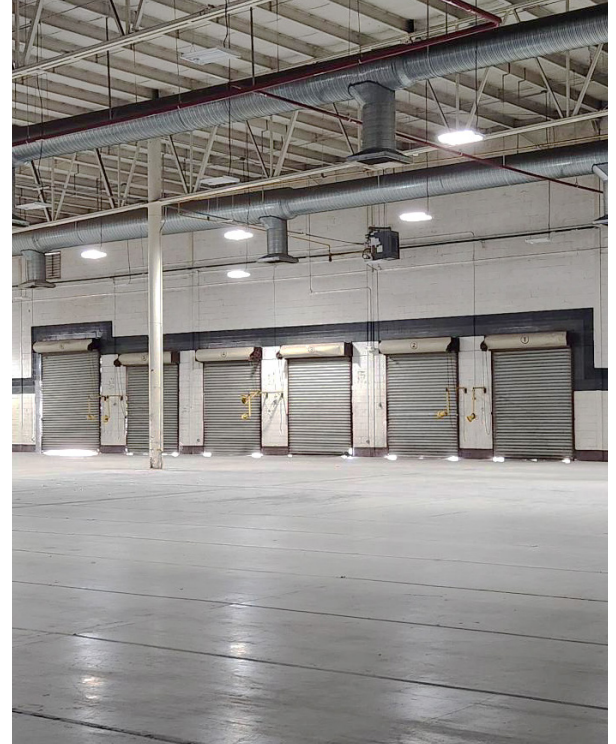
## Contact

**Miguel Ángel Hernández**  
T. +52 (656) 257 1881  
M. +52 (656) 626 7658  
[miguel.hernandez@mpagroup.mx](mailto:miguel.hernandez@mpagroup.mx)

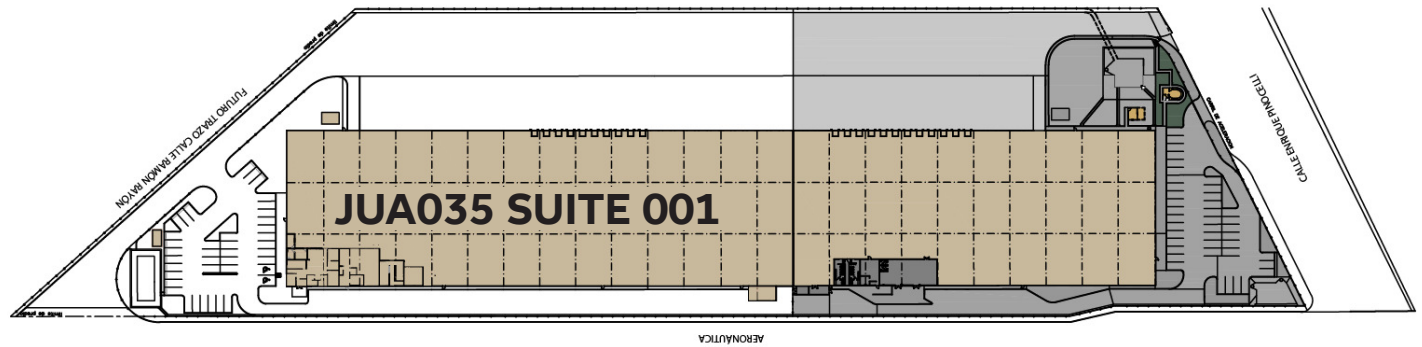
## Building specifications

Land gross area	457,380 SF
Building area	171,272 SF
Available area	99,196 SF
Office area (size)	5%
Year built	2006
Type of construction	Concrete Tilt-up Walls
Bay size	40 x 57 ft
Minimum clear height	28 ft
Skylights	2%
Floor thickness	6"
Roof system	KR-18
Lighting	LED
Docks	12
Ramps	1
HVAC	Evaporative
FPS	Hoses cabinets
Transformer capacity	750 KVA
Car parking stalls	50 spaces
Trailer Parking stalls	12 spaces

## Interior



## Layout



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



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