



FIBRA  
Macquarie  
México



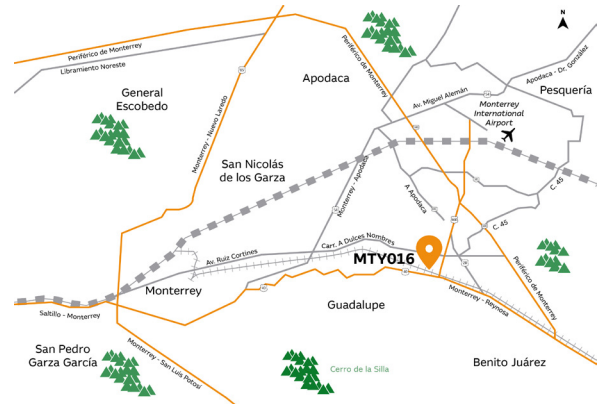
# FIBRAMQ MTY016

209,506 SF

Available for lease | 209,506 SF | Guadalupe, N.L.

- Premier industrial facility featuring 209,506 SF of high quality space, ready for your operations
- Excellent connectivity to major corridors—including the Reynosa highway, airport toll road, and Periférico—located just 10 miles (16 km) from Monterrey
- Ideal for manufacturing or logistics operations requiring a large open floor plan
- This property has access to a highly qualified and abundant pool of labor
- Equipped with NFPA approved ESFR sprinkler fire protection system
- EDGE certified building. Energy efficiencies include 38% savings in water, 36% in energy consumption, and 93% less carbon emissions
- Solar panels available

## Location



F.F.C.C. a Tamaulipas No. 1071  
Col. Valle Soleado,  
Parque Industrial Nexus Guadalupe,  
Guadalupe, N.L.  
CP 67130



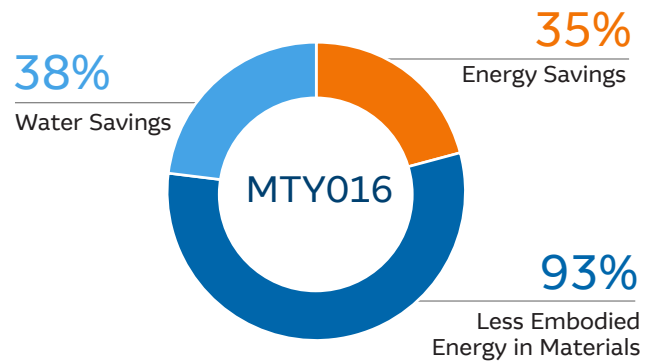
## Contact

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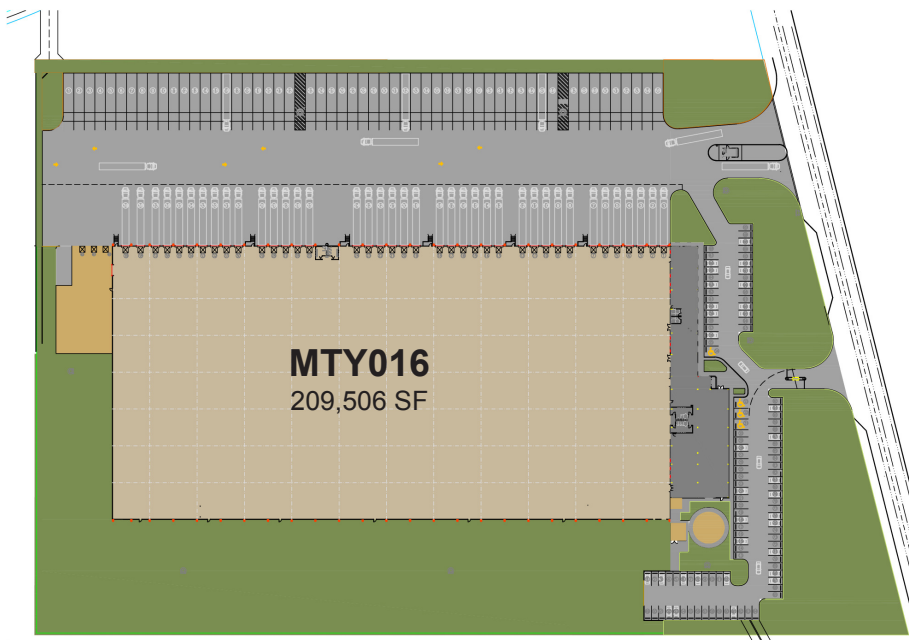
## Building specifications

Building area	209,506 SF
Available area	209,506 SF
Office area (size)	10,815 (5%)
Year built	2008
Type of construction	Concrete Pre-cast walls
Bay size	54 x 42 ft
Minimum clear height	30 ft
Skylights	5%
Floor thickness	6"
Roof system	KR-18
Lighting	LED
Docks	42
Ramps	1
HVAC	Ventilation 6 changes per hour
FPS	ESFR Sprinklers
Transformer capacity	2,000 KVA (750 contracted)
Car parking stalls	107 spaces
Trailer Parking stalls	51 spaces
Building Certification	EDGE

## EDGE certificate



## Layout



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



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