



FIBRA
Macquarie
México



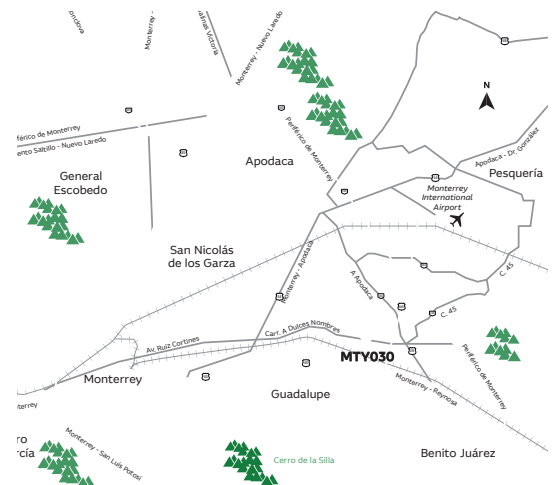
FIBRAMQ MTY030

117,328 SF

Available for lease | 117,328 SF | Guadalupe, NL

- Premier 117,328 SF industrial facility offering a large open floor plan, ready for manufacturing or logistics operations
- Excellent connectivity via the Reynosa highway and the loop linking Monterrey with central Mexico — just 10 miles (16 km) from Monterrey's International Airport
- Located in Guadalupe, NL., with access to Monterrey's highly skilled and abundant labor pool
- Office space built to suit
- EDGE-certified building focused on resource efficiency, with up to 30% energy savings
- Solar panels available, supporting energy efficiency and sustainability goals

Location



Avenida La Condesa 1061
Col. Valle Soleado
Guadalupe, NL
CP 67130



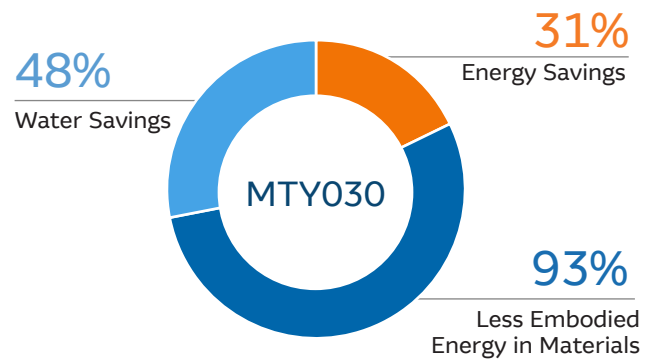
Contact

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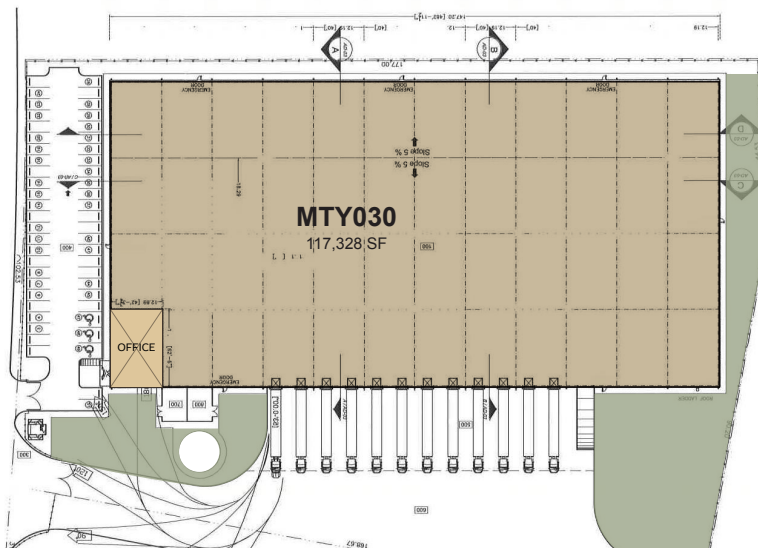
Building specifications

Land area	278,214 SF
Available area	117,328 SF
Office area	5,208 SF
Bay size	40' x 60'
Type of construction	Precast concrete
Minimum clear height	30 ft
Skylights	5%
Roof system	KR-18 Standing Seam (SSR)
Lighting	LED
Floor thickness	6 in
Car Parking	51 spaces
Truck parking	12 spaces
Dock doors	12
Ramps	1
HVAC	Offices; ventilation in production area is 3 changes per hour
FPS	Hoses
Transformer capacity	(1) 500 KVA
Building Certification	EDGE

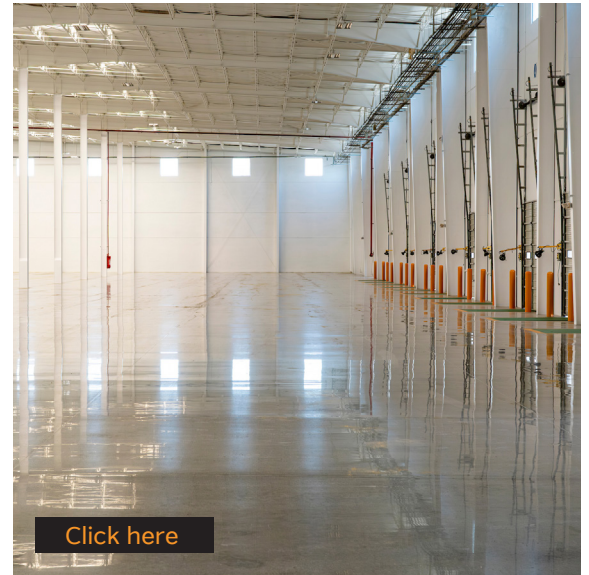
EDGE certificate



Layout



View 360° Tour of MTY030



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



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