

FIBRA
Macquarie
México



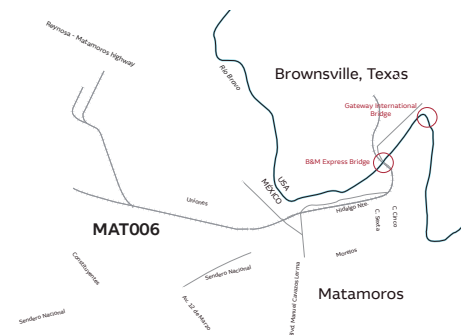
FIBRAMQ MAT006

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
Heroica Matamoros
Tamaulipas, México
CP 87316

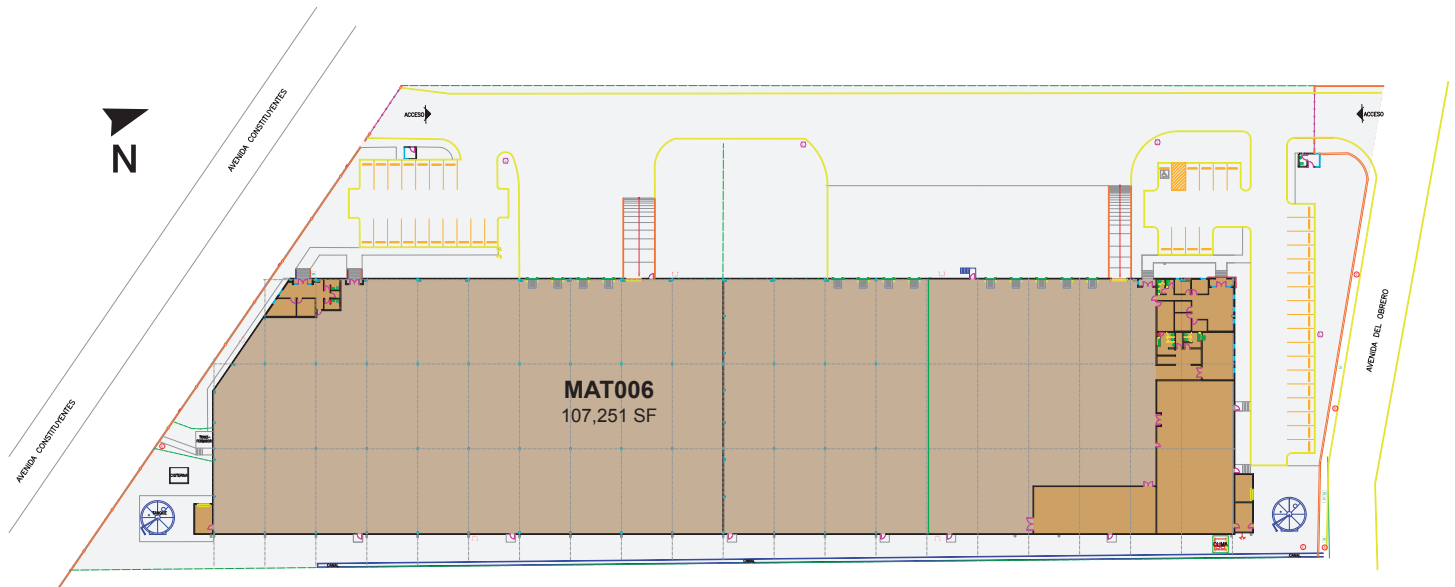
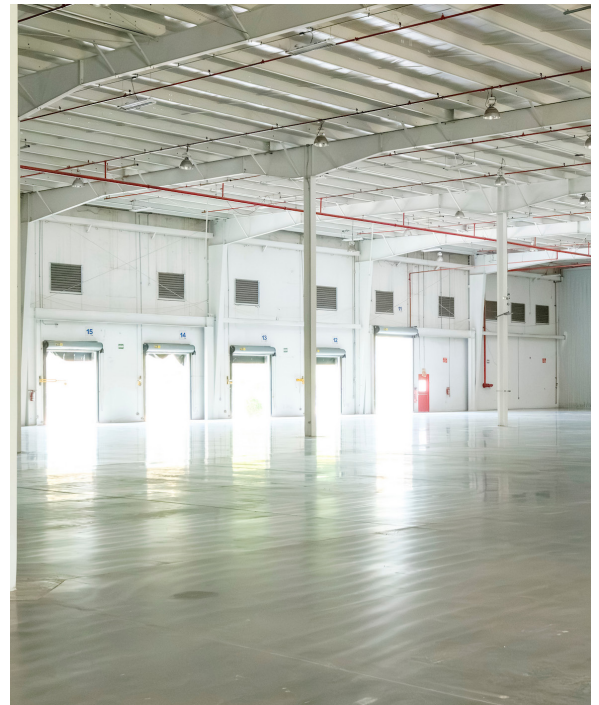


Contact

Carlos Angulo
M. +52 (899) 959 2684
carlos.angulo@mpagroup.mx

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:



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.