



FIBRA  
Macquarie  
México



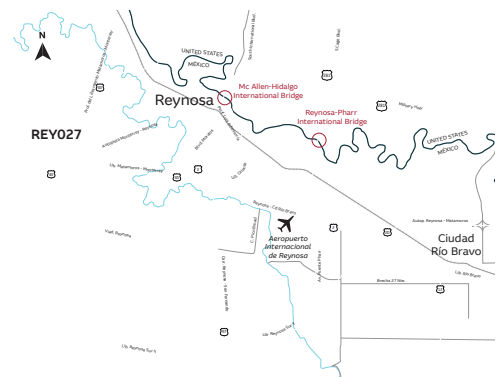
# FIBRAMQ REY027-002

# 30,309 SF

## Available space for lease

- 30,309 SF of available space in a Class A 134,740 SF dock-high building
- Strategically located in Reynosa's west submarket within Villa Florida Industrial Park, REY027-002 has access to a highly qualified and abundant pool of labor
- Ideal for 3PL, warehousing and manufacturing operations
- Immediate access to Reynosa-Anzalduas International bridge and Reynosa-Monterrey National Highway
- Adjacent to residential and commercial areas as part of a master plan development
- Solar panels available

## Location



Av. del Parque 2041-A  
Parque Industrial Villa Florida  
Reynosa, Tamaulipas  
CP 88710



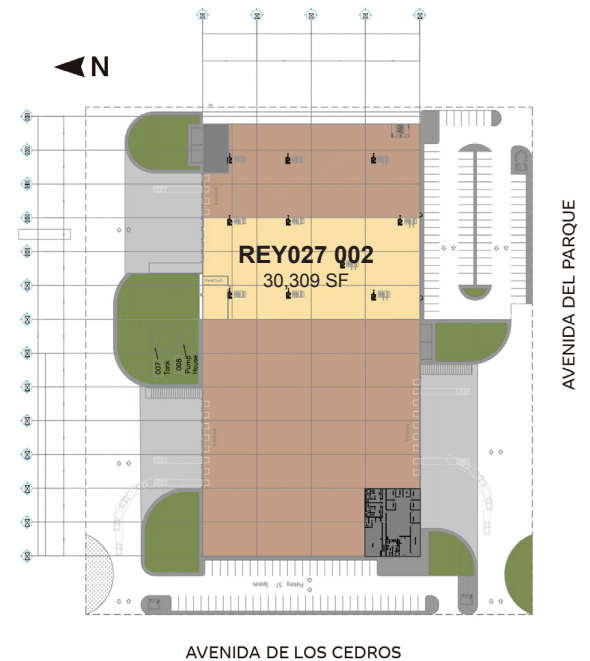
## Contact

**Carlos Angulo**  
M. +52 (899) 959 2684  
[carlos.angulo@mpagroup.mx](mailto:carlos.angulo@mpagroup.mx)

## Building specifications

Total building area	134,740 SF
Available area	30,309 SF
Office area	3%
Year built	2006
Bay size	65' x 40'
Type of construction	Pre-Cast Concrete Walls
Minimum clear height	24 ft
Skylights	5%
Floor thickness	6 in
Roof system	SSR KR-18
Dock doors	4
Ramps	1
Fire protection system	Sprinklers & Hose Stations
HVAC	(7) 25 Ton & (1) 1 Ton
Transformer capacity	750 KVA
Car parking	28 spaces
Trailer parking	None
Lighting	Fluorescent T5

## Layout



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.