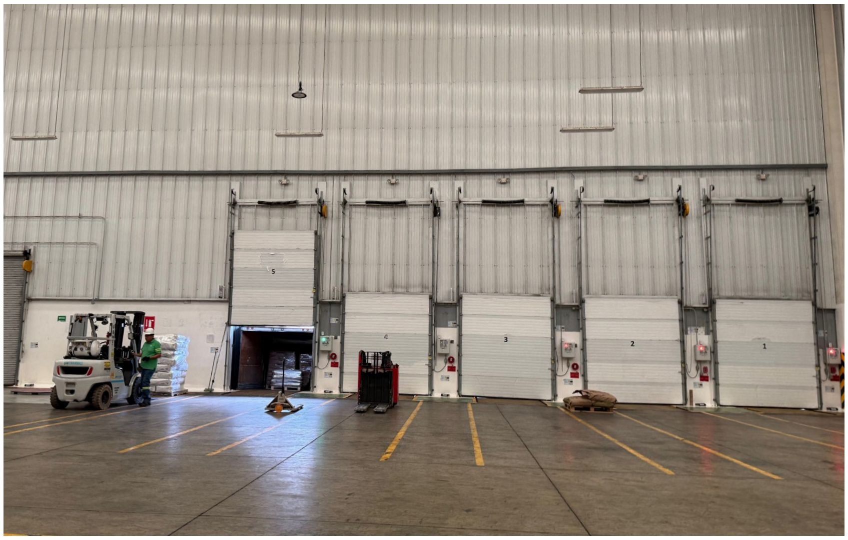
MACQUARIE | FIBRA Macquarie México

FIBRAMQ MEX013

12,610.667 SQM

Available for lease | 12,610.667 SQM | Tlalnepantla

- Logistics-oriented building in the Tlalnepantla submarket, one of Mexico City's most established industrial corridors
- Direct access to the México–Querétaro, Toluca–CDMX and Circuito Interior highways
- Ideal for last-mile consolidation and distribution, including e-commerce
- Private rail spur served by 3 dedicated docks
- Solar panels available, supporting energy efficiency and sustainability goals



Location

Fernando Montes de Oca 98, Lote 7
Fraccionamiento Industrial San Nicolás
Tlalnepantla, Estado de México.
CP 54030

Contact

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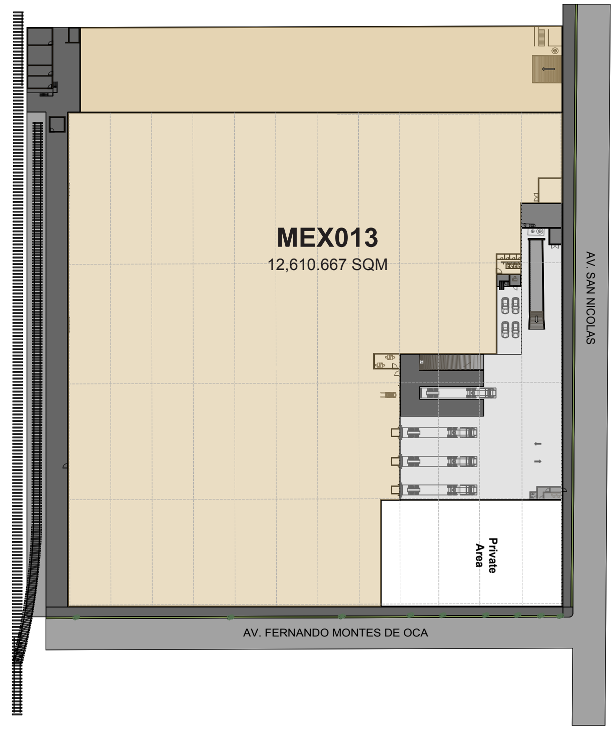
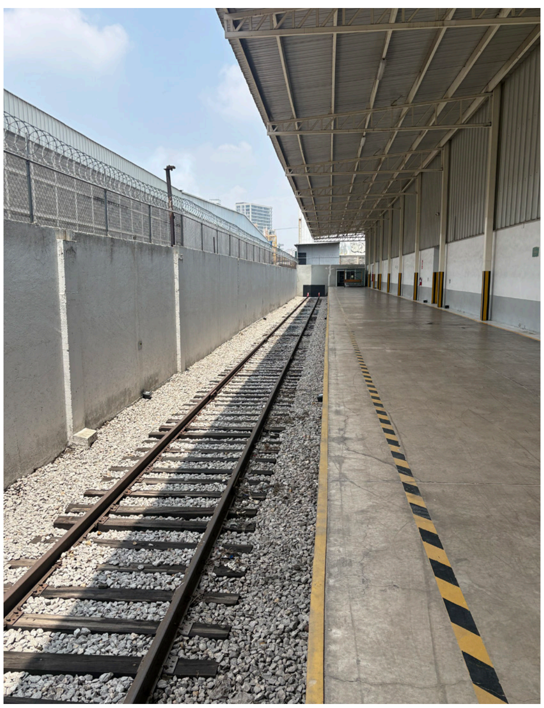
Building specifications

Land area	18,053.315 SQM
Available area	12,610.667 SQM
Office area	95.150 SQM
Year built	2015
Type of construction	xxx
Minimum clear height	32 ft
Dome skylights	3%
Floor thickness	6 in
Roof system	SSR KR18
Dock doors	5 and 3 additional that serve the railroad spur
Ramps	1
HVAC	Office A/C units
FPS	Hose cabinets
Transformer capacity	(1) 500 KVA
Car parking	6 spaces
Trailer parking	0 spaces
Lighting	LED

Layout





For additional information, please click here or scan the QR code below: