



FIBRA
Macquarie
México



FIBRAMQ JUA035 Suite 001

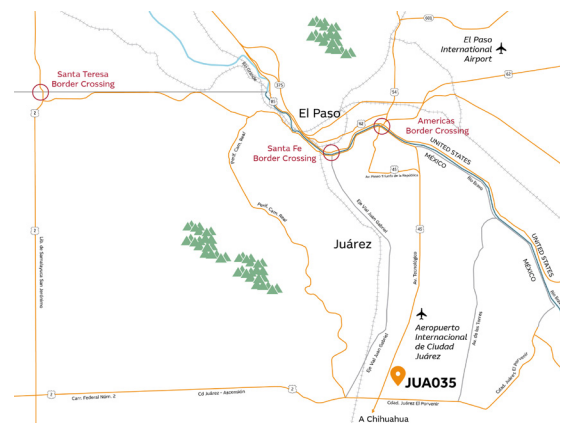
78,196 SF

Available space for lease | Ciudad Juárez, Chihuahua

- This 78,196 SF industrial space is ideal for warehousing and logistics operations, featuring 22 dock doors and a wide truck maneuvering court
- JUA035 has immediate access to both Ysleta and Santa Teresa US-Mexico commercial border crossings
- Located near residential and retail areas, with access to a large pool of highly qualified labor
- 750 KVA electrical substation, 500 KVA rights connected
- Solar panels available, supporting energy efficiency and sustainability goals



Location



Avenida Aeronáutica No. 7550
Colonia Puente Alto
Ciudad Juárez, Chihuahua
CP 32695

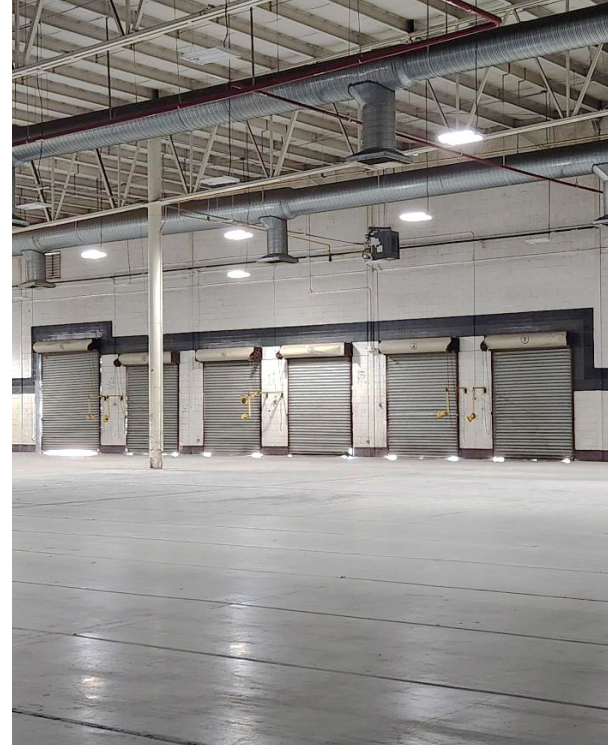
Contact

Miguel Ángel Hernández
T. +52 (656) 257 1881
M. +52 (656) 626 7658
miguel.hernandez@mpagroup.mx

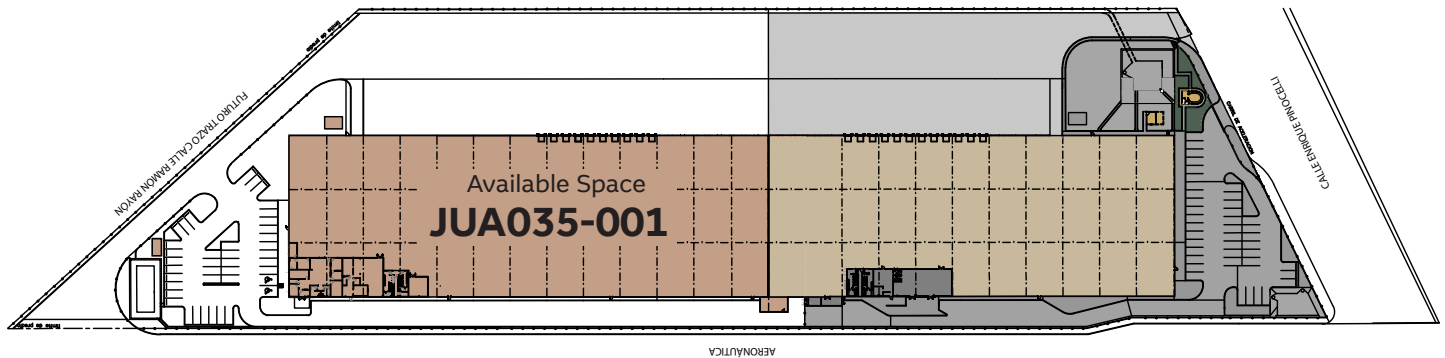
Building specifications

Land gross area	457,380 SF
Building area	171,272 SF
Available area	78,196 SF
Office area (size)	5,705 SF (5%)
Year built	2006
Type of construction	Concrete Tilt-up Walls
Bay size	40 x 57 ft
Minimum clear height	28 ft
Skylights	2%
Floor thickness	6"
Roof system	KR-18
Lighting	LED
Docks	12
Ramps	1
HVAC	Evaporative
FPS	Hoses cabinets
Transformer capacity	750 KVA, 500 KVA rights connected
Car parking stalls	50 spaces
Trailer Parking stalls	12 spaces

Interior



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.