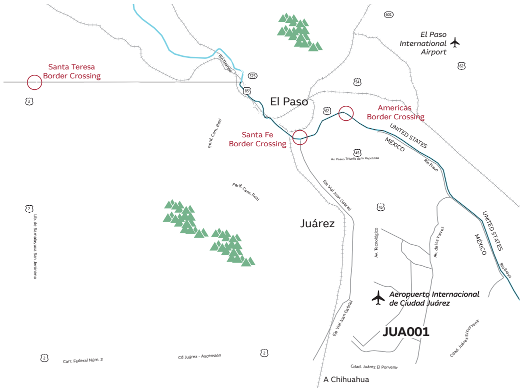
FIBRAMQ JUA001

49,392 SF

Available space for lease | Ciudad Juárez, Chihuahua

- Inmediate access to the international beltway (Independencia AVE.) and access to both, the Ysleta and the Santa Teresa, US-Mexico Commercial Border Crossings
- Connectivity to retail and residential areas through main thoroughfares
- Recently renovated facility: interior and exterior paint, asphalt, lighting fixtures, dock door equipment, dome skylights, and TPO roof
- JUA001 is an EDGE certified building, achieving 23% savings in energy, 46% in water, and 93% savings in embodied energy. EDGE is a green building certification developed by IFC
- Solar panels available, supporting energy efficiency and sustainability goals

Location



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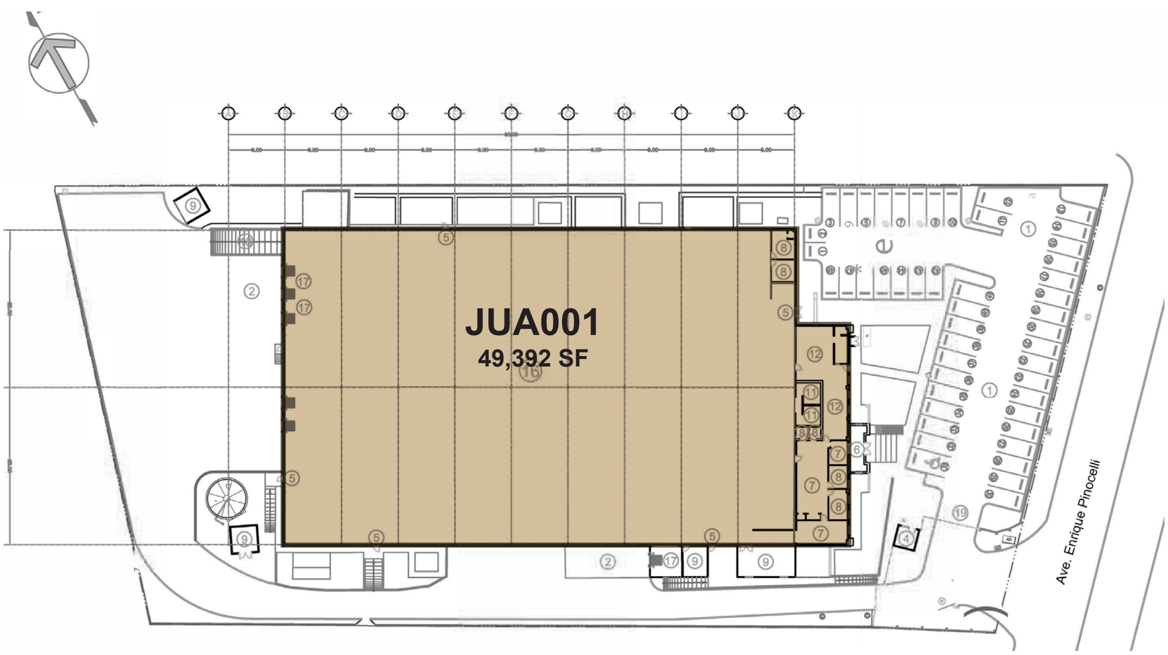
Building specifications

Land area	113,267 SF
Available area	49,392 SF
Office area (size)	2,580 SF (5%)
Year built	1991
Bay size	88'6" x 29'6"
Type of construction	Concrete panels
Minimum clear height	23 ft
Dome skylights	6%
Floor thickness	6 inches
Roof system	SSR KR-18
Dock doors	4
Ramps	1
HVAC	Evaporative; suspended heaters
FPS	Hose cabinets
Transformer capacity	750 KVA, 500 KVA rights connected
Car parking	44 spaces
Lighting	Metal halide 30 f.c.

Layout



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