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Macquarie
México



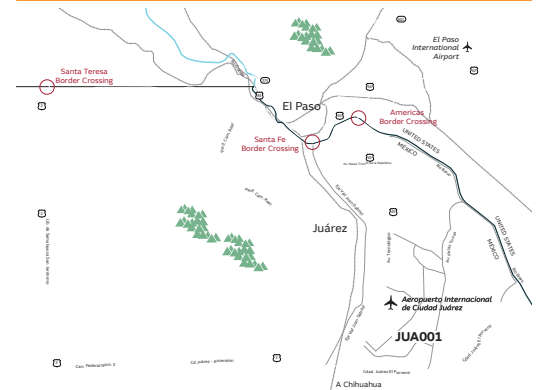
FIBRAMQ JUA001

49,392 SF

Available space for lease | Ciudad Juárez, Chihuahua

- Immediate 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



Enrique Pinocelli #8651
Juárez, Chihuahua
CP 32695



Contact

Miguel Ángel Hernández

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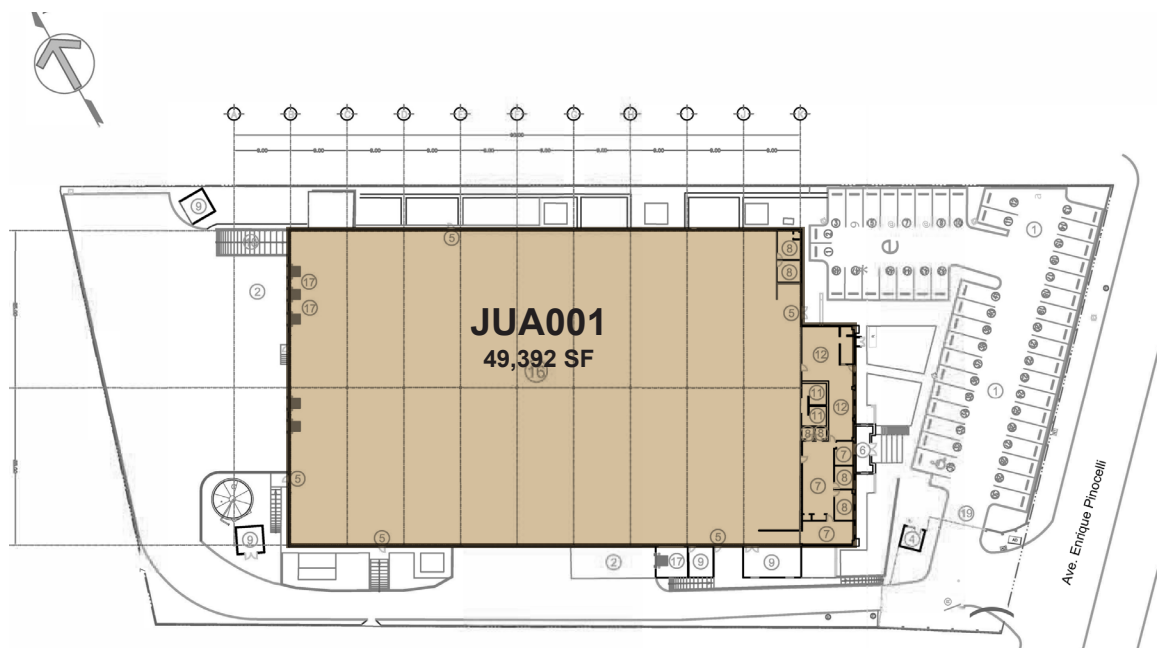
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Building specifications

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:



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