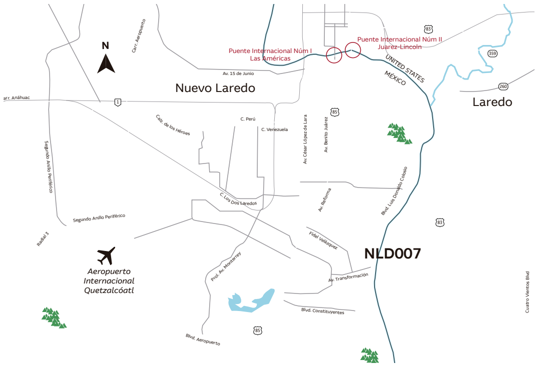
FIBRAMQ NLD007

55,480 SF

Available for lease | 55,480 SF | Nuevo Laredo, Tamps.

- Industrial warehouse strategically located within one of the most established industrial parks in Nuevo Laredo
- Direct access to Laredo, TX via International Bridge No. II (Juárez-Lincoln) and frontage on Av. Fábricas, a primary industrial corridor — minimizing cross-border transit times and ensuring seamless truck accessibility
- Fully operational facility, ready for immediate occupancy
- Solar panels available, supporting energy efficiency and sustainability goals

Location



Avenida Fábricas No. 5801
Parque Industrial Finsa
Nuevo Laredo, Tamps.
CP 88275

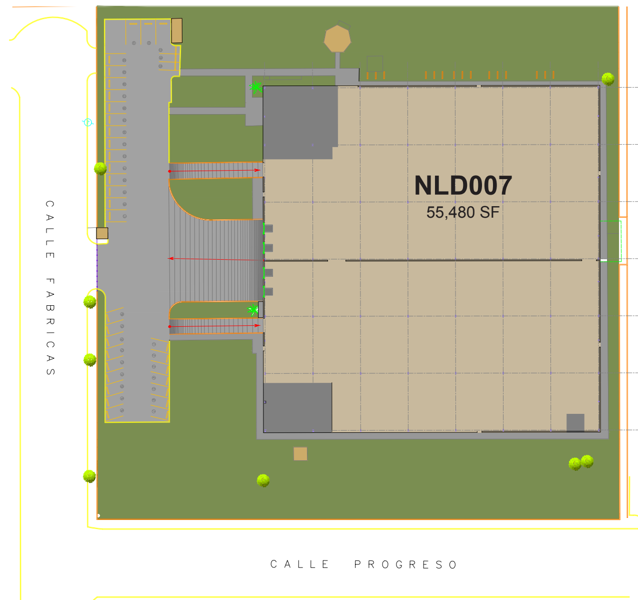
Contact

Carlos Angulo
+52 (899) 959 2684
carlos.angulo@mpagroup.mx

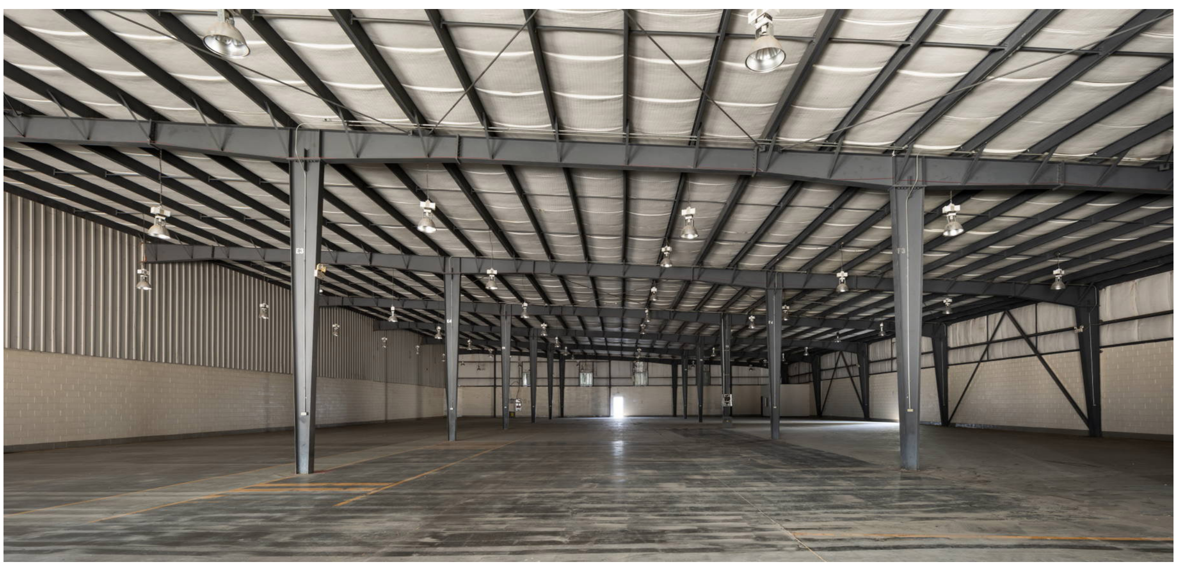
Building specifications

Land area	128,231 SF
Available area	55,480 SF
Office area	2,518.75 SF
Year built	1997
Bay size	39.4' x 32.8'
Type of construction	Metal / concrete block
Minimum clear height	19 ft
Dome skylights	N/A
Floor thickness	6 in
Roof system	Standing seam SSR-KR18 G 24
Dock doors	4
Ramps	2
HVAC	Only in offices
FPS	No
Transformer capacity	(1) 300 KVA
Car parking	28 spaces
Trailer parking	No
Lighting	Metal halide

Layout



Interior



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