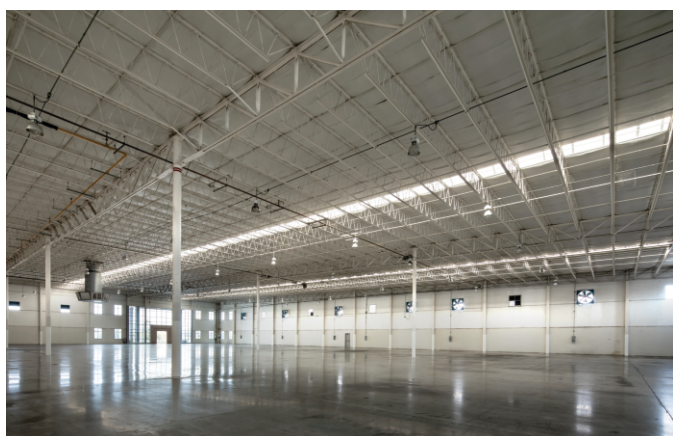


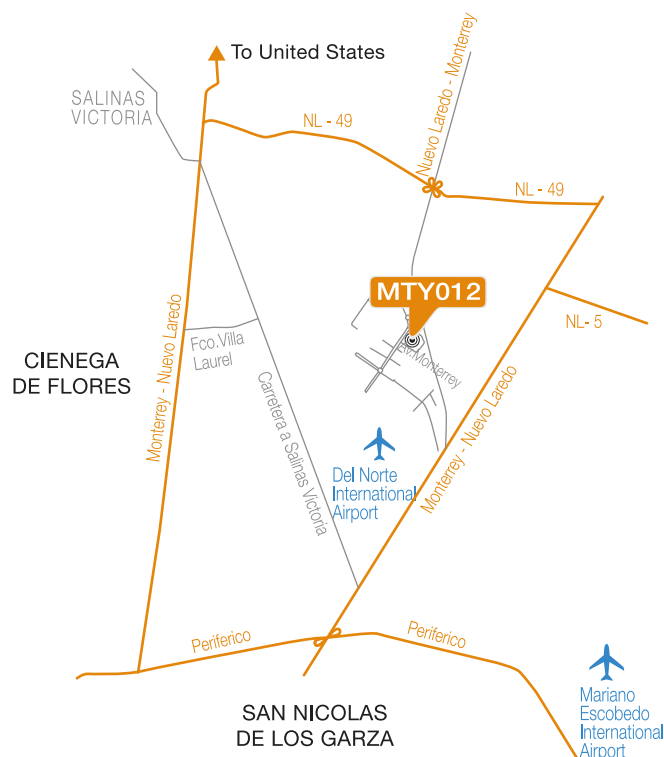
FIBRA MACQUARIE MÉXICO

# FIBRAMQ MTY 012

Available Industrial Space 45,177 SF | Monterrey Technology Park | Ciénega de Flores, N.L.



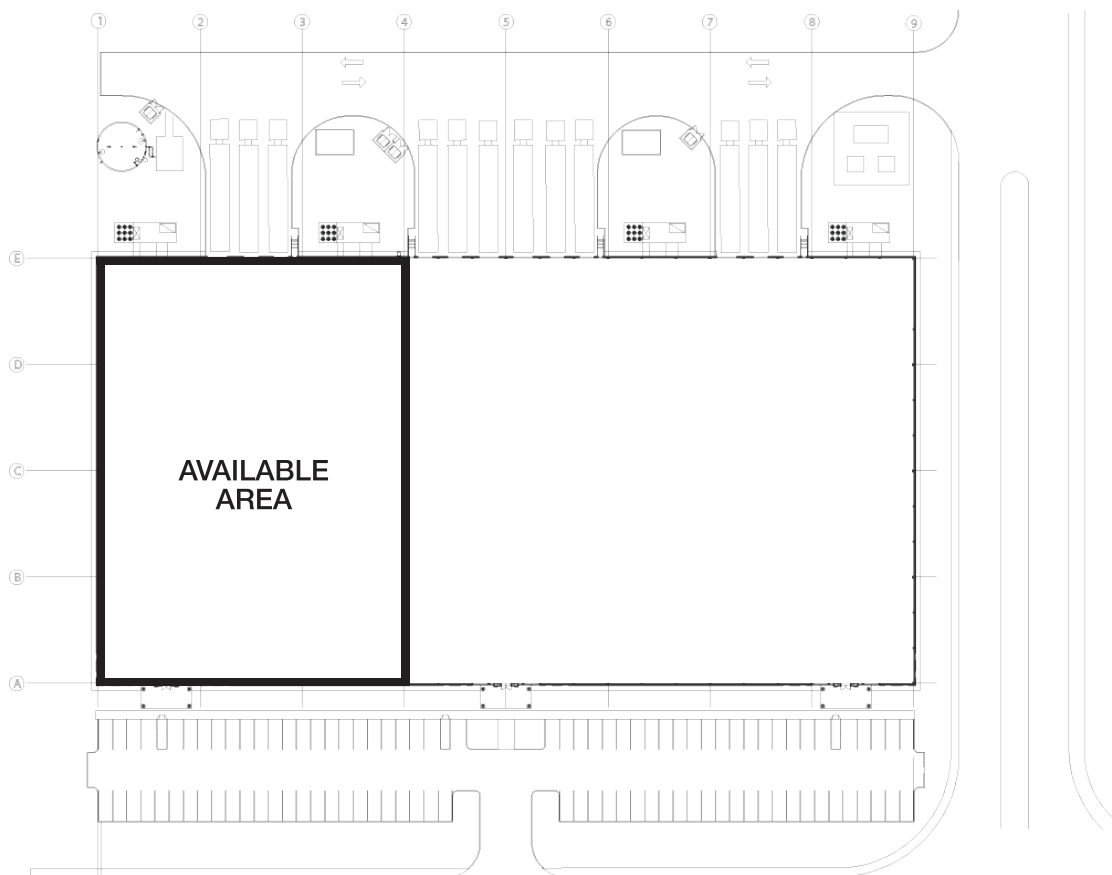
- Excellent quality building for manufacturing or logistics operations.
- Quick access to the highway to Laredo, TX.
- 10 minutes away from Apodaca.



Av. del Parque #1145, Cienega de Flores, Nuevo Leon, C.P. 65550

## FLOOR PLAN

\*Not to scale



# MTY 012 Building Specifications

|                                   |                   |                         |                                |
|-----------------------------------|-------------------|-------------------------|--------------------------------|
| Total building area               | 121,465 sf        | Lighting                | Metal halide                   |
| Total available area (size and %) | 45,177 sf (39%)   | Bay dimensions          | 60' x 62'6"                    |
| Office area (size and %)          | To suit           | Minimum clear height    | 24 ft                          |
| Land area                         | 241,682 sf        | Docks                   | 2                              |
| Year built                        | 2002              | Ramps                   | 1                              |
| Type of construction              | Pre-cast concrete | Fire protection system  | None                           |
| Skylights %                       | Yes +/- 8%        | HVAC                    | Ventilation in warehouse space |
| Floor thickness                   | 6 inches          | Transformer(s) capacity | To suit                        |
| Roof system                       | SSR KR-18         | Car parking             | 41 parking spaces              |

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