

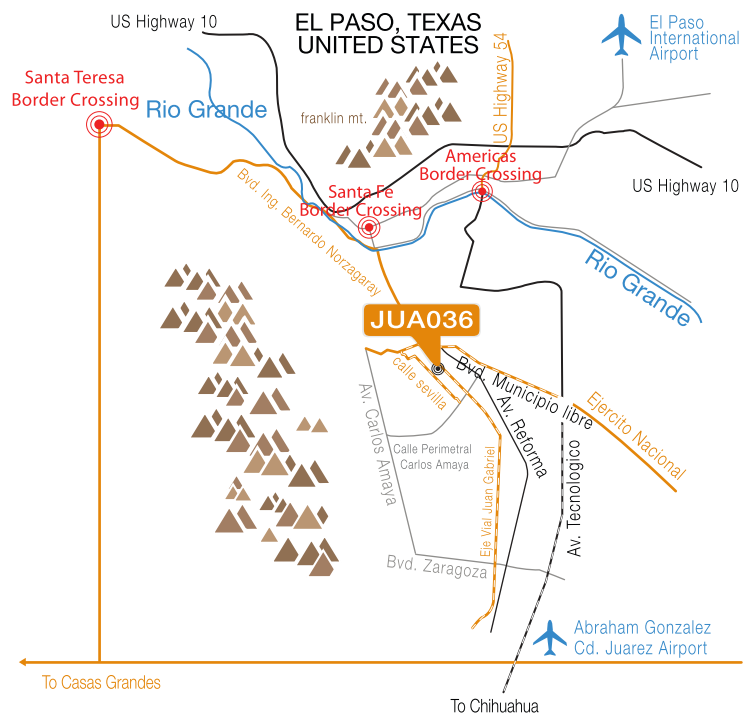
FIBRA MACQUARIE MÉXICO

FIBRAMQ JUA 036

Available Industrial Space 44,058 SF | Parque Industrial Juarez | Cd. Juarez



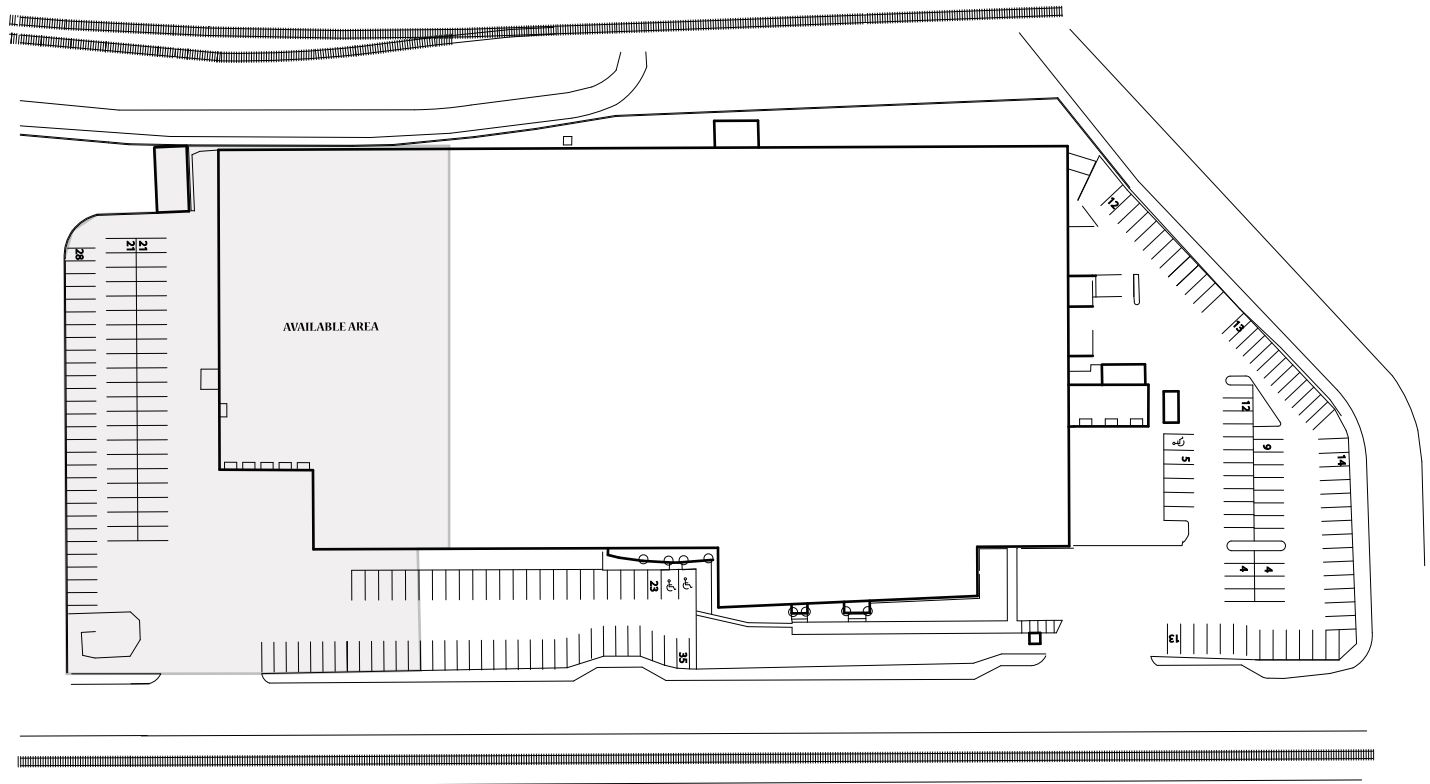
- 44,058 square feet available in a 151,394 square-foot facility located less than 2 miles away from the US-Mexico Commercial Border Crossing.
- Easy access to residential and retail areas, including some recent improvements on the Eje Juan Gabriel Avenue for expedited traffic of automobiles, trailers and personnel buses.



Av. Eje Vial Juan Gabriel # 2245,
Cd. Juarez, Chihuahua, C.P. 32700

FLOOR PLAN

*Not to scale



JUA 036 Building Specifications

Total building area	151,394 sf	Bay dimensions	38.8' x 52.5'
Total available area (size and %)	44,058 sf (29%)	Minimum clear height	24 ft
Office area (size and %)	To suit	Docks	
Land area	285,139 sf	Ramps	Direct access
Year built	2002	Fire protection system	None
Type of construction	CMU block walls	Cooling	Heater units; extractor units; air washer units; refrigeration units; package units
Skylights %	None	Transformer(s) capacity	1,500 KVAs (2x750 KVAs)
Floor thickness	6 inches	Car parking	214 shared, 86 North + 58 Front + 70 South
Roof system	SSR KR-18		
Lighting	HID 30 fc		

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