

FIBRA MACQUARIE

# FIBRAMQ NLD 007

Available Industrial Space 55,480 SF | Parque Industrial Finsa | Nuevo Laredo, Tamps.



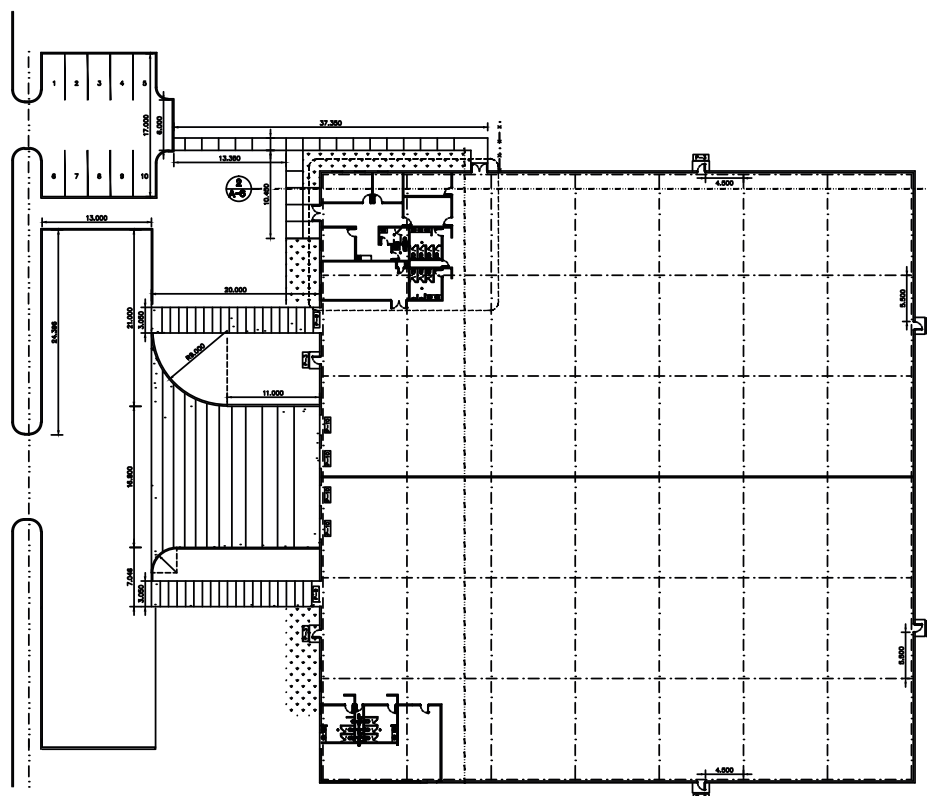
- World-class industrial/warehouse space in Nuevo Laredo.
- Ideal for manufacturing or logistic purposes.
- Located 5 minutes away from the International Bridge to the U.S.
- Abundant and skilled labor pool.



Ave. Fábricas #5801, Parque Industrial Finsa,  
Nuevo Laredo, Tamaulipas C.P. 88145

**FLOOR PLAN**

\*Not to scale



## NLD 007 Building Specifications

Total building area	55,480 sq ft	Bay dimensions	39.4' x 32.8'
Total available area	55,480 sq ft	Minimum clear height	19'
Office area (size and %)	2,518.75 sq ft	Docks	4
Year built	1997	Ramps	2
Type of construction	Metal / Concrete Block	Fire protection system	No
Skylights %	No	HVAC	Only in Offices
Floor thickness	6" thick / Concrete F'c=250 kg/cm2 (3,750 psi)	Transformer(s) capacity	300 KVA's Electric Transformer
Roof system	Standing Seam SSR-KR18 G 24	Car parking	25
Lighting	Metal Halide	Trailer parking stalls	No

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