

FIBRA MACQUARIE MÉXICO

FIBRAMQ MTY 020

Available Industrial Space 106,812 SF | Guadalupe, N.L.



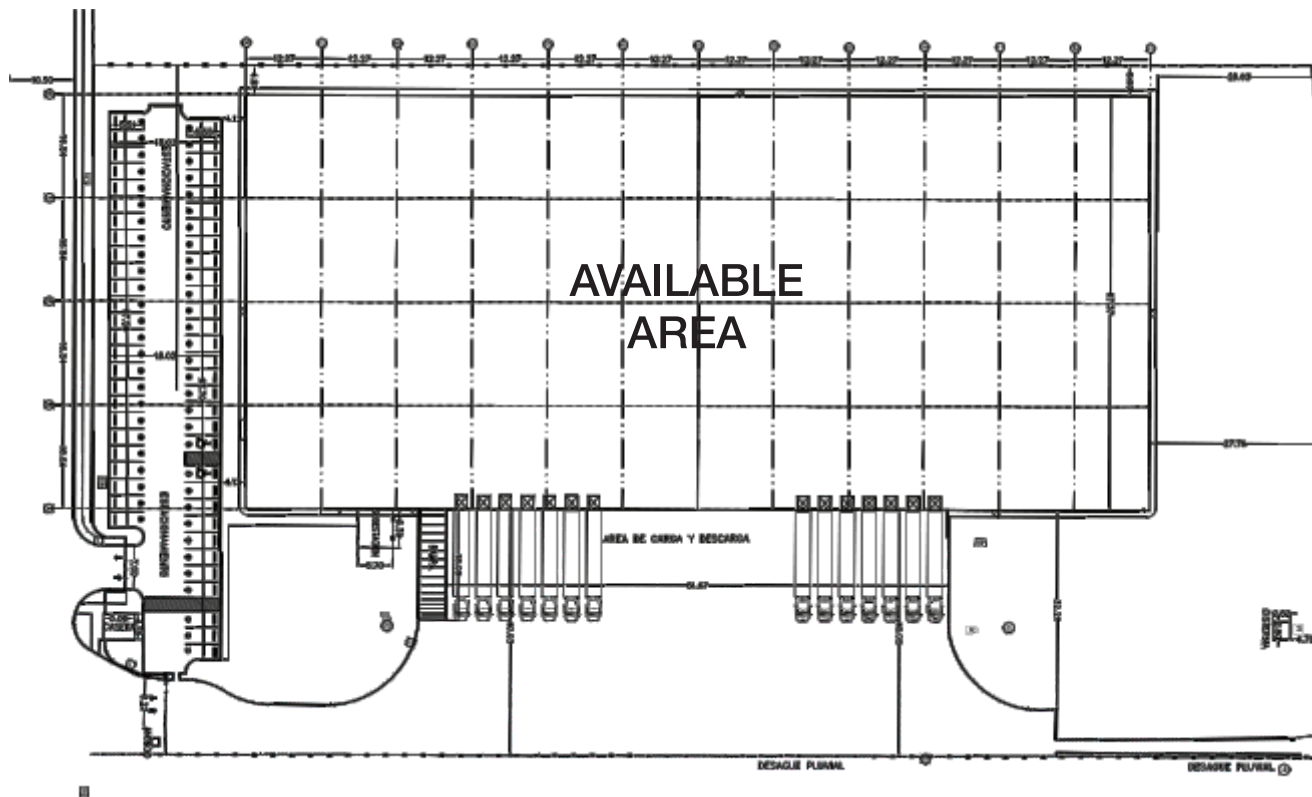
- 106,812 square-foot building with quick access to the highway to Reynosa and to the loop connecting with all major highways.
- Just 10 minutes away from Monterrey's International Airport.
- Excellent for manufacturing or logistics operations.



Av. Tampico No.1041,
Guadalupe, N.L. C.P. 67114

FLOOR PLAN

*Not to scale



MTY 020 Building Specifications

Total building area	106,812 sf	Lighting	N/A
Total available area (size and %)	106,812 sf	Bay dimensions	40.0' x 54.5'
Office area (size and %)	None	Minimum clear height	30 ft
Land area	242,263 sf	Docks	10
Year built	2007	Ramps	2
Type of construction	Pre-cast concrete	Fire protection system	N/A
Skylights %	7%	HVAC	N/A
Floor thickness	6 inches	Transformer(s) capacity	1,000 KVAs
Roof system	SSR KR-18	Car parking	59 parking spaces

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