

FIBRA MACQUARIE MÉXICO

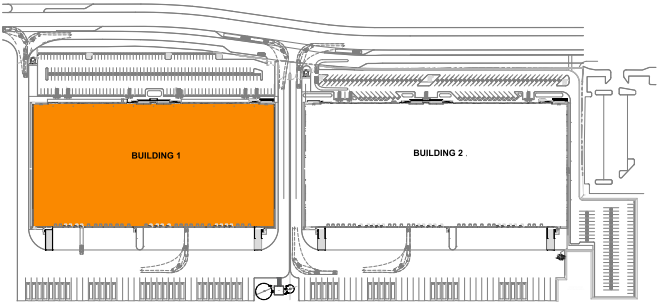
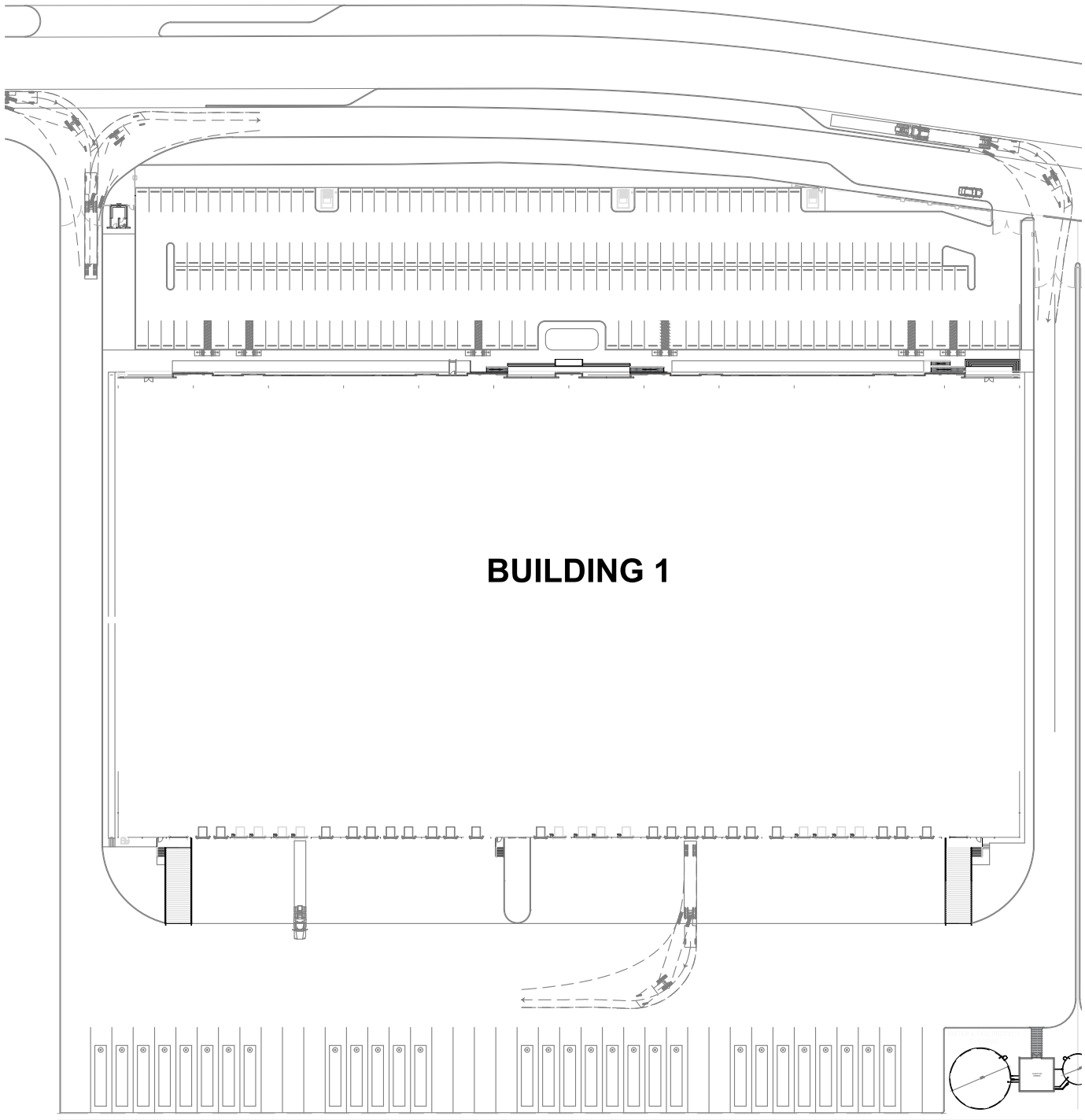
FIBRAMQ JUA 043

Available Industrial Space 208,578 SF | Ave. Independencia Sur | Cd. Juárez



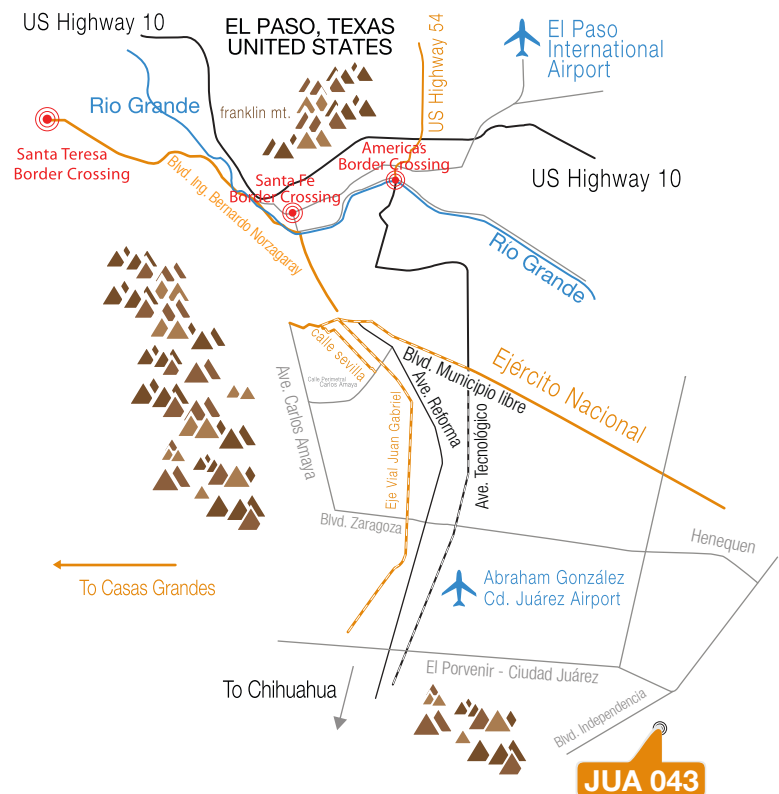
MASTER PLAN

*Not to scale





- 9 hectare industrial lot for 2 Class A Build-to-Suit facilities, with expansion capabilities.
- Located in the Southeast submarket of the city, within a state-of-the-art development featuring the most stringent sustainability practices.
- JUA043 has immediate access to main commercial border crossings with the US, ideal for both manufacturing and logistics operations.
- Surrounded by the fastest growing residential and commercial areas in Juárez and an ample pool of highly qualified labor.
- Building in process for LEED Certification by the USGBC.



Ave. Independencia Sur, Cd. Juárez

JUA 043 Building Specifications



Total building area	208,578 sq ft
Total available area	208,578 sq ft
Office area (size and %)	5% (970 sf)
Year built	2019
Type of construction	Concrete Tilt-up walls, standard joist and girder
Roof system	KR18 galvanized steel with 3 inch insulation
Skylights	5% polycarbonate dome
Floor thickness	7 inch reinforced concrete, 3500 psi
Lighting	Fluorescent T-5 for 30 f.c.

Bay dimensions	50 x 50 feet
Minimum clear height	32 feet
Docks	12 dock high docks with 3,000 lb levelers
Ramps	2 concrete ramps for grade level access
Fire protection system	NFPA compliant hose cabinet system
HVAC	Evaporative coolers and gas heaters
Substation	3x500 KVA transformer and main panels
Automotive parking stalls (number)	240 car parking spaces
Trailer parking stalls (number)	41

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