

FIBRA MACQUARIE MÉXICO

# FIBRAMQ JUA 035

Available Industrial Space 171,272 SF | Ciudad Juárez



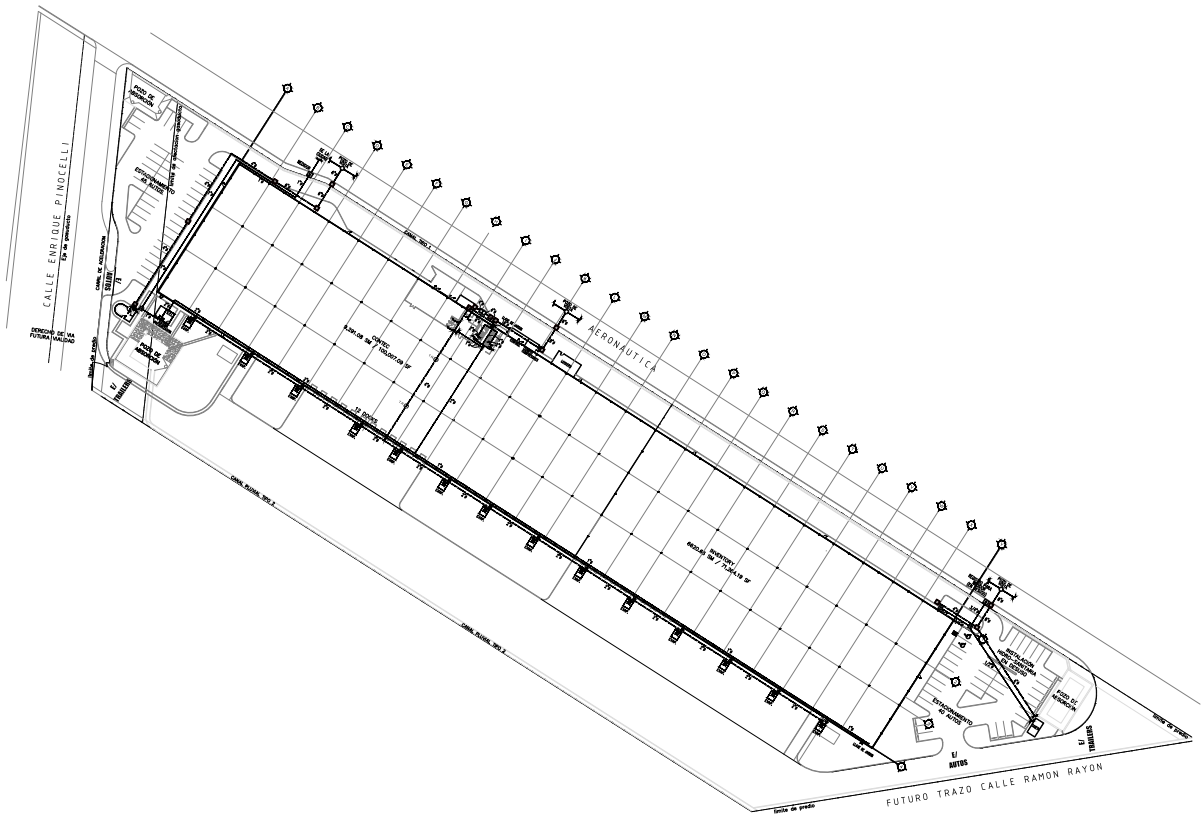
- JUA035 has immediate access to Ysleta and the Santa Teresa US-Mexico commercial border crossings.
- Accessible from residential and retail areas with abundant pool of highly qualified labor force.
- This 171,272 sf industrial facility is adequate for warehousing and logistics operation with 22 docks and wide truck maneuvering court.



Avenida Aeronáutica Lote 1-A S/N  
Cd. Juárez, Chihuahua

FLOOR PLAN

\*Not to scale



JUA 035 Building Specifications

Total building area	171,272 SF	Bay dimensions	40 x 57 feet
Total available area	171,272 SF	Minimum clear height	28 ft
Office area (size and %)	3,465 SF (2%)	Docks	22
Year built	2006	Ramps	2
Type of construction	Concrete Tilt-up	Fire protection system	Hoses
Roof system	KR-18	HVAC	Evaporative
Skylights %	Yes	Transformer(s) capacity	1,500 KVA and 1,300 KVA
Floor thickness	6 in.	Car parking stalls	102
Lighting	LED fixtures	Trailer parking stalls	25

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