

FIBRA MACQUARIE MÉXICO

# FIBRAMQ MTY 006

Available Industrial Space 63,743 SF | Guadalupe



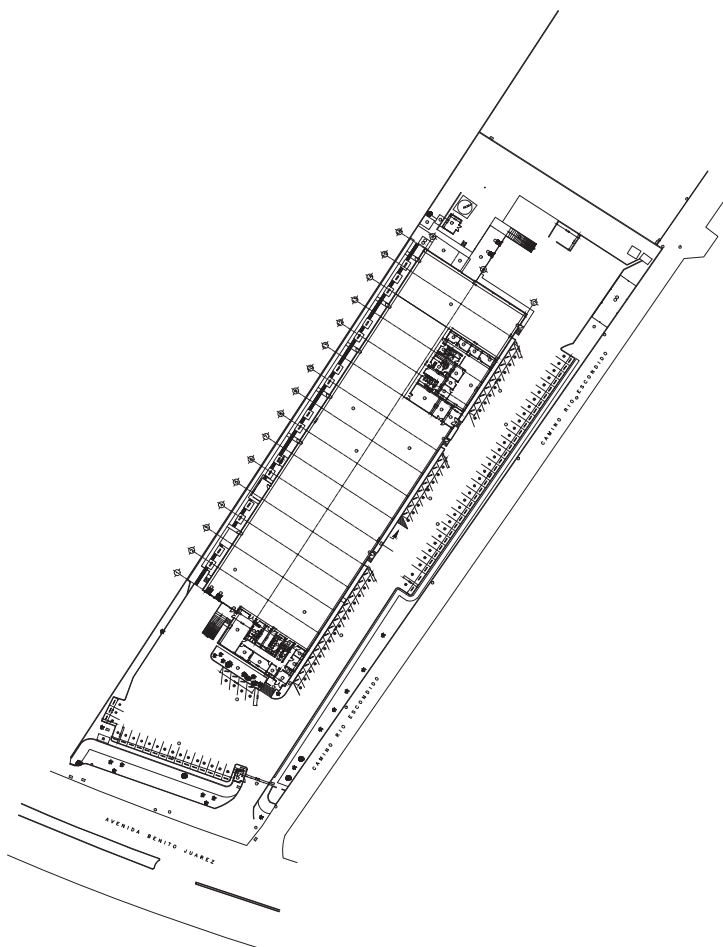
- 63,743 sf building with quick access to the highway to Reynosa and to the loop connecting with all major highways.
- This building can be divisible into 2 modules giving flexibility to users and possible expansion options within itself.
- Just 10 minutes away from Monterrey's International Airport.
- Excellent for manufacturing or logistics operations.



Avenida Benito Juárez No. 401,  
Antigua Hacienda San Sebastián

## FLOOR PLAN

\*Not to scale



# MTY 006 Building Specifications

Total building area	63,743 SF	Bay dimensions	30' x 66'
Total available area	63,743 SF	Minimum clear height	23 ft
Office area (size and %)	5,231 SF, 8%	Docks	2
Year built	2002	Ramps	1
Type of construction	Pre-Cast Concrete, Metal Sheet	Fire protection system	Hoses
Skylights %	9%	HVAC	A/C in main building
Floor thickness	6 inches	Transformer(s) capacity	1, 1000 KVA and 1, 750 KVA
Roof system	Metal-standing Seam Roof (SSR)	Car parking stalls	56
Lighting	T-5	Trailer parking stalls	0

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