

FIBRA MACQUARIE MÉXICO

FIBRAMQ GDL 003

Available Industrial Space 41,441 SF | Parque Industrial Guadalajara | Guadalajara

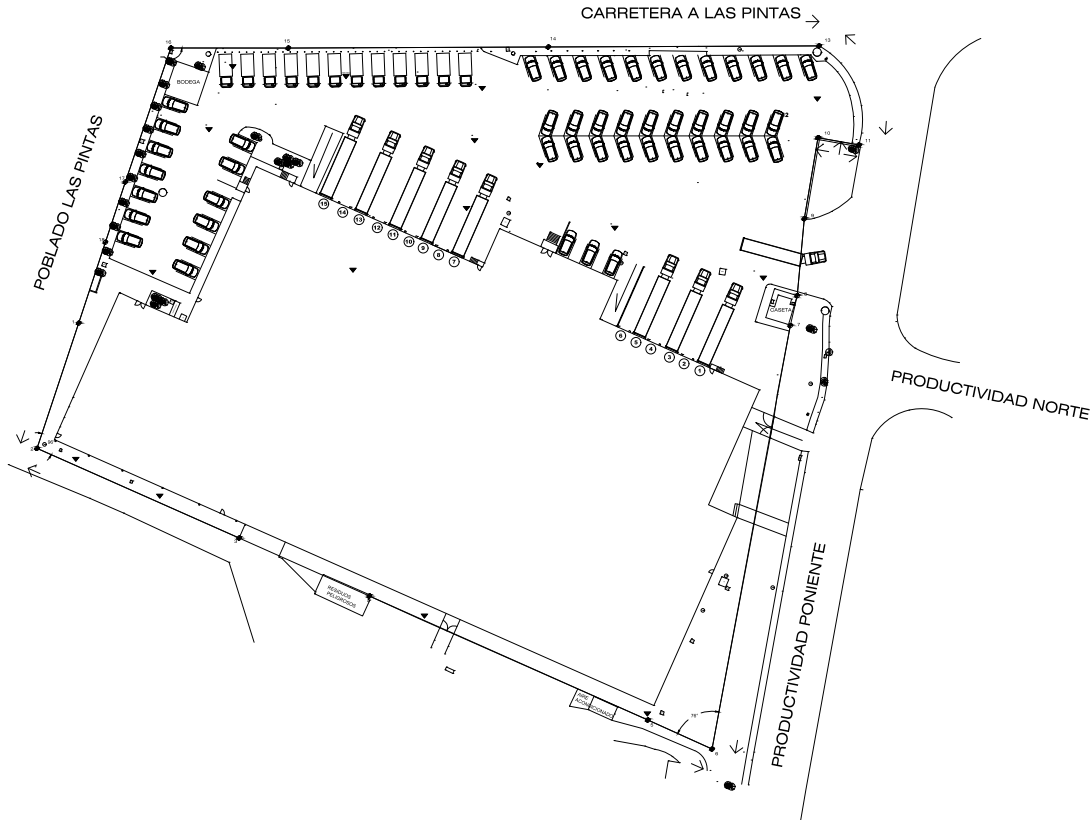


- This 41,441 sf property is strategically located in one of the city's main gateways, 3 miles away from the Guadalajara's International Airport.
- GDL003 is very well connected to Guadalajara's main thoroughfares, Periférico Sur and the Highway to Chapala, and easy access to public transportation.
- Ideal for manufacturing and logistics operations.
- Fire station inside industrial park and security.

Circuito de la Productividad 132 B
Guadalajara, Jalisco C.P. 45680

FLOOR PLAN

*Not to scale



GDL 003 Building Specifications

Total building area	121,163 sf	Bay dimensions	26 x 32 ft
Total available area	41,441 sf	Minimum clear height	28 ft
Office area (size and %)	3,013 sf (7%)	Docks	12
Year built	2001	Ramps	2
Type of construction	Concrete Masonry Unit Block, Metal Sheet	Fire protection system	Hoses sin B/T
Skylights %	Sidelights only	HVAC	Exhaust System
Floor thickness	6 in	Transformer(s) capacity	150 KVA, 125 KVA
Roof system	Metal - Standing Seam Roof (SSR)	Car parking	80 parking spaces
Lighting	T5 and Metal Halide	Trailer parking stalls	N/A

Fibra Macquarie México (FIBRAMQ) is a real estate investment trust (*fideicomiso de inversion en bienes raices*) listed on the Mexican Stock Exchange (*Bolsa Mexicana de Valores*). FIBRAMQ is managed by Macquarie México Real Estate Management, S.A. de C.V. which operates within the Macquarie Infrastructure and Real Assets division of Macquarie Group. The property administrator of FIBRAMQ's industrial properties is MMREIT Property Administration, A.C., which is wholly owned by FIBRAMQ.

Macquarie Group only carries on banking activities through Macquarie Bank Limited (MBL) and its various branches in those countries where it is authorized to do so being Australia, Korea, Singapore, Hong Kong and United Kingdom. Other than MBL, any Macquarie Group entity noted in this document is not an authorized deposit-taking institution for the purposes of the Banking Act 1959 (Commonwealth of Australia). That entity's obligations do not represent deposits or other liabilities of MBL. MBL does not guarantee or otherwise provide assurance in respect of the obligations of that entity.

Before acting on any information, you should consider the appropriateness of it having regard to your particular objectives, financial situation and needs and you should seek independent advice. No information set out above constitutes advice, an advertisement, an invitation, an offer or a solicitation, to buy or sell any financial product or security or to engage in any investment activity, or an offer of any banking or financial service. Some products and/or services mentioned above may not be suitable for you and may not be available in all jurisdictions