

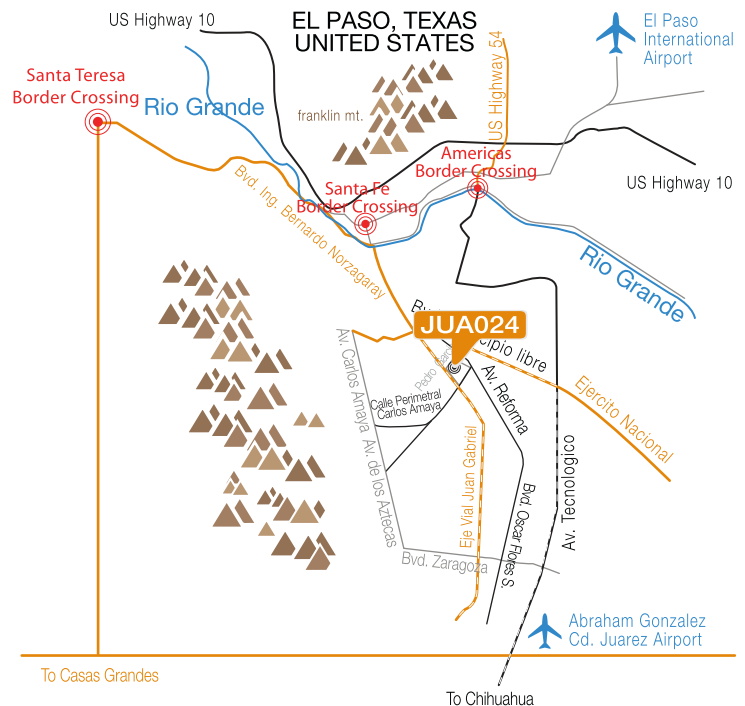
FIBRA MACQUARIE MÉXICO

# FIBRAMQ JUA 024

Available Industrial Space 207,914 SF | Parque Industrial Juárez | Ciudad Juárez



- This 207,914 sf is totally sprinklered for fire protection and is located less than 2 miles to the US-Mexico Commercial Border Crossing.
- Easy access to labor residential and retail areas plus recent upgrades on Eje Juan Gabriel Ave. for expedited traffic of automobiles, trailers and personnel buses.

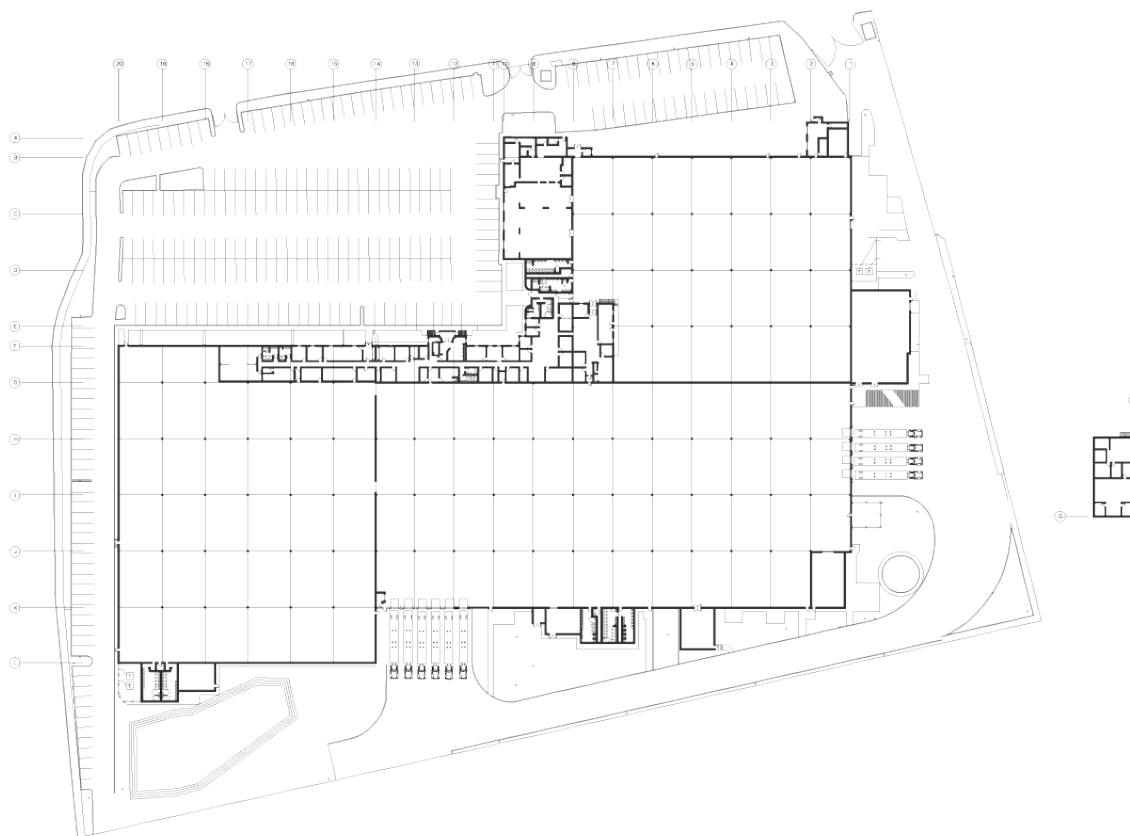


CD. JUAREZ, CHIHUAHUA,  
MEXICO

Eje Vial Juan Gabriel #1250, Cd. Juarez, Chihuahua, C.P. 32396

## FLOOR PLAN

\*Not to scale



## JUA 024 Building Specifications

Total building area	207,914 sf	Lighting	HID 30 fc
Total available area	207,914 sf	Bay dimensions	37' x 49'
Office area (size and %)	15,737 sf (8%)	Minimum clear height	16 ft & 24 ft
Land area	459,679 sf	Docks	9
Year built	1989	Ramps	2
Type of construction	Block wall + tilt-up	Fire protection system	Sprinklers
Skylights %	0%	HVAC	Swamp coolers, heaters & AC for offices
Floor thickness	4 & 6 inches	Transformer(s) capacity	3,000 KVAs (6 transformers of 500 KVAs)
Roof system	SSR KR-18 & TPO membrane	Car parking	234 parking spaces

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