

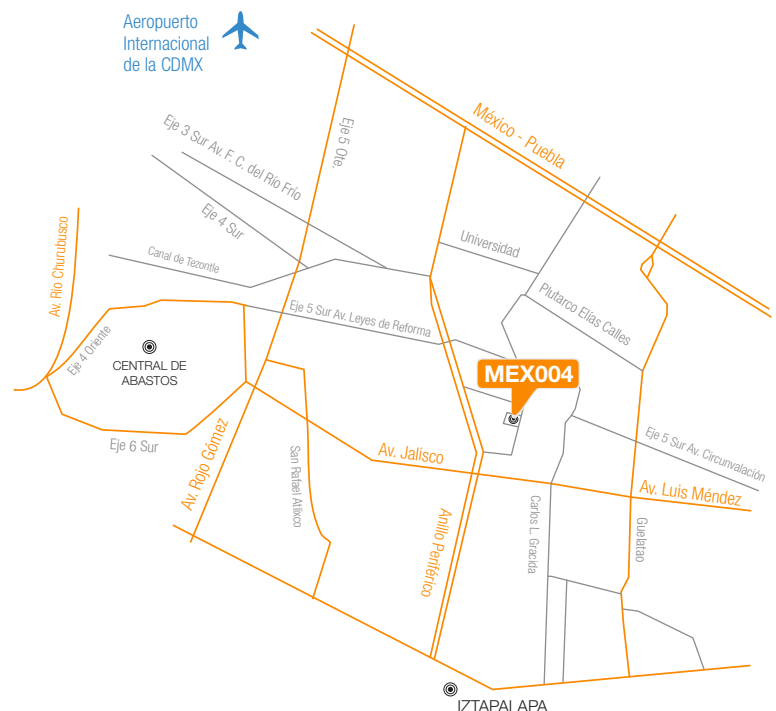
FIBRA MACQUARIE MÉXICO

FIBRAMQ MEX 004

Available Industrial Space 5,468 m² | Iztapalapa | Ciudad de México



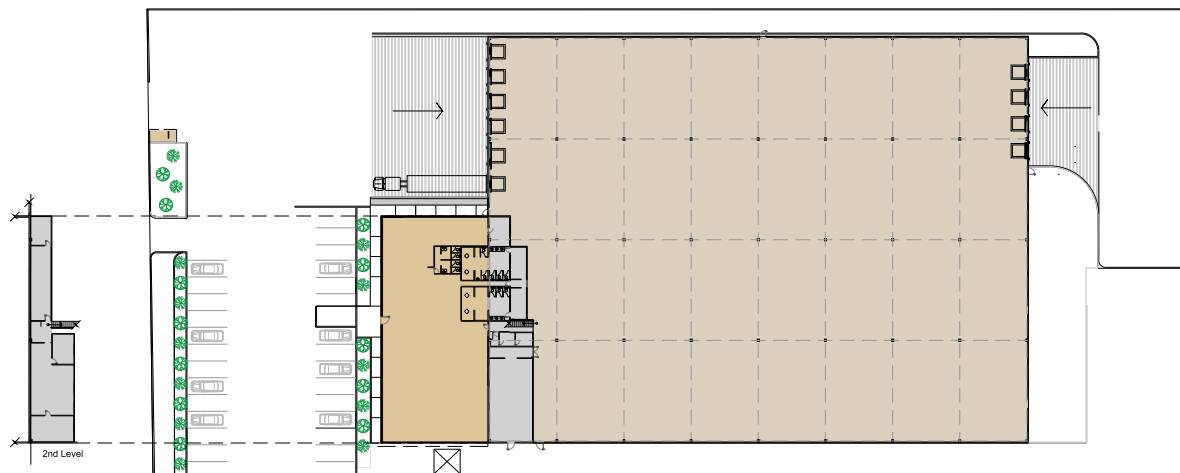
- This 5,468 sqm industrial building is located in Mexico City's Iztapalapa market, within a fenced industrial park and secured premises.
- MEX004 is in close proximity to the exit to Puebla, to the southeast of the Mexico City metropolitan area and has great connectivity through two main avenues, Anillo Periférico and Autopista México-Puebla.
- Property is ideal for logistics and distribution, catering to last mile operations.
- MEX004 has a production area of 4,685 sqm and 260 sqm of internal office which is divided in production floor office (105 sqm) and in a mezzanine (155 sqm). Internal office may be removed upon request, increasing production area to 4,790 sqm.



Michoacán #20 Nave 5, Col. Renovación
Iztapalapa, Ciudad de México, C.P. 09209

FLOOR PLAN

*Not to scale



4,676 m² 370 m² 539 m²
 Production Warehouse  Interior Office  Exterior Office

MEX 004 Building Specifications

Total building area	5,468 sqm	Bay dimensions	10.08 x 15.09 meters
Production area	4,671 sqm	Minimum clear height	9 meters
Office area (size and %)	797 sqm (14%)	Docks	10
Potential Conversion of Production Floor Office to Production area	4,776 sqm	Ramps	1
Type of construction	Concrete Masonry Unit Block; Metal Sheet	Fire protection system	N/A
Roof system	Metal - Standing Seam Roof (SSR)	HVAC	N/A
Skylights %	3%	Transformer(s) capacity	1 - 500 KVA and 1 - 112.5 KVA
Floor thickness	6 in	Car parking stalls	30
Lighting	T5	Trailer parking stalls	0

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