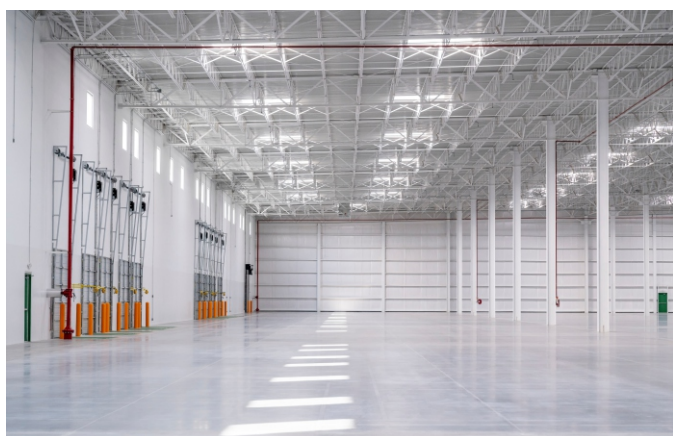


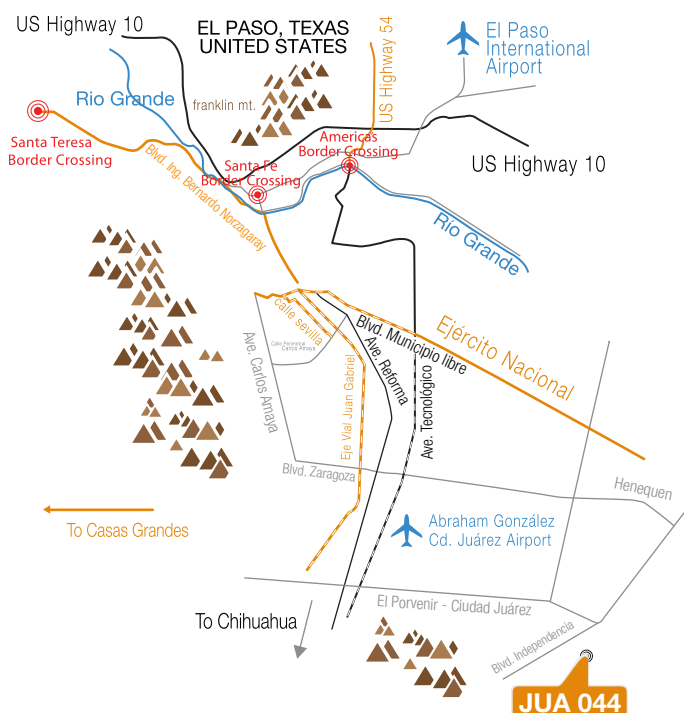
FIBRA MACQUARIE MÉXICO

FIBRAMQ JUA 044

Available Industrial Space 217,455 SF | Ave. Independencia Sur | Ciudad Juárez



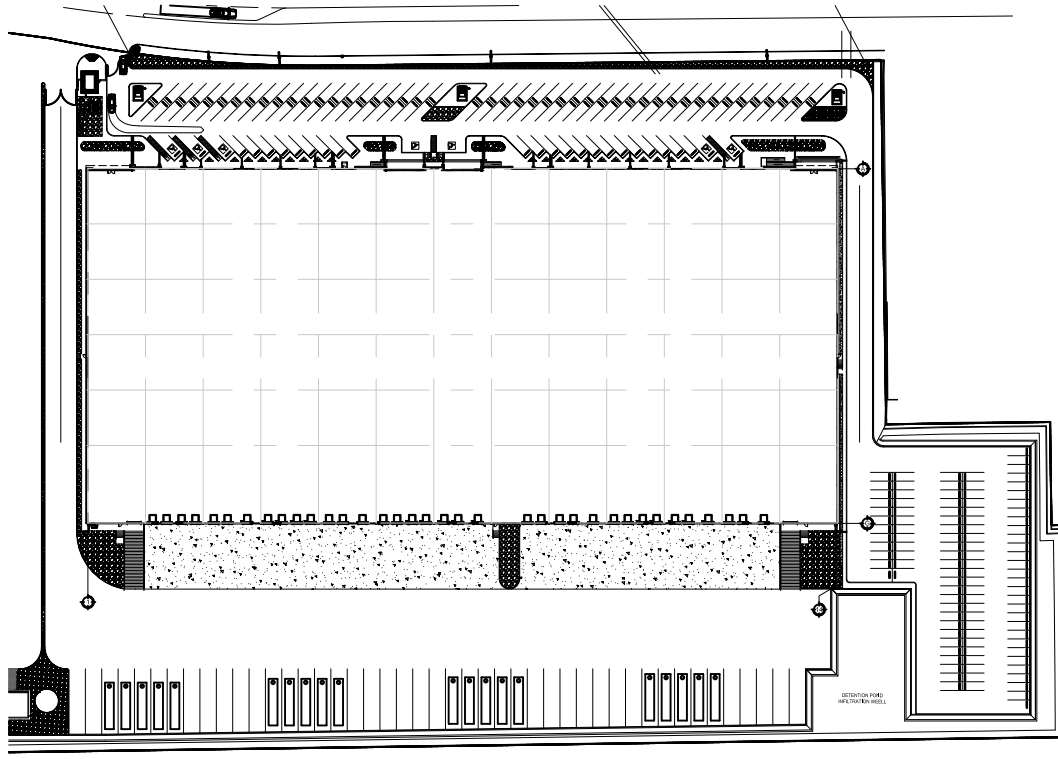
- Located in southeast submarket within state-of-the-art development featuring the most stringent sustainability practices.
- JUA044 has immediate access to main commercial border crossings with the U.S. ideal for both manufacturing and logistics operations.
- Surrounded by the fastest growing residential and commercial areas in Juarez and an ample pool of highly qualified labor.
- Upon completion, this project will apply to become LEED® - certified". O "Project is registered under the LEED® green building program.



Bvd. Independencia #3022 Fracc. Lote Bravo
C.P. 32695, Ciudad Juárez, Chihuahua

FLOOR PLAN

*Not to scale



JUA 044 Building Specifications

Total building area	217,455 sq ft	Bay dimensions	50 x 52 ft
Total available area	217,455 sq ft	Minimum clear height	32 ft
Office area (size and %)	5%	Docks	15 dock high doors; concrete truck court
Year built	2020	Ramps	2 concrete ramps for grade level access
Type of construction	Concrete Tilt-up walls, standard joist and girder	Fire protection system	Hose stations
Roof system	TPO 60 mills	HVAC	Evaporative coolers and gas heaters
Skylights	SunWave DL-83 domes approved for FM	Substation	500 KVA transformer and main panels
Floor thickness	7 inch reinforced concrete	Automotive parking stalls (number)	225 car parking spaces; concrete
Lighting	LED	Trailer parking stalls (number)	43 concrete trailer staging area

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