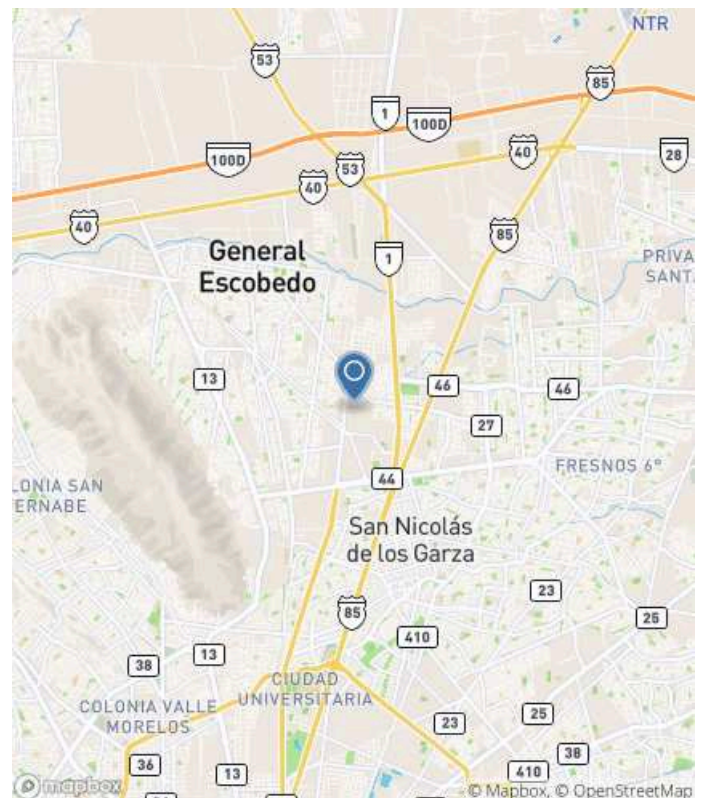


# FIBRA MACQUARIE MEXICO FIBRAMQ MTY035

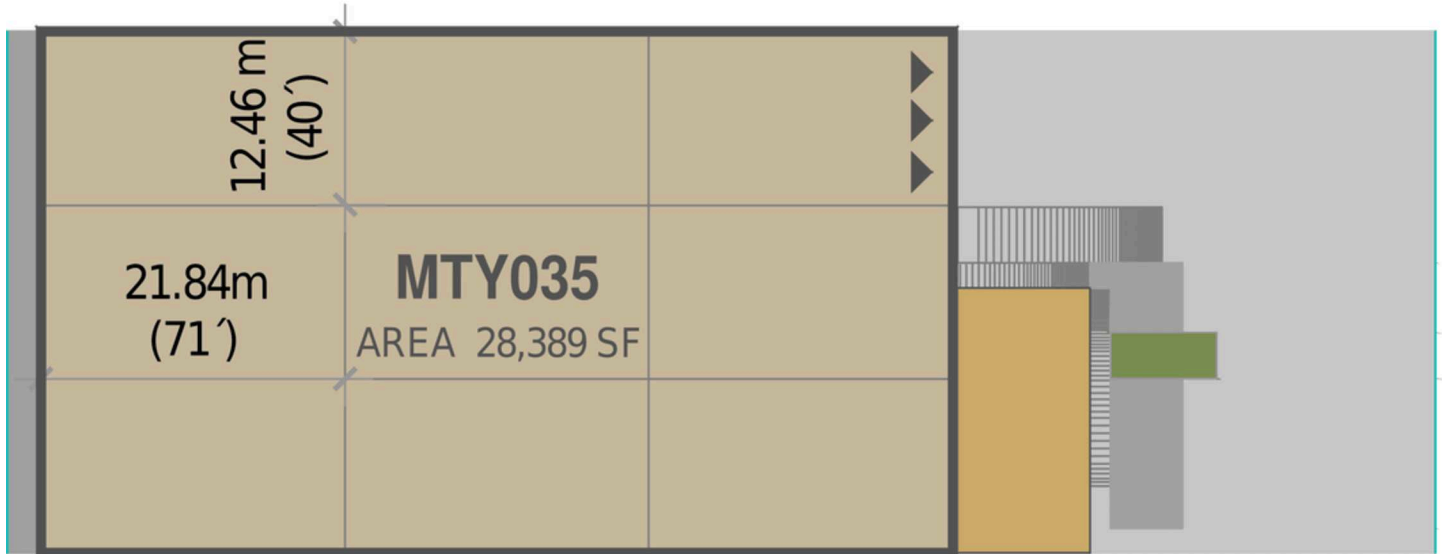
83,158 SF | Escobedo, Nuevo Leon | Escobedo



- World-class industrial/warehousing space in Escobedo, N.L.
- Suites available from 28,000 sf
- Property has easy access to the highway to Laredo, Texas and all major roads connecting Monterrey to central Mexico
- Urban location is ideal for distribution/logistics operations
- Abundant pool of labor accessible
- Less than 2 miles from retail centers and hospitals



**[View 360° Tour of MTY035](#)**



## MTY035 Building Specifications

Total building area	83,158 sf	Total available area	28,389 SF sf
Year Built	2010	Car parking	73
Office area	NA	Type of construction	Pre-Cast/Metal Sheet
Skylights	5	Floor thickness	6 in
Roof system	SSR KR-18	Lighting	T5
Bay dimensions	NA	Minimum clear height	30 ft
Docks	7	Ramps	1
Fire protection system	Hoses	HVAC	Offices
Transformer(s) capacity	2-150 KVA and 1-75 KVA	Land area	109,533 sf

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CONTACT: Juan Pablo Canales

| [juan.canales@mpagroup.mx](mailto:juan.canales@mpagroup.mx)

| +52 (81) 1966 8012  
+52 (81) 1242 8840