

Alian Sublease

VYNMSA Santa Catarina Industrial Park,
Santa Catarina, Nuevo

 Available Building
for Sublease

AVAILABLE AREA:
44,803 SF / 4,162 SQM



[click / scan](#)
[for location](#)

ALEJANDRO ANAYA



+52 (81) 1909 3908



alex.anaya@select-rs.com

JUAN FELIPE ZAMORA



+52 (81) 2621 7356



juan.zamora@select-rs.com

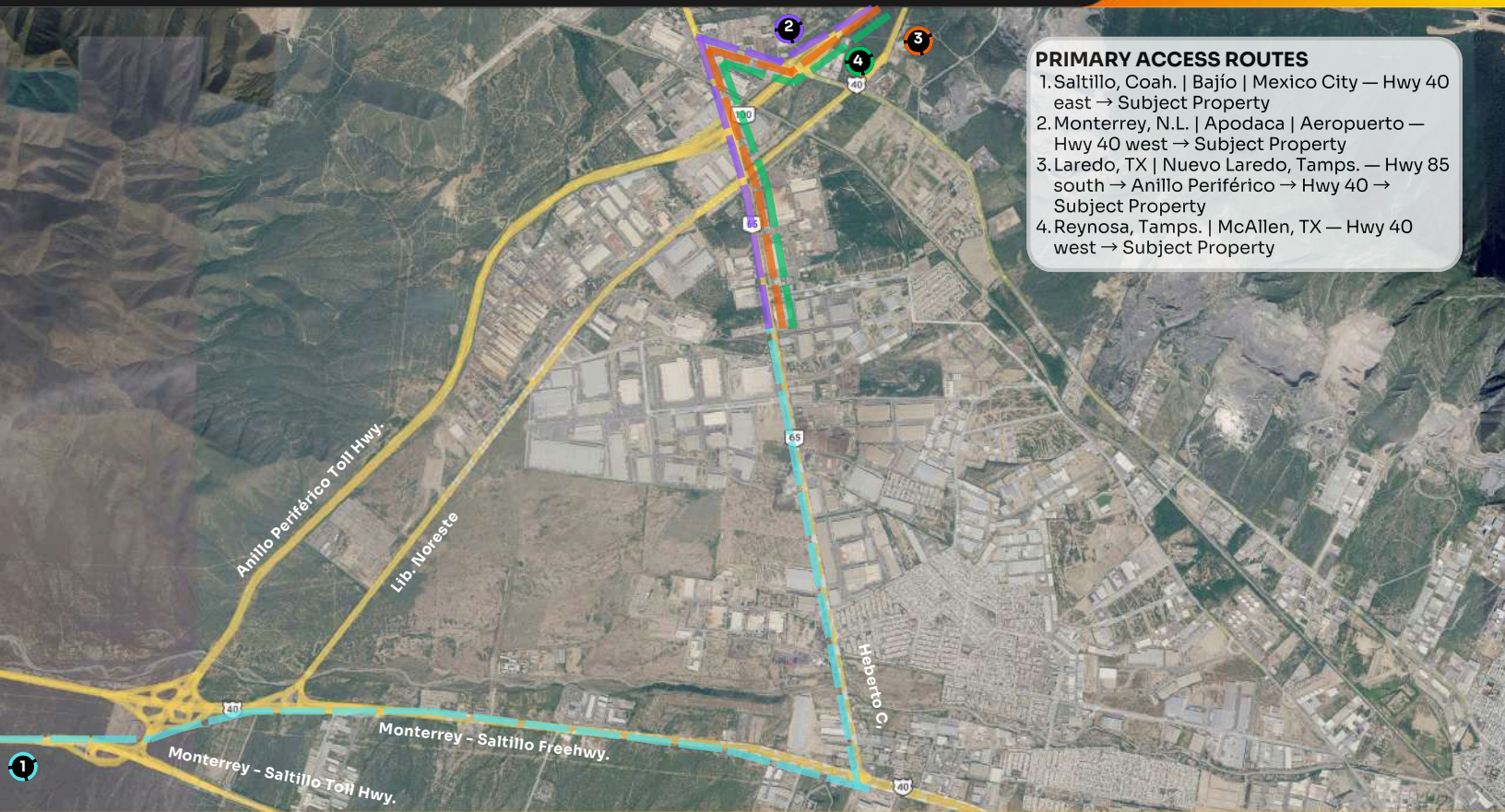
# City	Distancia
1. Saltillo Coah.	40 Mi / 65 Km
2. McAllen Tx.	172 Mi / 277 Km
3. Laredo Tx.	149 Mi / 239 Km
4. San Antonio Tx.	305 Mi / 490 Km
5. Houston Tx.	465 Mi / 748 Km
6. Mexico City.	550 Mi / 885 Km



Corporate Neighbors



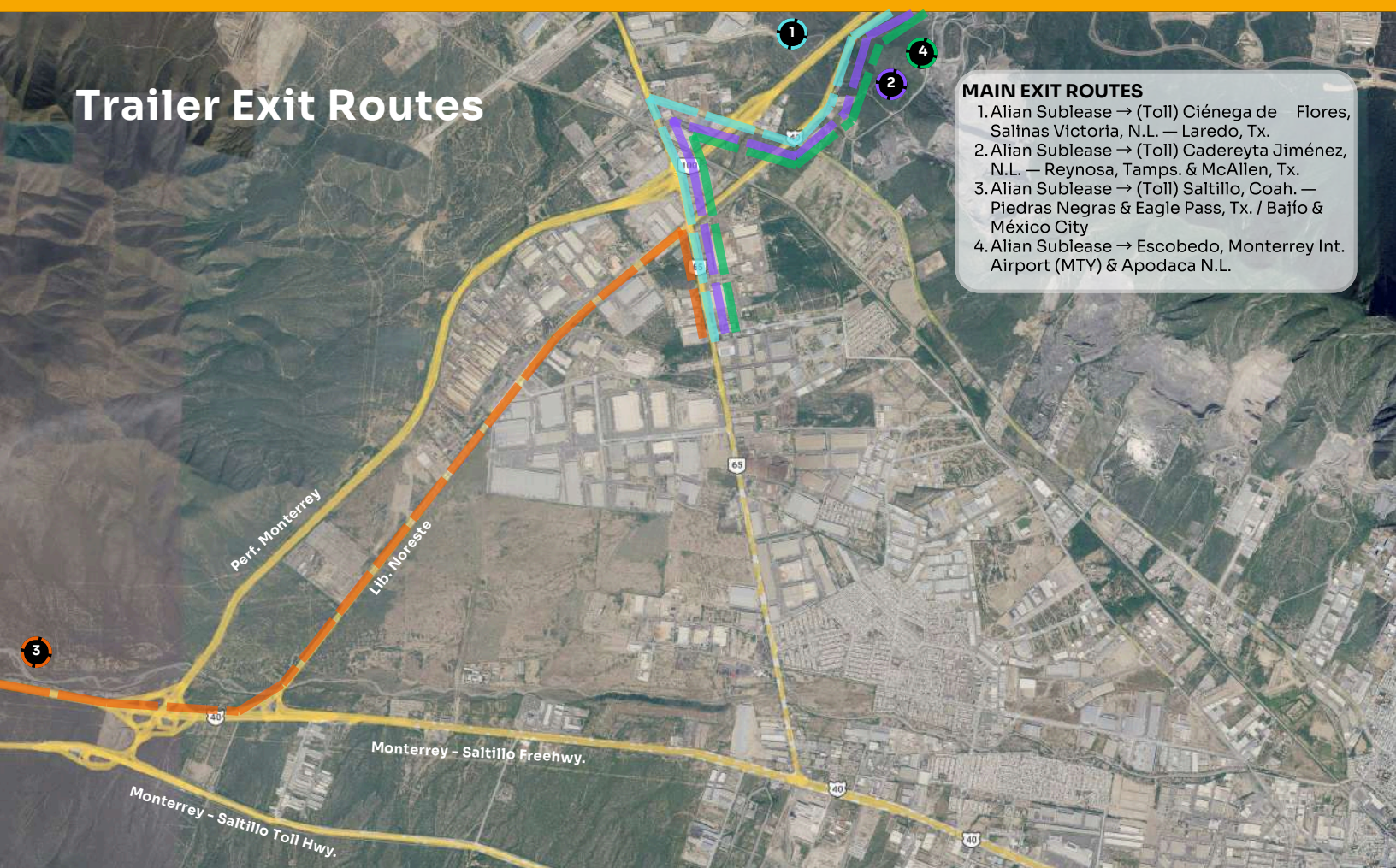
Trailer Access Routes



PRIMARY ACCESS ROUTES

1. Saltillo, Coah. | Bajío | Mexico City — Hwy 40 east → Subject Property
2. Monterrey, N.L. | Apodaca | Aeropuerto — Hwy 40 west → Subject Property
3. Laredo, TX | Nuevo Laredo, Tamps. — Hwy 85 south → Anillo Periférico → Hwy 40 → Subject Property
4. Reynosa, Tamps. | McAllen, TX — Hwy 40 west → Subject Property

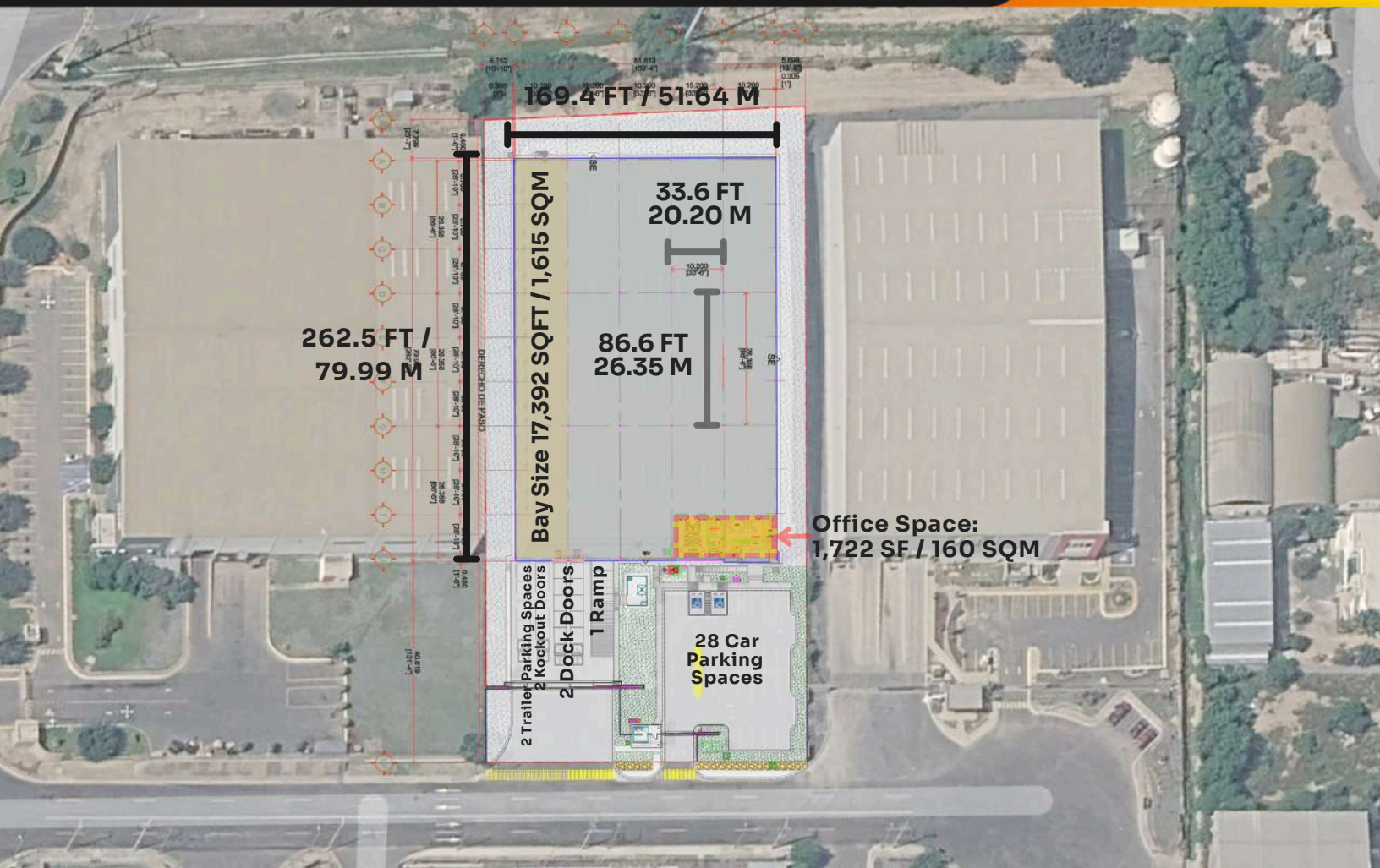
Trailer Exit Routes



MAIN EXIT ROUTES

1. Alian Sublease → (Toll) Ciénega de Flores, Salinas Victoria, N.L. — Laredo, Tx.
2. Alian Sublease → (Toll) Cadereyta Jiménez, N.L. — Reynosa, Tamps. & McAllen, Tx.
3. Alian Sublease → (Toll) Saltillo, Coah. — Piedras Negras & Eagle Pass, Tx. / Bajío & México City
4. Alian Sublease → Escobedo, Monterrey Int. Airport (MTY) & Apodaca N.L.

Building Overview



- ★ **Available Area**
44,803 SF / 4,162 SQM
- ★ **Production & Warehouse**
42,716.43 SF / 3,968.49 SQM
- ★ **Office Space**
1,722 SF / 160 SQM
- ★ **Pump Room**
258 SF / 24 SQM
- ★ **Guard House**
106 SF / 9.00 SQM
- ★ **Building Dimensions**
262.5 x 169.4 FT / 79.99 x 51.64 M
- ★ **Column Spacing**
86.6 x 33.6 FT / 26.35 x 10.20 M
- ★ **Divisible**
No
- ★ **Clear Height**
30 FT / 9.14 M
- ★ **Roof**
SSR 24-gauge Galvalum and 4" fiberglass insulation blanket
- ★ **Skylights**
4%
- ★ **Lighting**
Manufacturing: 30 fc LED
Office: 50 fc LED
Exterior: Wall Packs Units
- ★ **Type of Construction**
Pre Cast Concrete Walls
- ★ **Ventilation**
3 CPH
- ★ **Floor Thickness**
6 IN / 15.24 CM with 300 KG/Cm² Concrete Strength with Polypropylene Fiber
- ★ **Loading Docks**
2 + 2 Knockouts
- ★ **Access Ramps**
1
- ★ **Car Parkings Spaces**
28 Spaces
- ★ **Trailer Parkings Spaces**
2 Spaces
- ★ **Electrical Substation**
1,000 Kvas
- ★ **Fire Protection System**
Basic Hose System

Workforce Overview

Located in Santa Catarina, one of Monterrey metro's most established industrial corridors, this site is supported by a deep and scalable labor pool with strong manufacturing and logistics experience. Santa Catarina's population reached 306,322 in the 2020 census and grew +13.9% vs. 2010, reflecting sustained in-migration tied to industrial expansion.



306,322 Santa
Catarina
Municipality
Population

The broader Monterrey Metropolitan Area provides access to a large regional workforce (reported at ~5.34 million residents in the 2020 census), reinforcing hiring depth across multiple municipalities.

- Santa Catarina growth (2010–2020): +13.9%
- Monterrey Metro Area 2020: 5,341,171

