

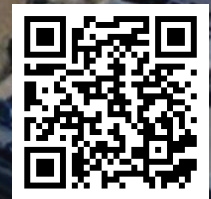


# RE03B-INV

ROCA EL PUENTE INDUSTRIAL  
COMPLEX, REYNOSA, TAMAULIPAS

 Available Building  
for Lease

TOTAL BUILDING SIZE:  
**99,254 SQFT / 9,221 SQM**



[click / scan  
for location](#)

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# Location

# City	Distancia
➤ 1. McAllen Tx.	16 Mi / 26 Km
➤ 2. Monterrey, N.L.	141 Mi / 227 Km
➤ 3. San Antonio, Tx.	254 Mi / 409 Km
➤ 4. Austin, Tx.	332 Mi / 534 Km
➤ 5. Houston, Tx.	362 Mi / 583 Km
➤ 6. Dallas, Tx.	526 Mi / 846 Km



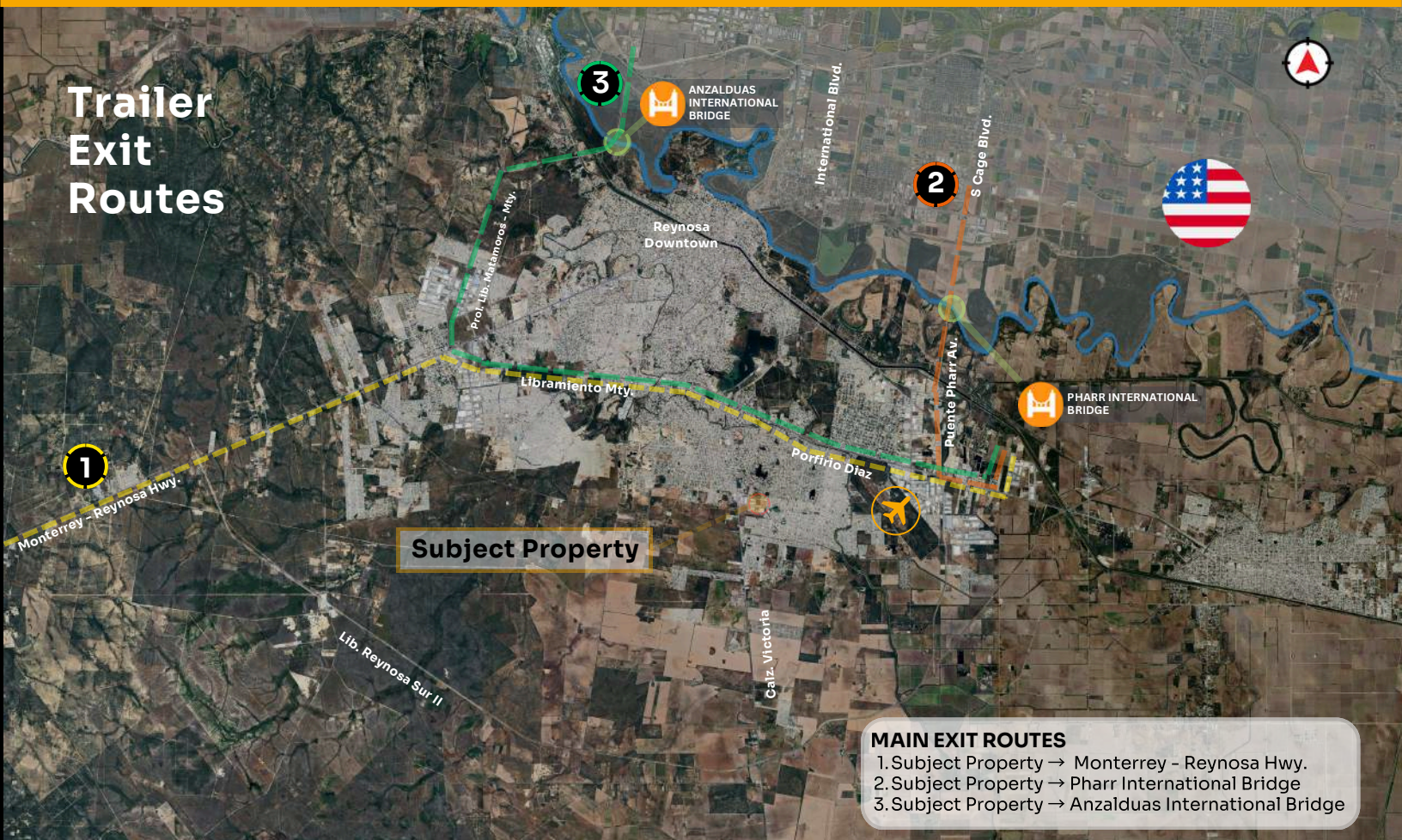
# Corporate Neighbors

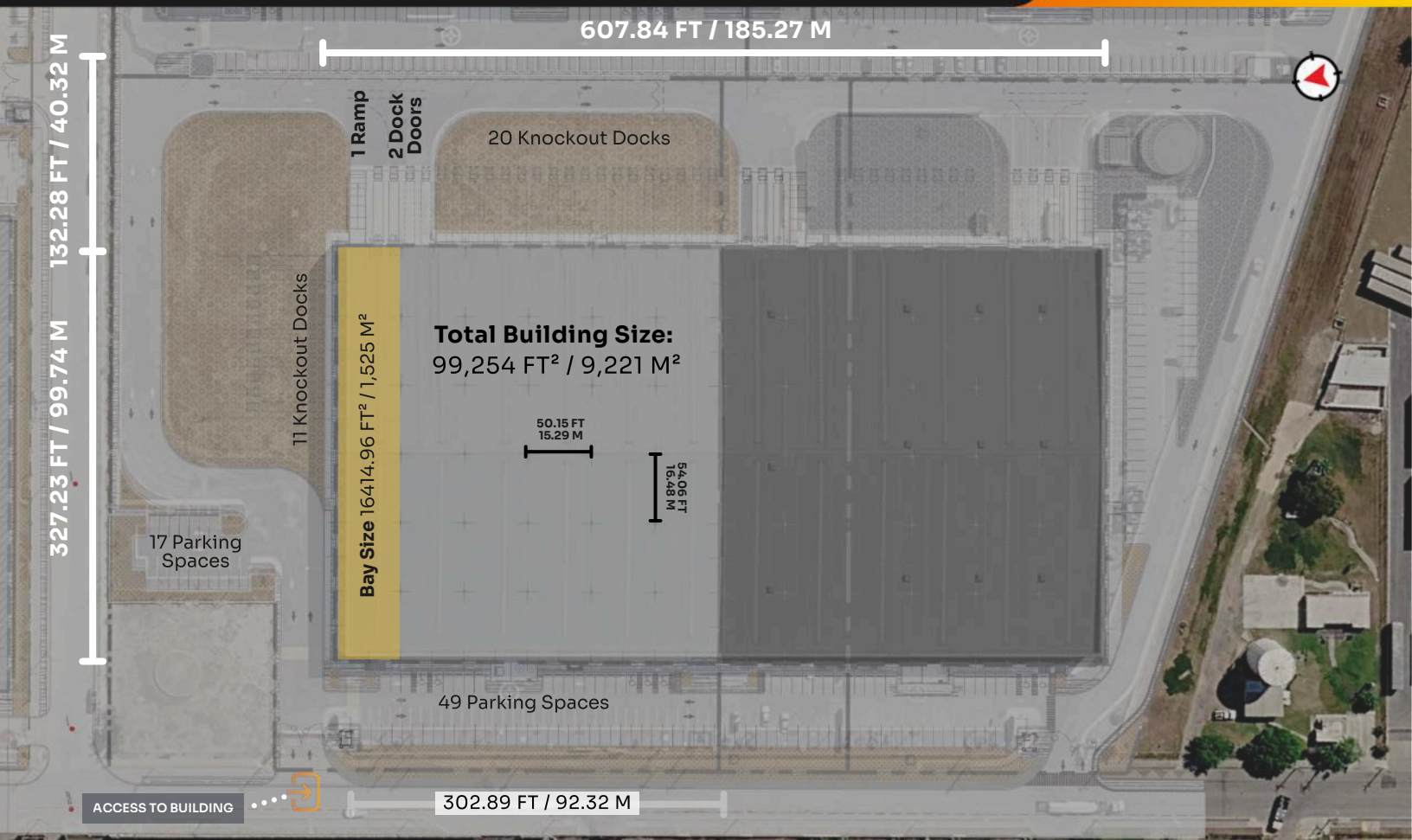











# Trailer Access Routes



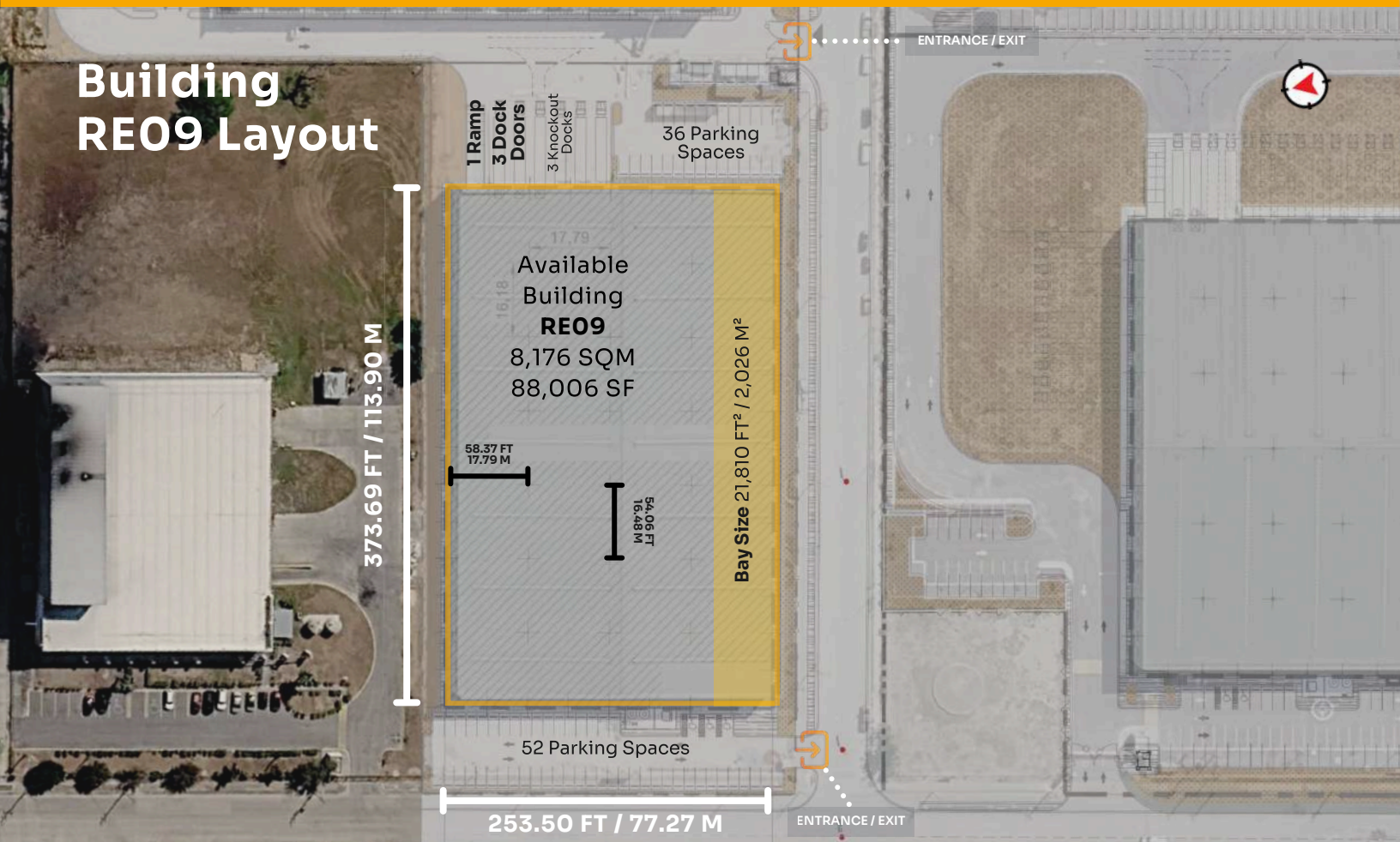
# Trailer Exit Routes





-  **Total Building Size**  
99,254 SQFT / 9,221 SQM
-  **Building Dimensions**  
303.31 x 327.23 FT / 92.45 x 99.74 M
-  **Expansion Area**  
N/A
-  **Column Spacing**  
50.15 x 54.06 FT / 15.29 x 16.48 M
-  **Divisible**  
Yes
-  **Clear Height**  
28 FT / 8.54 M
-  **Wall Type**  
Concrete Precast
-  **Office Space**  
To Suit
-  **Guard House**  
302 SQFT / 28 SQM
-  **Floor Thickness**  
6 IN / 15.24 CM
-  **Skylights**  
5%
-  **Access Ramps**  
1
-  **Dock Doors**  
2 + 30 Knockout Docks
-  **Parking Spaces**  
66 Spaces
-  **Ventilation**  
To Suit
-  **Electrical Transformer**  
To Suit
-  **Kvas Rights Available**  
Yes

# Campus Style Expansion Available



## Building RE09 Layout

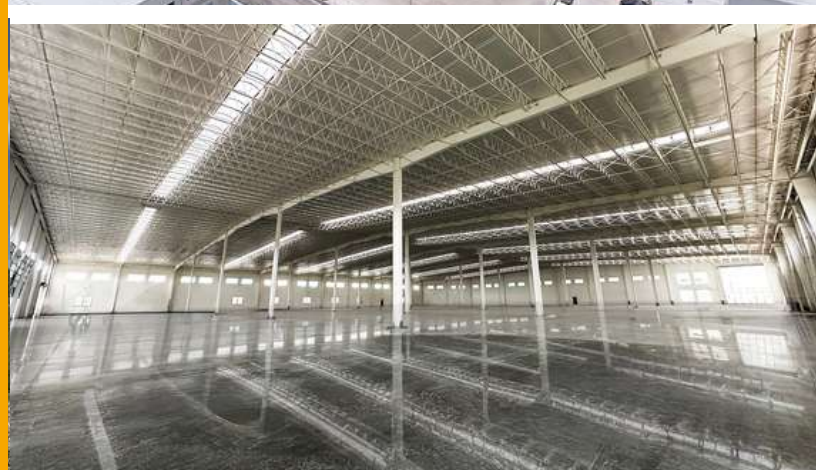
# Building RE10 Layout



## Building RE09 Pictures



## Building RE10 Pictures



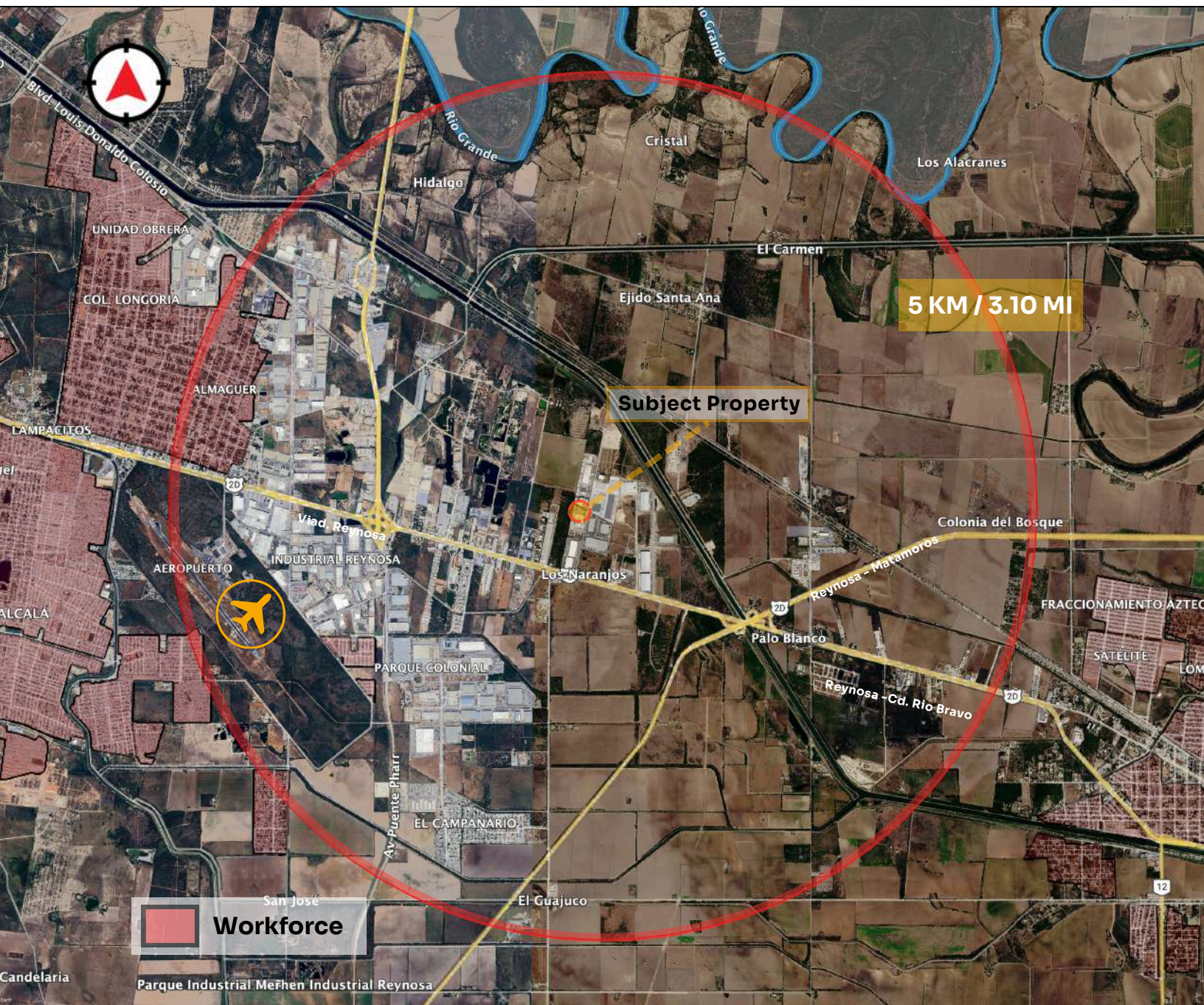
# Workforce Overview

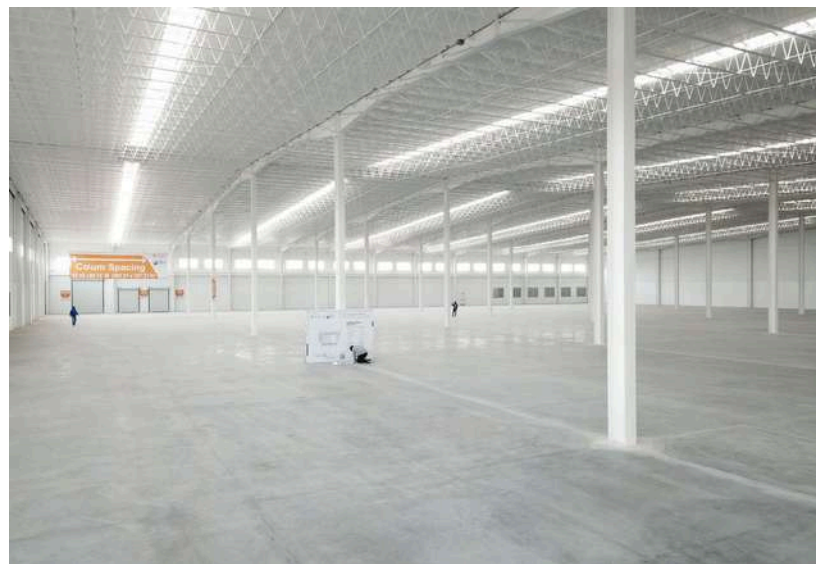
Reynosa is a mature manufacturing hub on the U.S.-Mexico border with a diversified industrial base and strong talent availability.



704,767  
population

With a population of 704,767 (INEGI 2020), the market supports scalable hiring for manufacturing and logistics operations, reinforced by cross-border trade flows and ongoing industry collaboration initiatives (e.g., the region's electronics manufacturing cluster)







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