

Wendy Buildings

Federal Highway #53 Monterrey - Monclova
KM. 11.5, El Carmen, Nuevo León



**↖ ↗ Available Buildings
↙ ↘ for Lease**

AVAILABLE AREA:

BUILDING A: 61,893 SF / 5,750 SQM

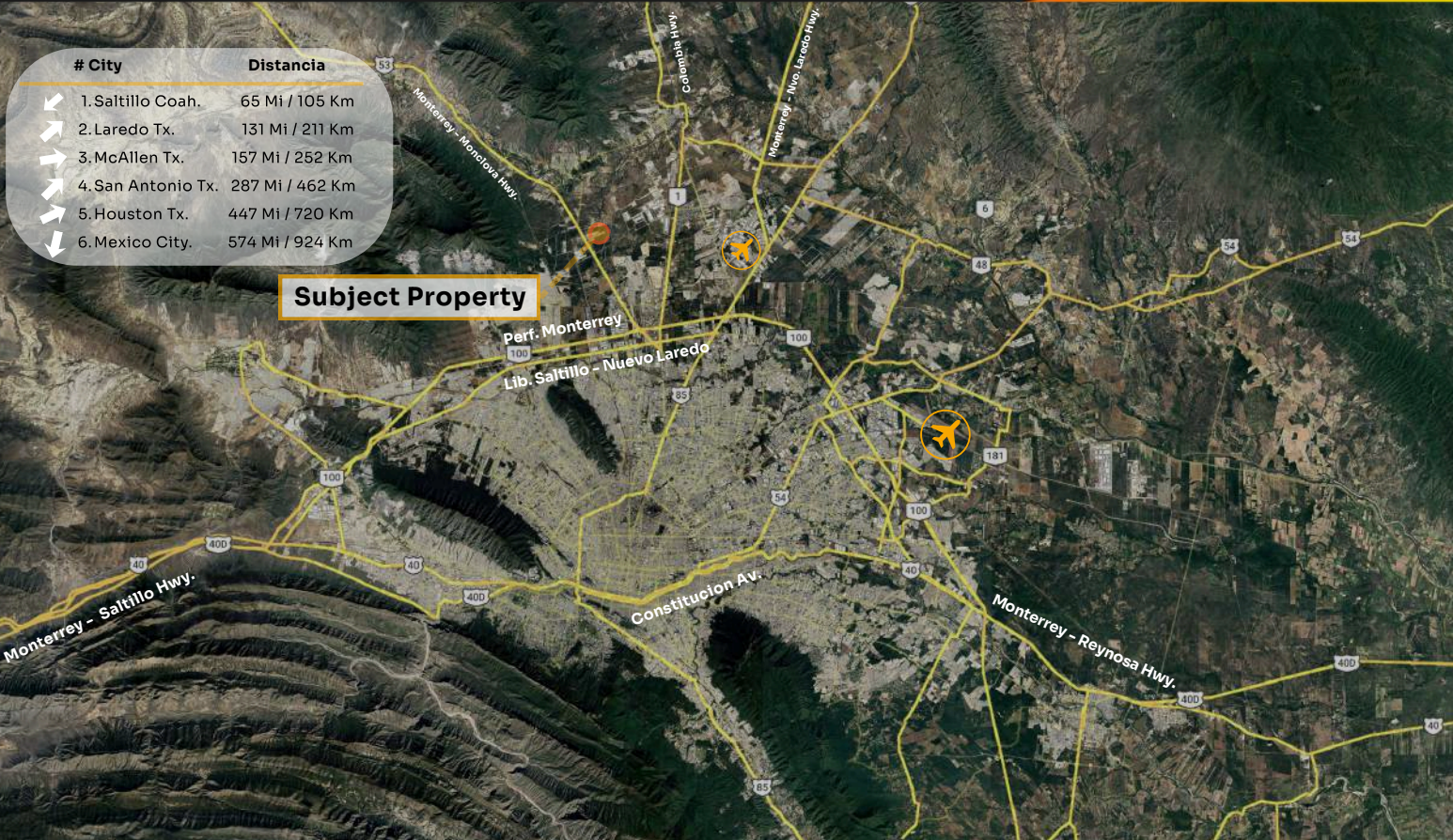
BUILDING B: 77,500 SF / 7,200 SQM



[clic / scan
for location](#)



Location

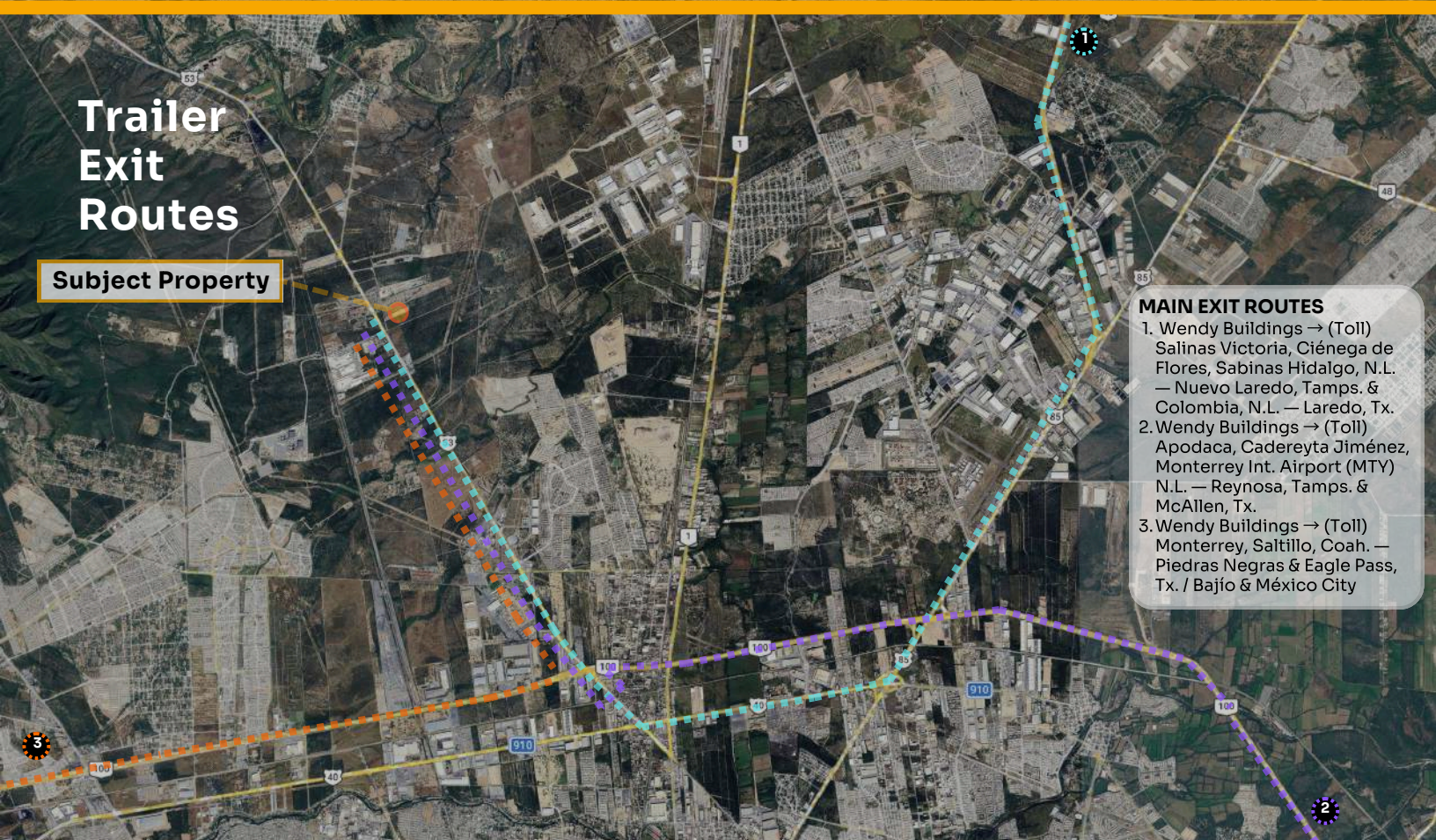
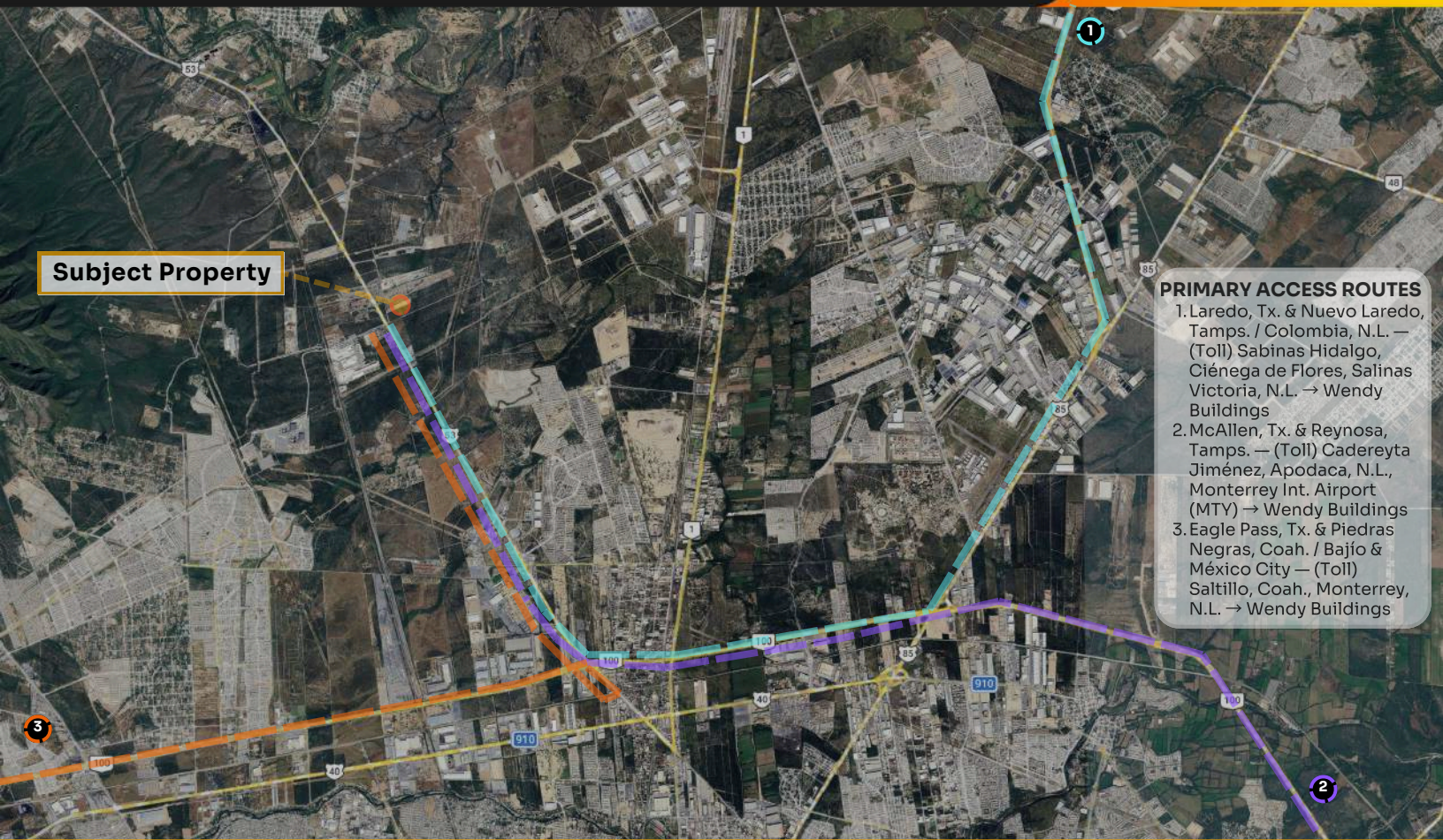


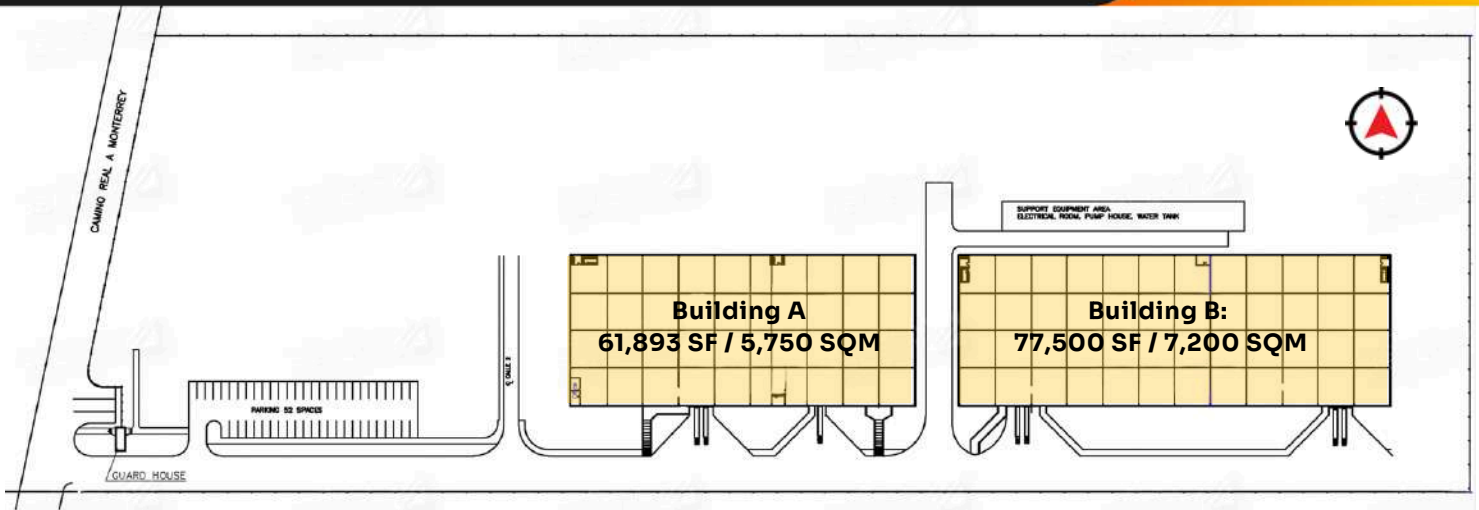
Corporate Neighbors



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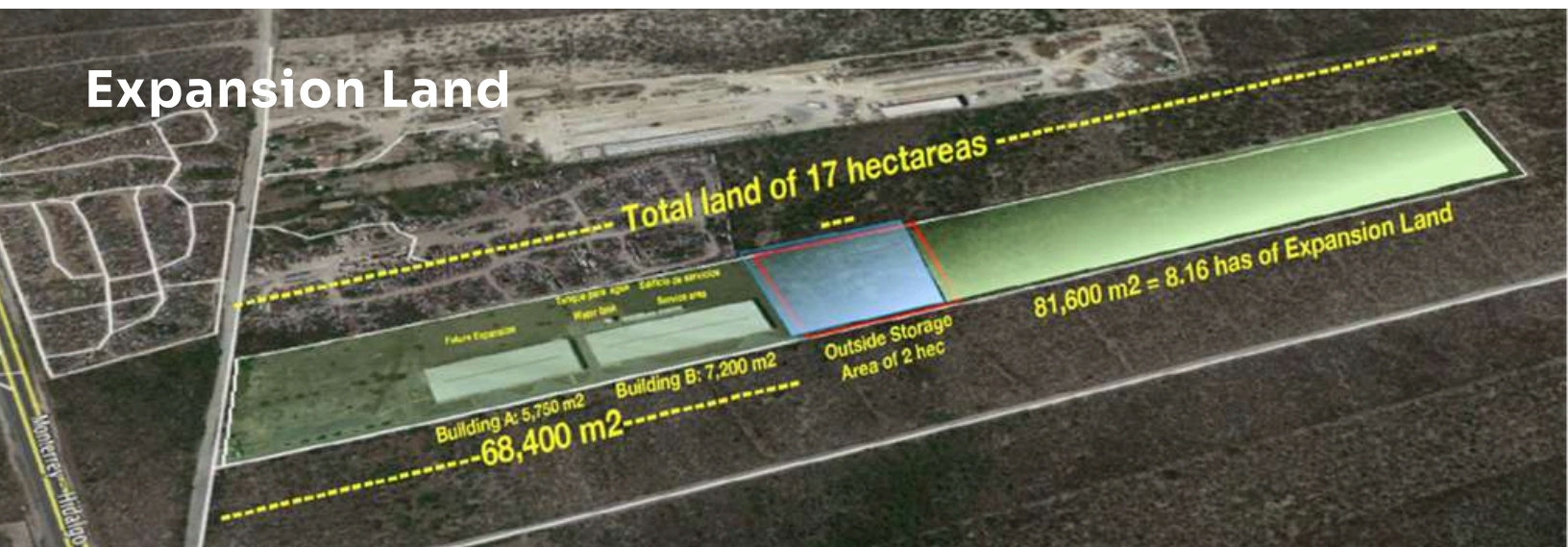
Trailer Access Routes





- ★ **Available Area**
 BUILDING A: 61,893 SF / 5,750 SQM
 BUILDING B: 77,500 SF / 7,200 SQM
- ★ **Total Land Size**
42 AC / 17 HA
 LOT A (Buildings): 16.78 AC / 6.8 HA
 LOT B (Expansion): 11 AC / 27.18 HA
- ★ **Office Space**
 1,205 SF / 112 SQM
- ★ **Column Spacing**
 39.37 x 82.02 FT / 12 x 25 M
- ★ **Construction Type**
 Block & Metal
- ★ **Roof**
 SSR-24 with insulated fiberglass
- ★ **Expansion**
 Yes
- ★ **Clear Height**
 22 FT / 7.00 M
- ★ **Fire Protection System**
 Hose System
- ★ **Dock Doors**
 Building A : 3 docks
 Building B: 4 docks
- ★ **Access Ramps**
 Building A : 3
 Building B: 2
- ★ **Floor**
 5 Inches / 12.70 cm (250 KG/CM2)
- ★ **Electric Substation**
 1@500 KVAS
 1@220 KVAS
- ★ **Lighting**
 T-5 & Metal Halide
- ★ **Water Tank Capacity**
 500 m³

Expansion Land



The surrounding area supports a working-age population of ~44,320 (per site catchment). Beyond the immediate radius, the property is positioned within Monterrey's expanding north industrial corridor, where nearby municipalities have experienced strong population growth and ongoing residential development—supporting scalable hiring for industrial and logistics operations as the submarket continues to consolidate.

Recent demographic trends underscore this growth dynamic, reflecting the broader north-metro expansion that continues to add housing and labor availability in adjacent commuting areas.

- Salinas Victoria: 86,766 (2020) | +166% vs. 2010
- El Carmen: 104,478 (2020) | +549% vs. 2010



Population growth:
+166% vs. 2010



~43,757 working-age population
(5 km radius)

Population base sourced from INEGI Census 2020

