



Close Access to
Anzalduas Int. Bridge



WorkForce Close
to this Building



EP BUILDING

MAQUILPARK, REYNOSA, TAMAULIPAS

 **Available Building
for Lease**

TOTAL BUILDING SIZE:

145,423 SQF / 13,510 SQM



[click / scan
for location](#)

PAUL DOUGLASS



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GERARDO PASARET

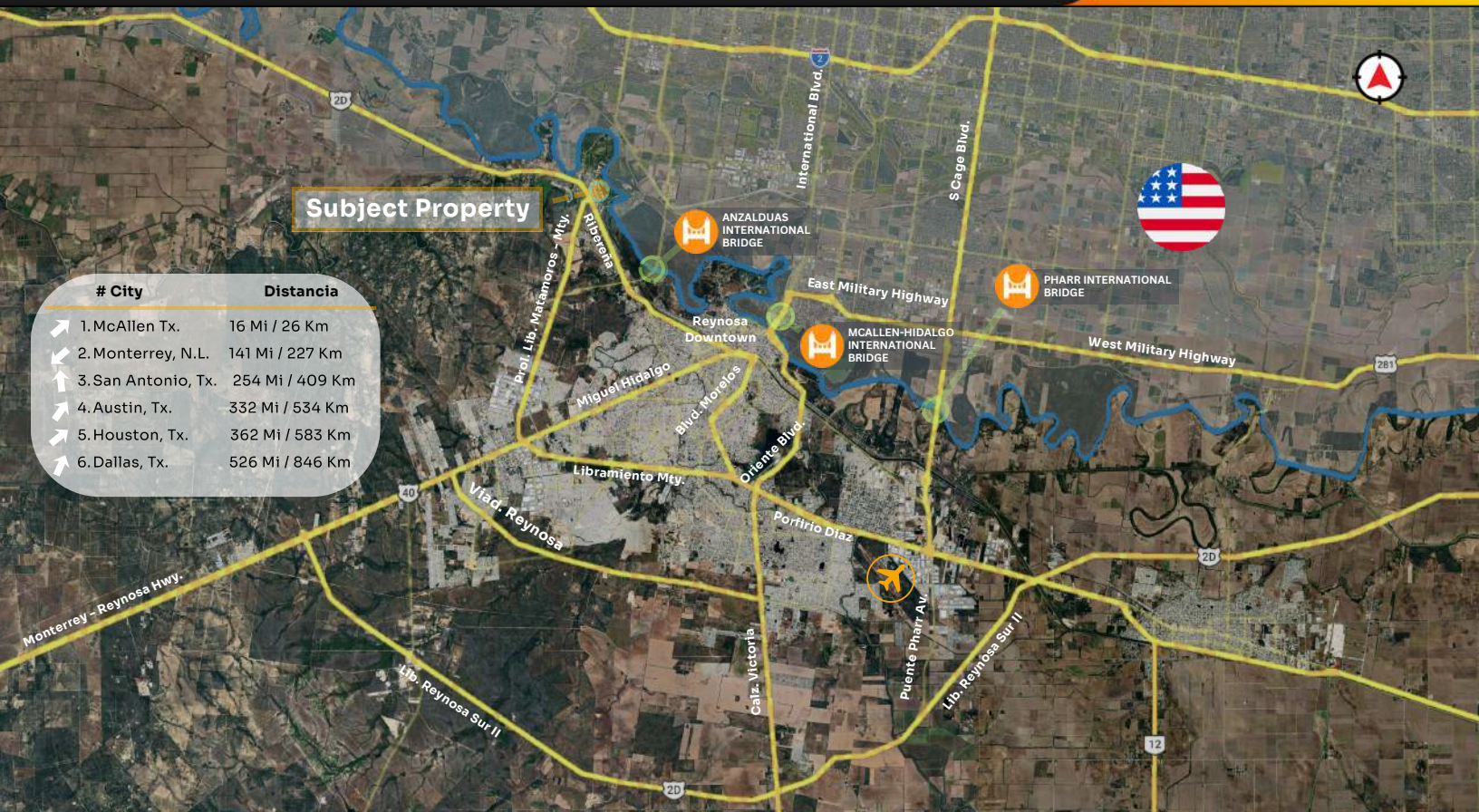


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Location



Subject Property

# 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

SUBJECT PROPERTY

Allied Motion

SHRESHT
COMPOSITES

TI Fluid Systems

WVE
VEHICLE ELECTRONICS

SMP
Standard Motor Products, Inc.

CEMEX

TENNECO

TEX-MEX
RECYCLING

SMP
Standard Motor Products, Inc.

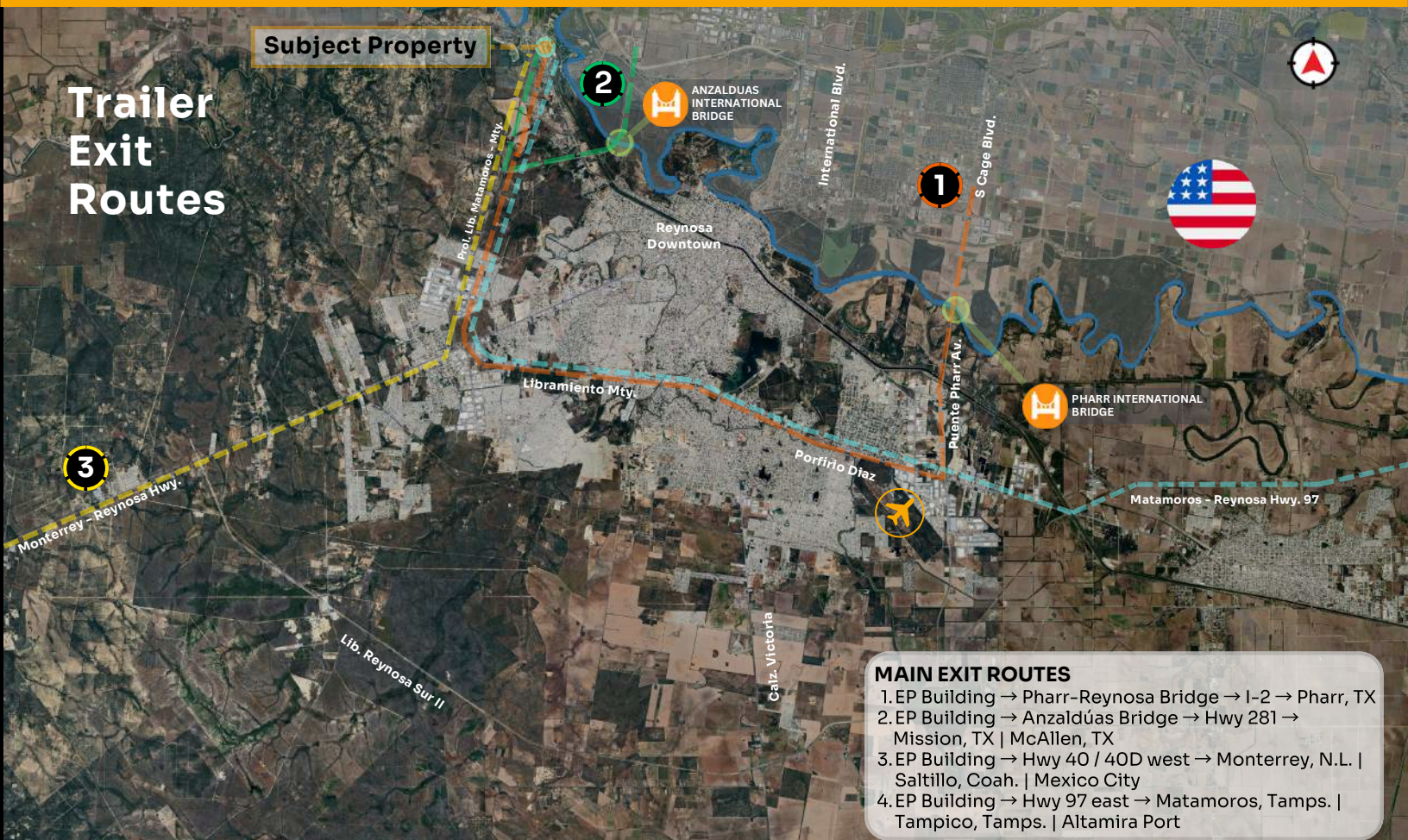
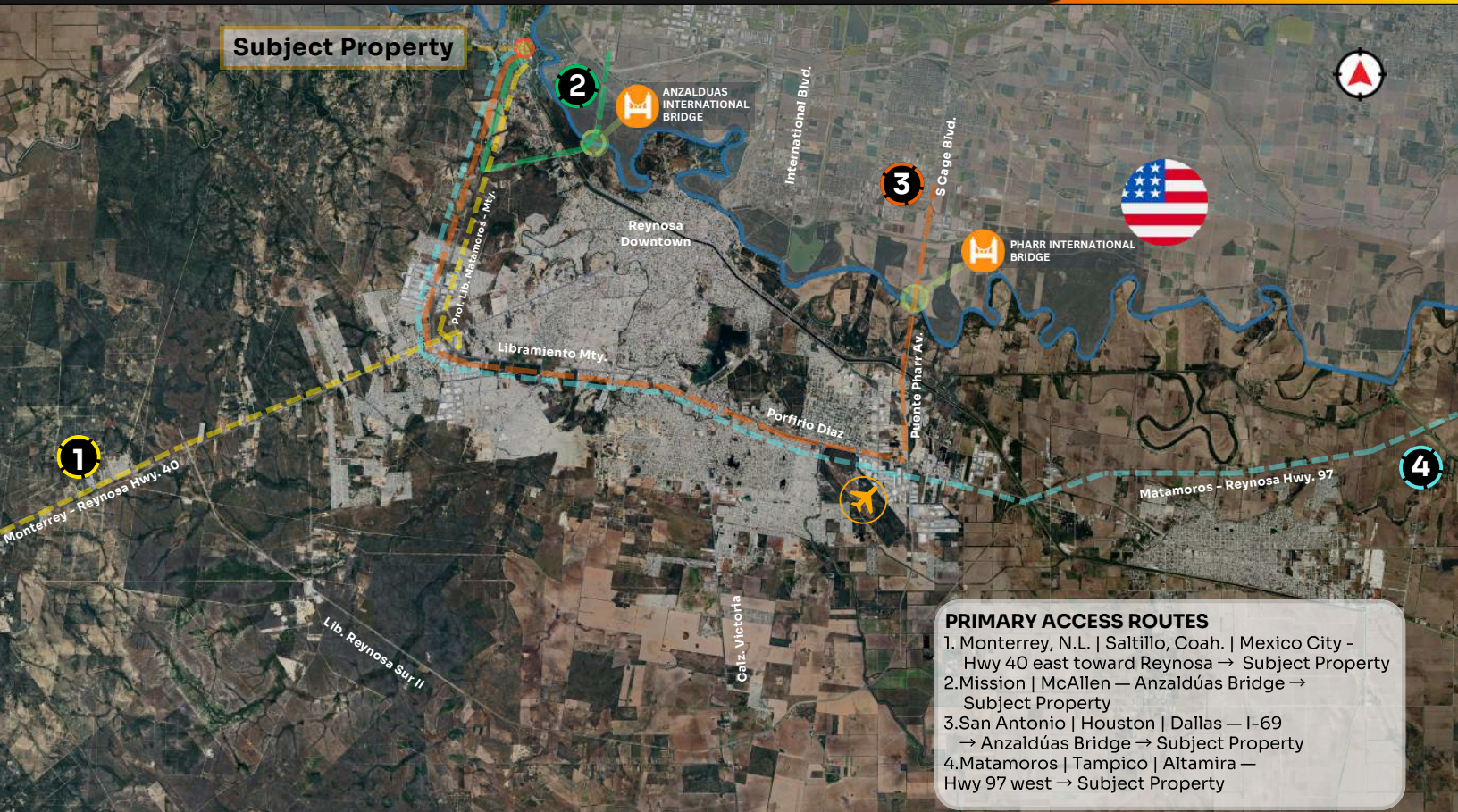
TENNECO

Zoológico de Reynosa

AM-MEX
AM-MEX PRODUCTS, INC.

EP Building | Maquilpark Industrial Park, Reynosa, Tamps.

Trailer Access Routes



EP Building | Maquilpark Industrial Park, Reynosa, Tamps.



Available Area
145,423 SQFT / 13,510 SQM

Substation Area
562 SQFT / 52 SQM

Floor
6 IN / 15 CM / 250 KG/CM²

Divisible
No

West Area
938 SQFT / 87 SQM

Dock Door
8 Docks

Total Land Size
7.05 AC. / 2.85 HAS.

Office Area
19,339 SQFT / 1,733 SQM

Ramps
1 Ramp

Warehouse Area 1
92,459 SQFT / 8,589 SQM

Terrace
752 SQFT / 69 SQM

Parking Space
37 Spaces

Lobby
917 SQFT / 85 SQM

Warehouse Area 2
2,066 SQFT / 192 SQM

Electric Substation
(1) 1,500 KVA'S

North Area
10,202 SQFT / 947 SQM

Column Spacing
40.4 x 28.3 FT / 12.65 x 8.63 M

Lighting
Multiple Types

South Area
5,059 SQFT / 470 SQM

Clear Height
17.97 - 28.54 FT / 5.48 - 8.70 M

Construction Type
Block

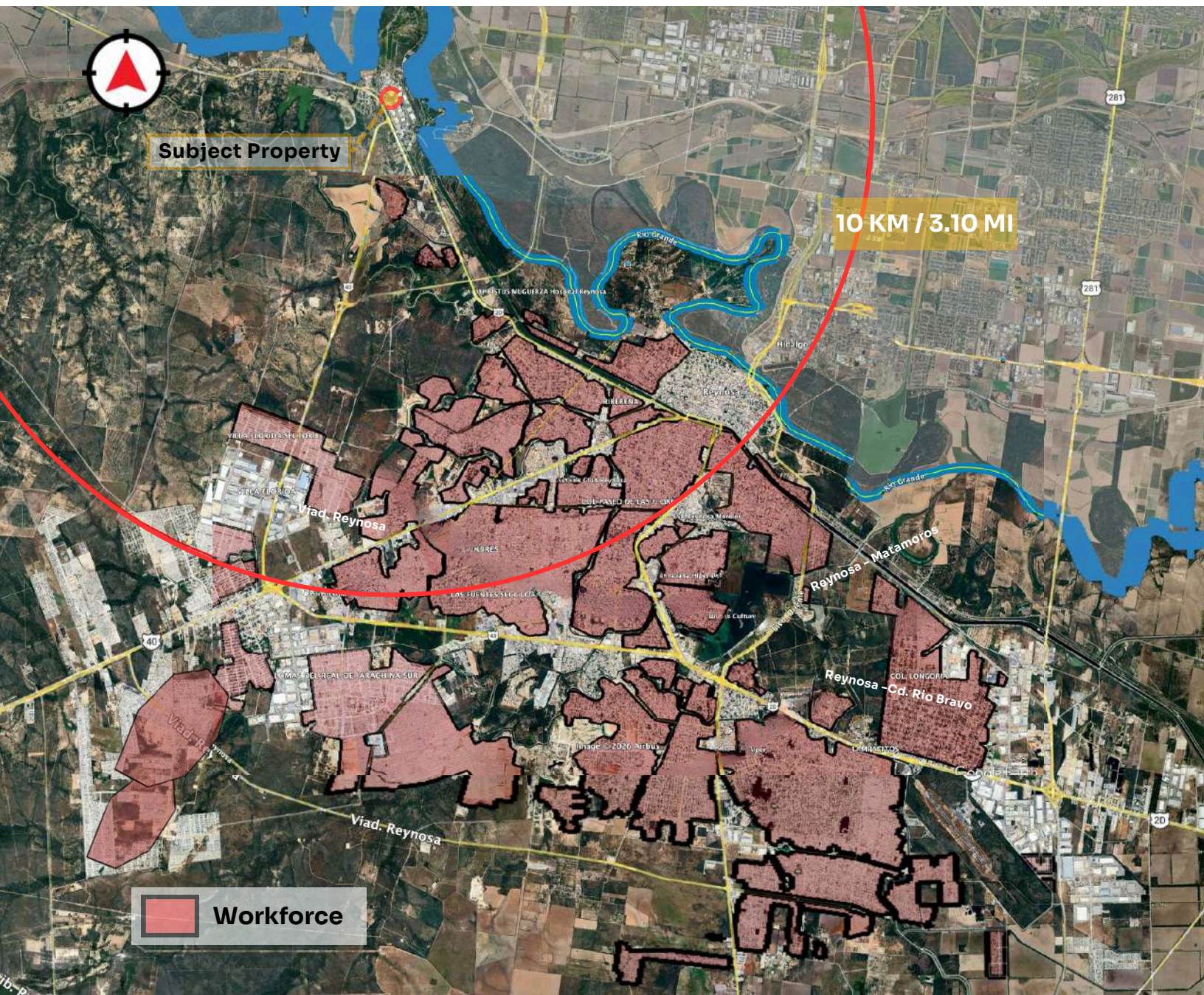
HVAC
(8) 400 TONS, (4) 100 TONS & (2) 50 TONS

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)





SELECT
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