



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



+1 (956) 802 4405



paul.douglass@select-rs.com

GERARDO PASARET

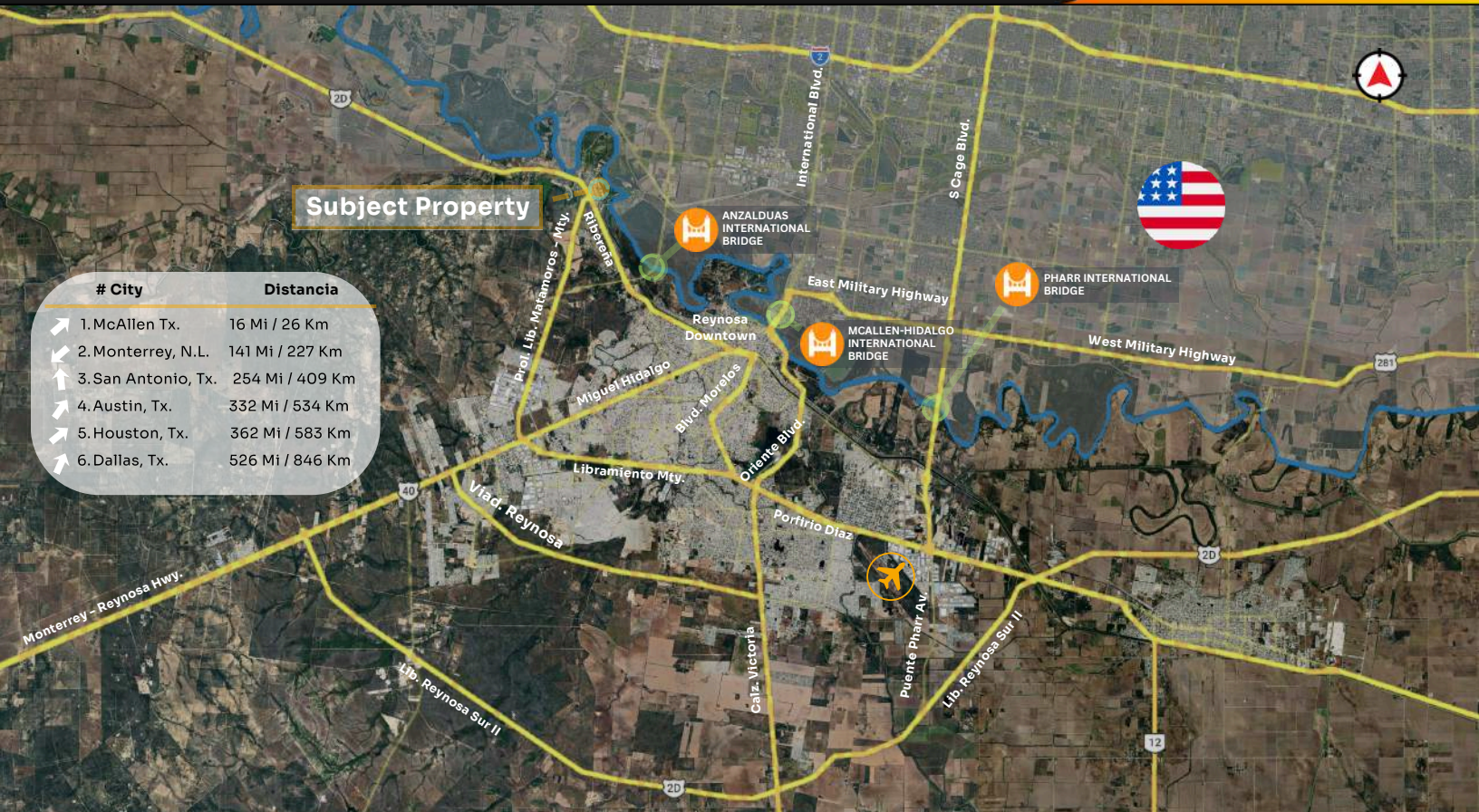


+1 (956) 802-4404

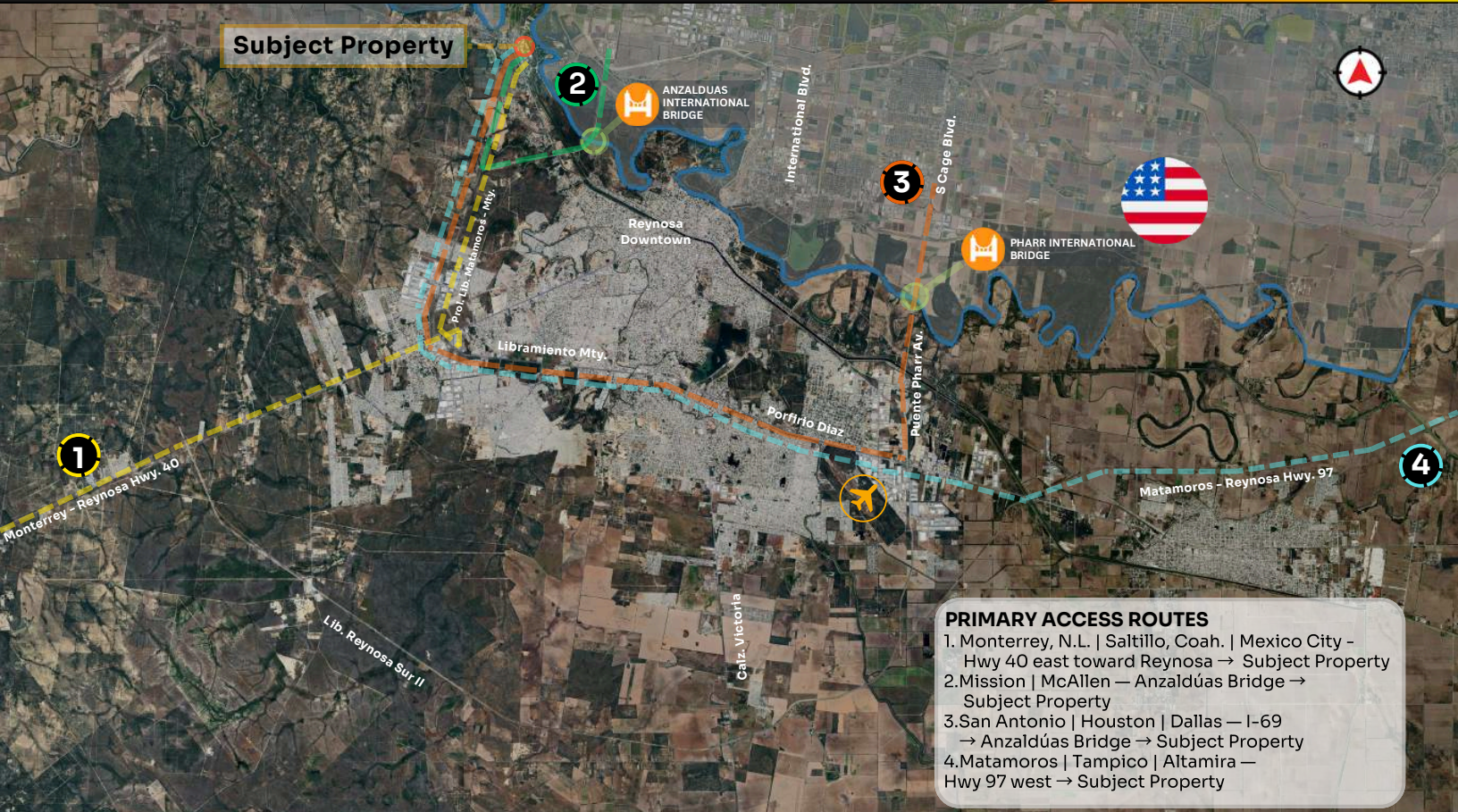


gerardo.pasaret@select-rs.com

Location

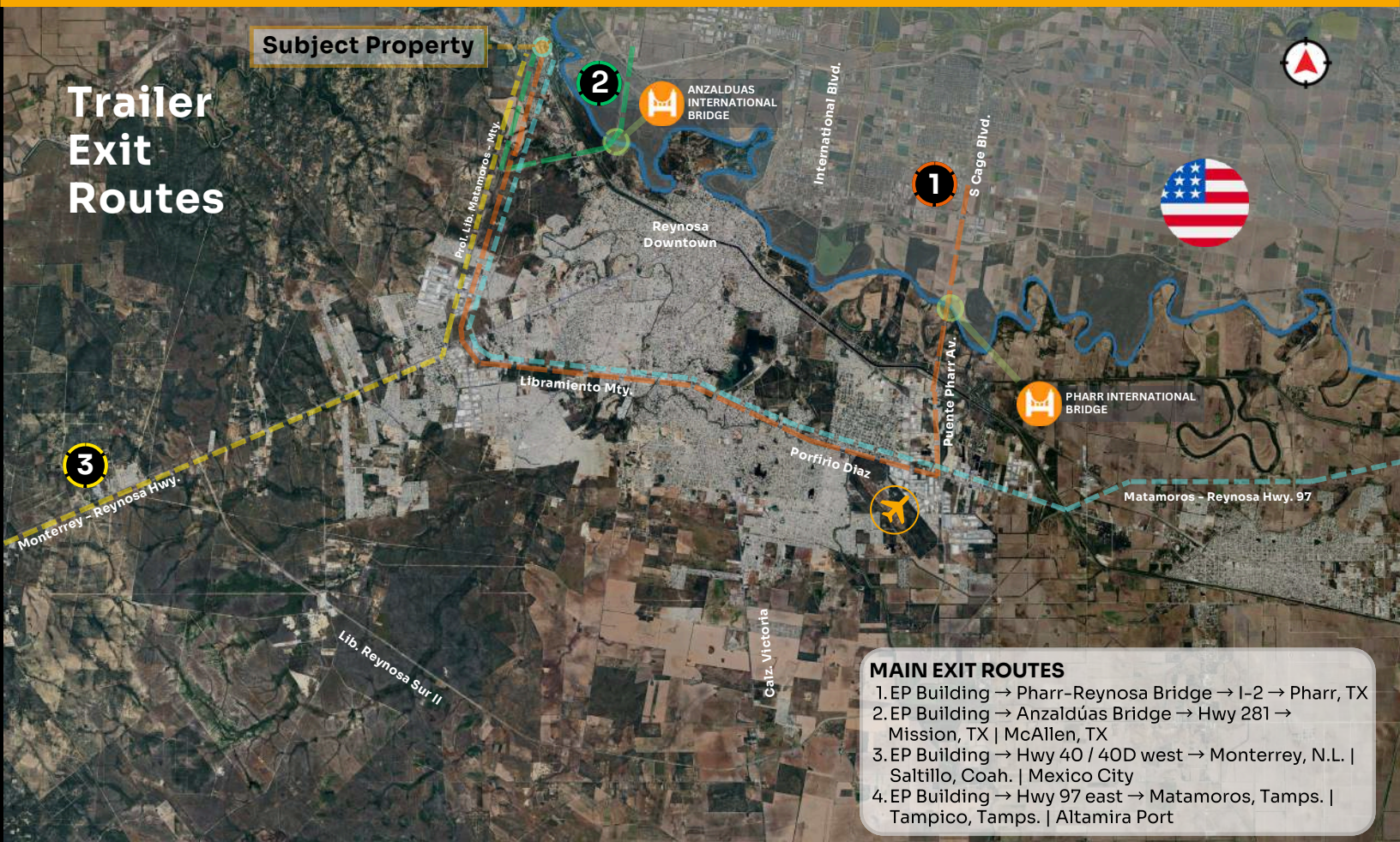


EP Building | Maquilpark Industrial Park, Reynosa, Tamps.



PRIMARY ACCESS ROUTES

1. Monterrey, N.L. | Saltillo, Coah. | Mexico City - Hwy 40 east toward Reynosa → Subject Property
2. Mission | McAllen — Anzalduas Bridge → Subject Property
3. San Antonio | Houston | Dallas — I-69 → Anzalduas Bridge → Subject Property
4. Matamoros | Tampico | Altamira — Hwy 97 west → Subject Property



MAIN EXIT ROUTES

1. EP Building → Pharr-Reynosa Bridge → I-2 → Pharr, TX
2. EP Building → Anzalduas Bridge → Hwy 281 → Mission, TX | McAllen, TX
3. EP Building → Hwy 40 / 40D west → Monterrey, N.L. | Saltillo, Coah. | Mexico City
4. EP Building → Hwy 97 east → Matamoros, Tamps. | Tampico, Tamps. | Altamira Port



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
9 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

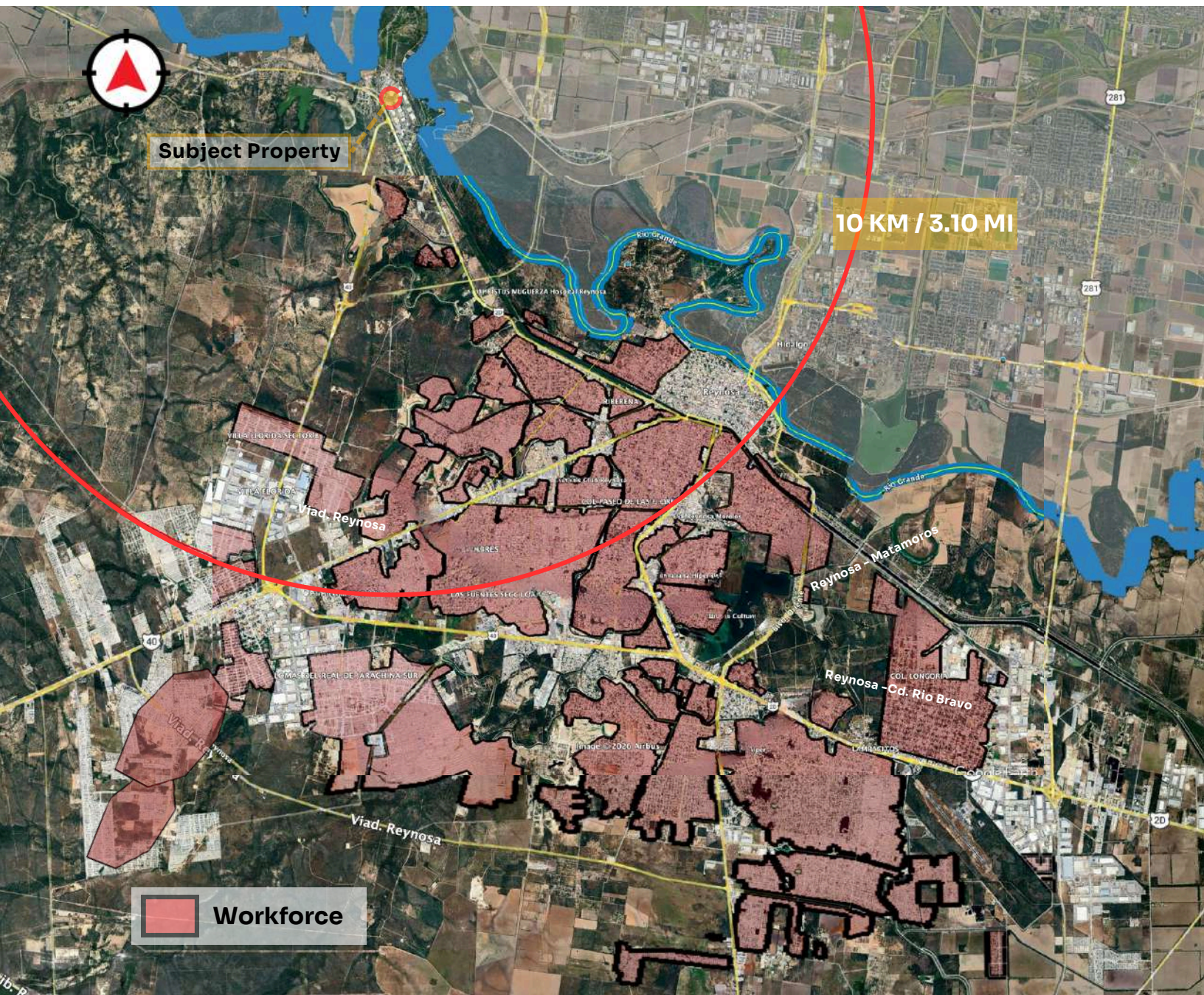
HVAC
(8) 400 TONS, (4) 100 TONS & (2) 50 TONS

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
Mexico Real Estate Services

www.select-rs.com




GERARDO PASARET



 +1 (956) 802-4404

 gerardo.pasaret@select-rs.com

PAUL DOUGLASS

 +1 (956) 802 4405

 paul.douglass@select-rs.com

 US Phone: +1 (833) 227 7922
 Mx Number: +52 (899) 929 3830