

Building GAANDA

Airport Technology Park,
Pesquería, N.L.



**↗ Available Building
↙ for Lease**

**AVAILABLE AREA:
113,022 SQFT / 10,500 SQM**



**click / scan
for location**

JUAN FELIPE ZAMORA



+52 (81) 2621 7356



juan.zamora@select-rs.com

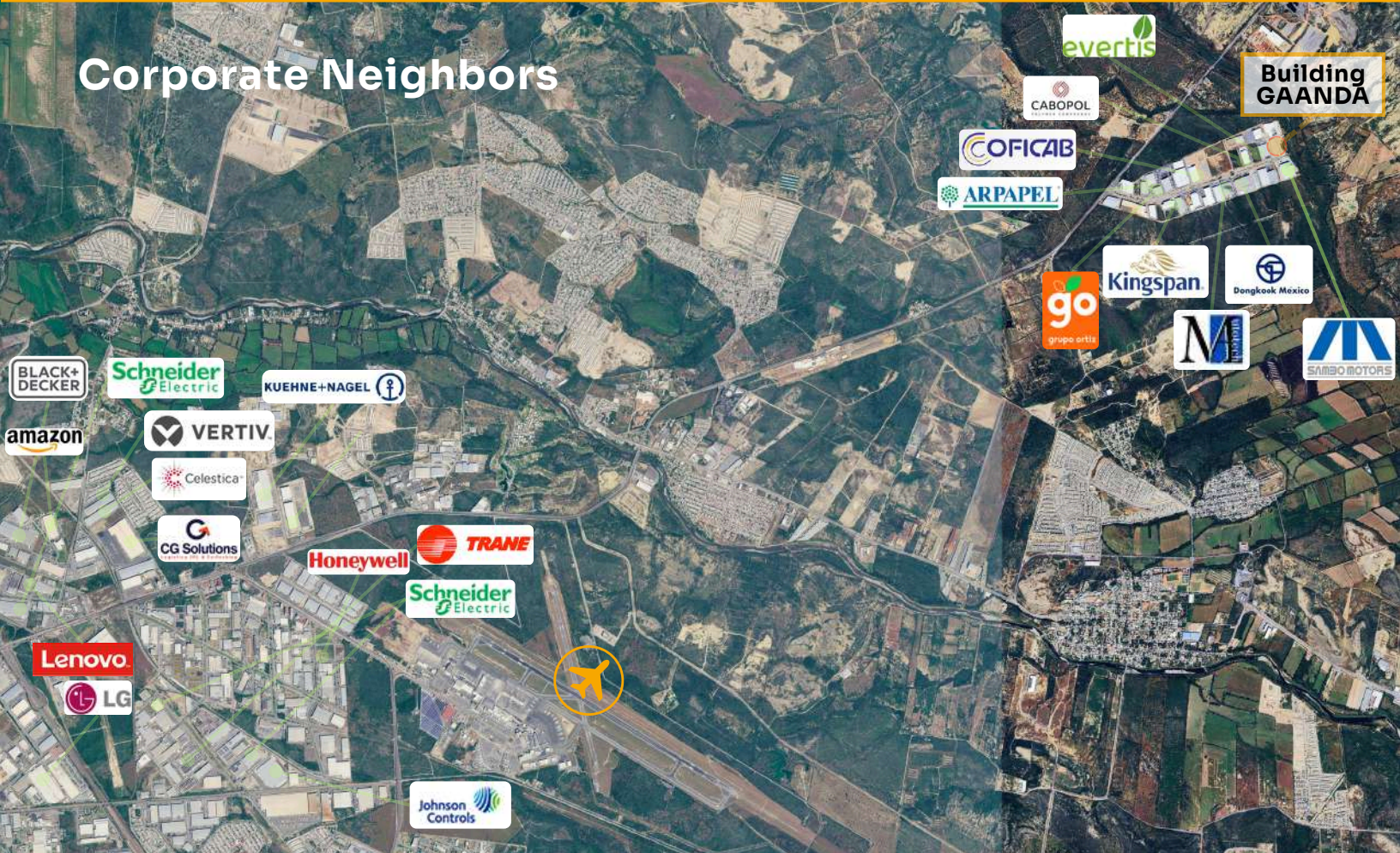
Location

# City	Distancia
1. Saltillo Coah.	75 Mi / 121 Km
2. Laredo Tx.	144 Mi / 231 Km
3. McAllen Tx.	153 Mi / 246 Km
4. San Antonio Tx.	334 Mi / 538 Km
5. Houston Tx.	498 Mi / 802 Km
6. Mexico City.	612 Mi / 985 Km

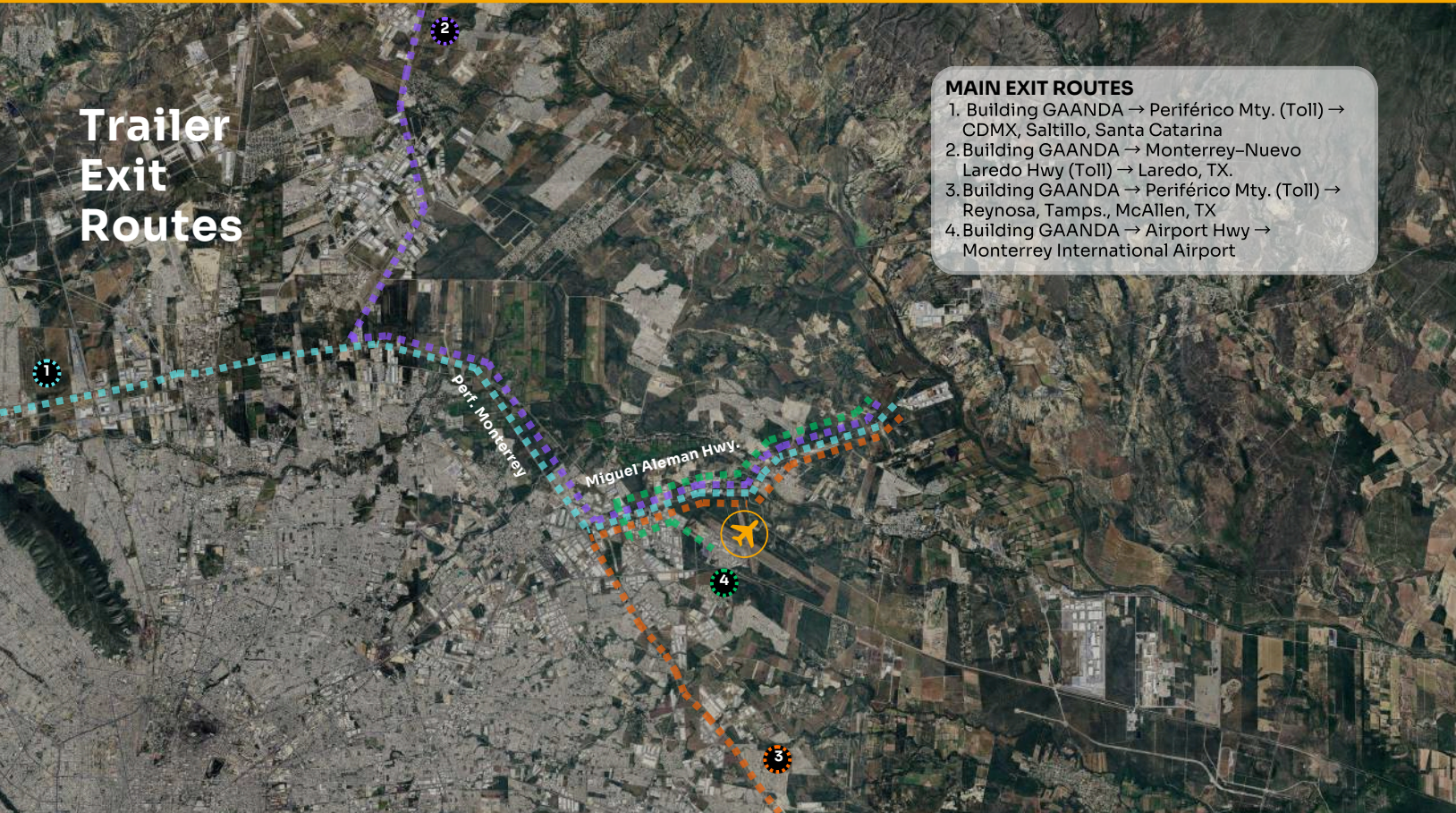
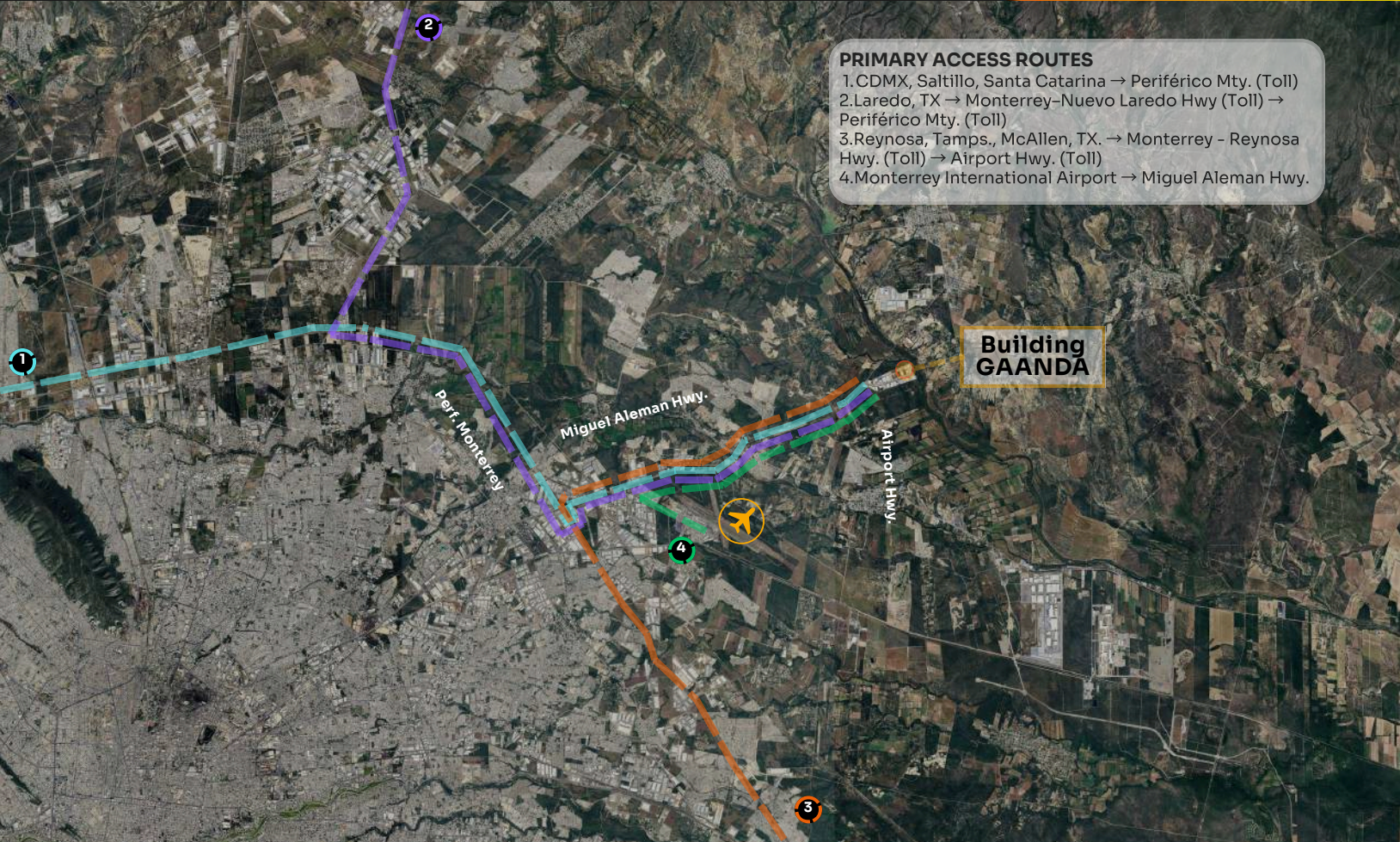


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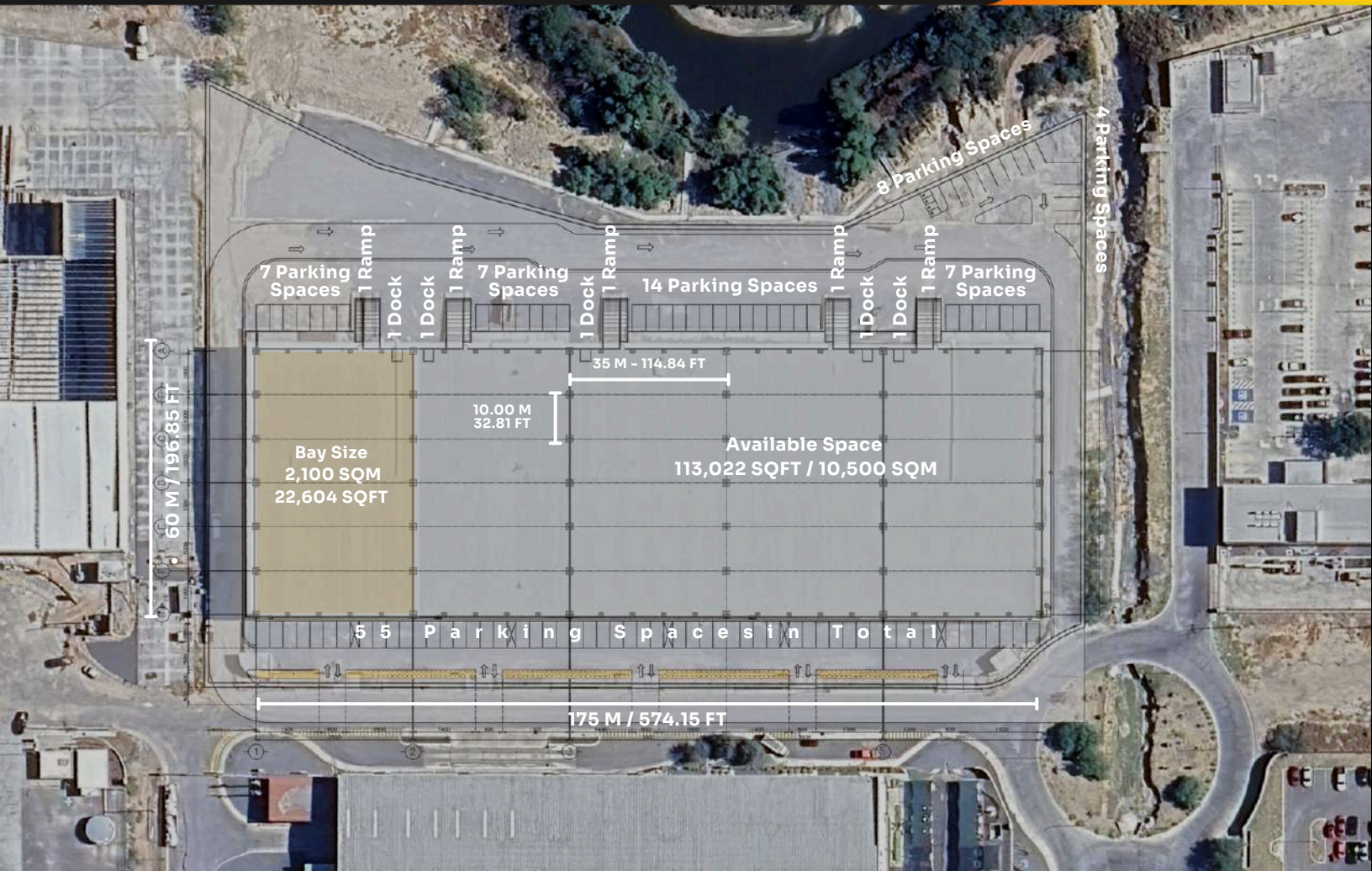
Corporate Neighbors



Building GAANDA



Building Overview



- ★ **Available Area**
113,022 SQFT / 10,500 SQM
- ★ **Floor Thickness**
7.87 IN / 20 CM - f'c = 250-300 kg/cm²
- ★ **Loading Docks**
5 (1 per Module)
- ★ **Divisible**
Yes — 22,604 SF / 2,100 SQM (per module)
- ★ **Skylights**
6 - 7 % on Lateral Walls
- ★ **Parking Spaces**
90 (18 per Module)
- ★ **Building Dimensions**
574.18 x 196.86 FT / 175 x 60 M
- ★ **KVAs Rights Available**
1,000 KVAs (200 KVAs per Module)
- ★ **Wall Type**
Concrete Block & Metal Sheet
- ★ **Column Spacing**
114.84 x 32.81 FT / 35 x 10 M
- ★ **Clear Height**
30 - 36 FT / 9.14 - 11 M
- ★ **Lighting**
To Suit
- ★ **Roof**
KR 18
- ★ **Access Ramps**
5 (1 per Module)
- ★ **Fire Protection System**
To Suit

Workforce Overview

The property is located in Pesquería, a fast-growing municipality within Monterrey's eastern expansion corridor, which reached 147,624 residents (INEGI 2020).

From a broader commuting standpoint, the site is supported by nearby workforce depth in Apodaca—one of Nuevo León's largest industrial municipalities with 656,464 residents (2020) and +25.4% population growth vs. 2010—which strengthens long-term labor availability for manufacturing and logistics operations beyond the immediate radius.



656,464 Apodaca Municipality population



~10,209 working-age population (Within a 5 km radius)

- Pesquería population (INEGI 2020): +608% from 2010 to 2020 (20,843 → 147,624 residents)
- Apodaca population (INEGI 2020): 656,464
- Apodaca growth vs. 2010: +25.4%

