

Building GAANDA

Airport Technology Park,
Pesquería, N.L.

**↗ Available Building
↘ for Lease**

AVAILABLE AREA:

90,417 SQFT / 8,400 SQM



click / scan
for location

JUAN FELIPE ZAMORA

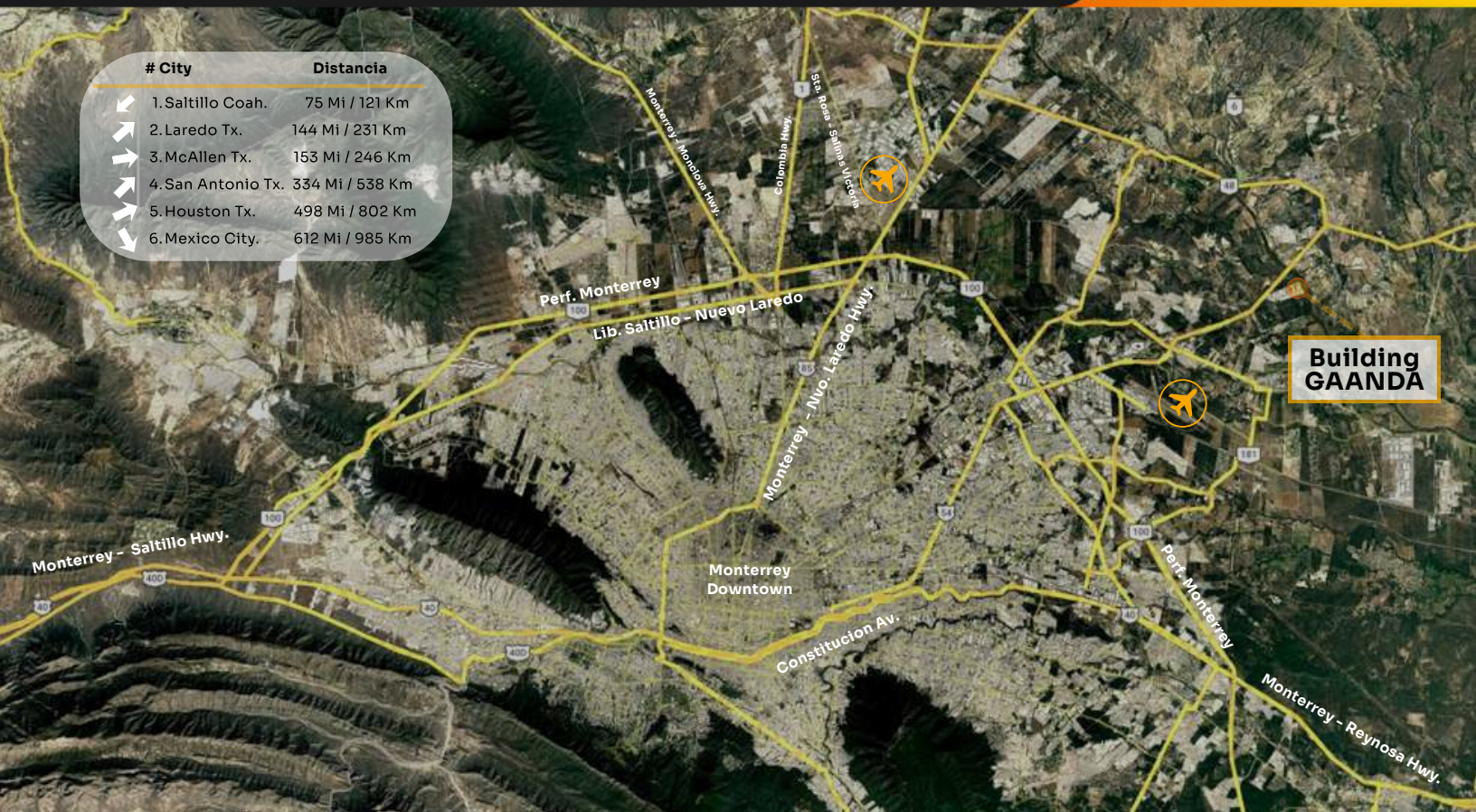


+52 (81) 2621 7356

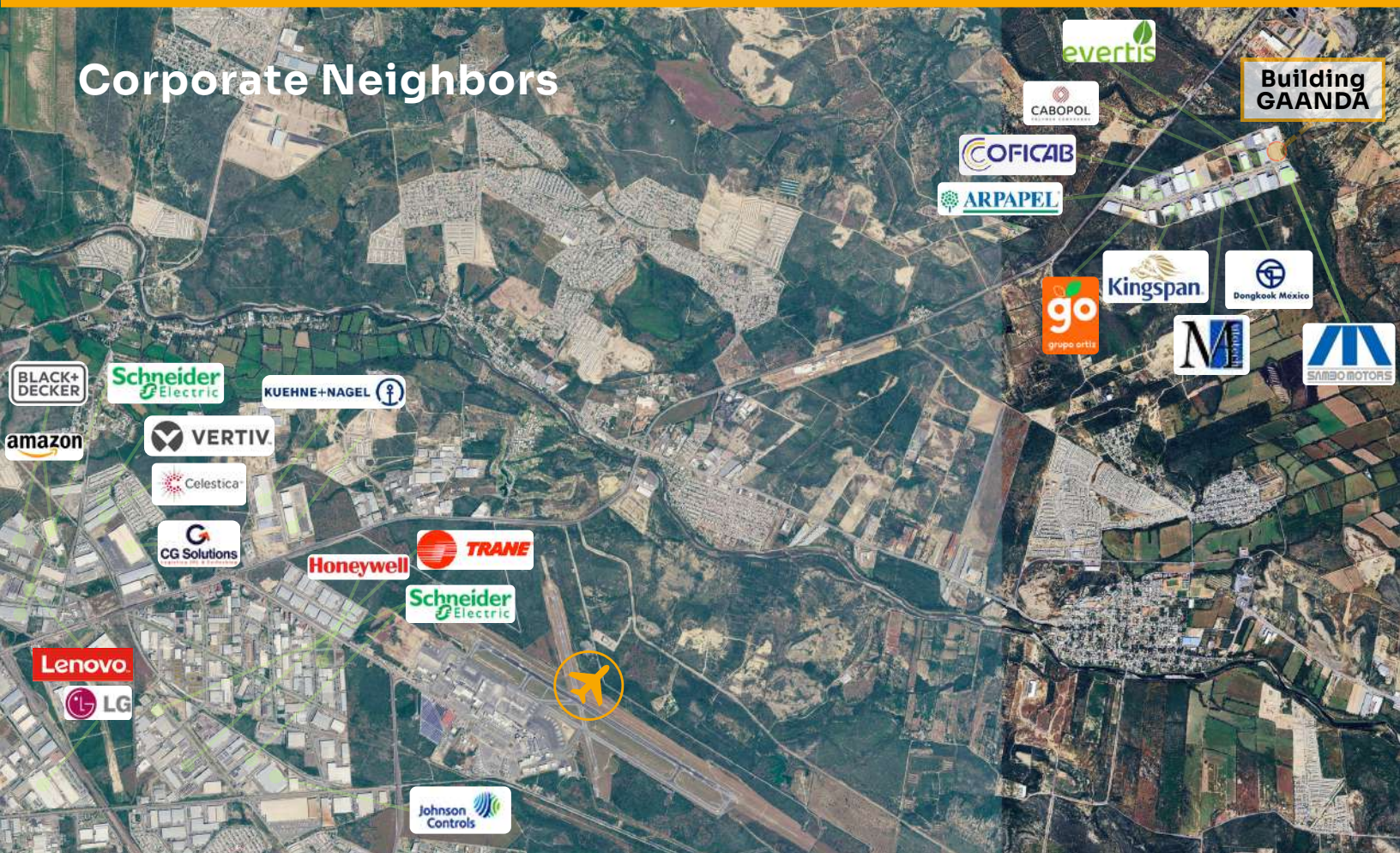


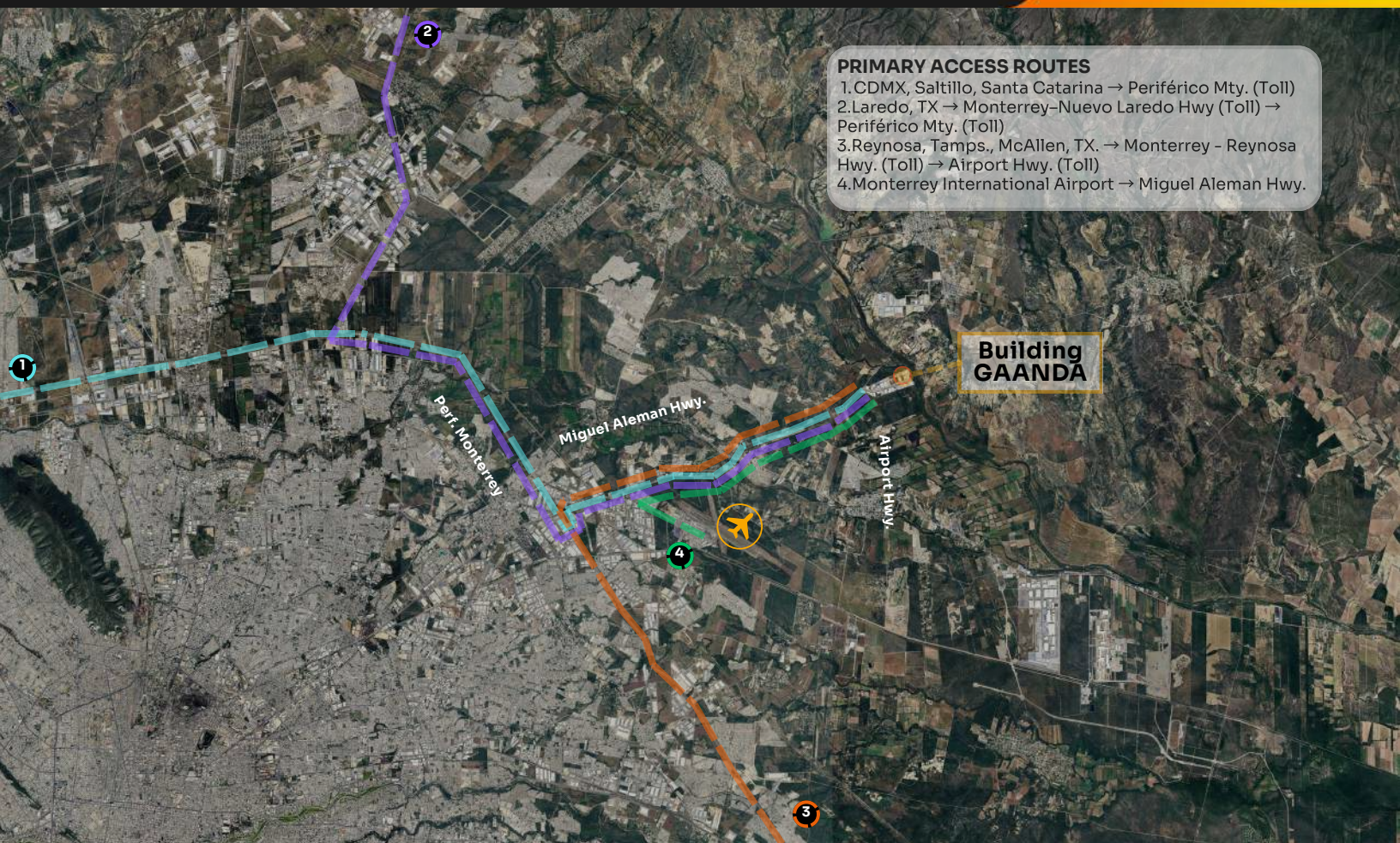
juan.zamora@select-rs.com

Location



Corporate Neighbors

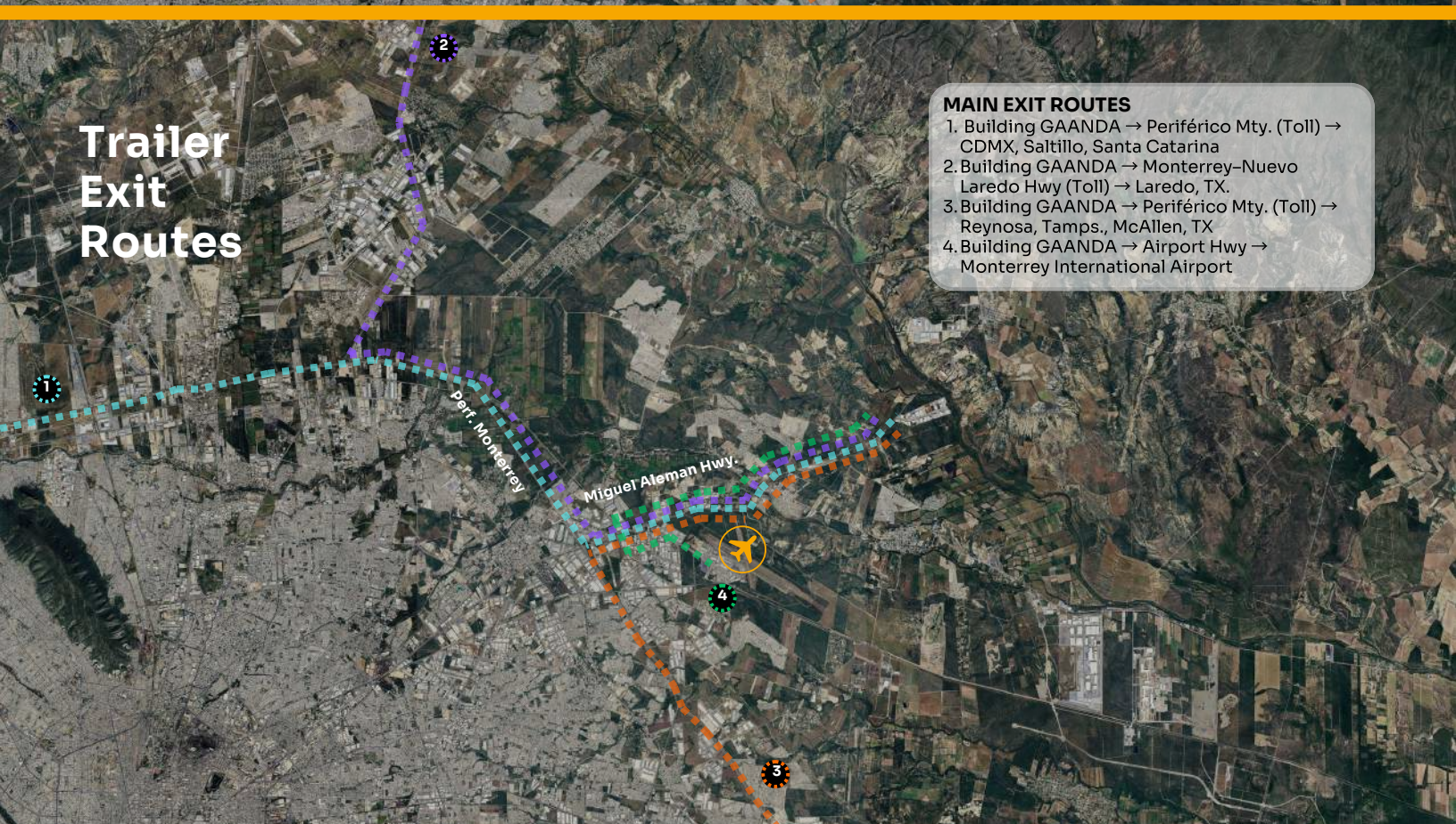




PRIMARY ACCESS ROUTES

1. CDMX, Saltillo, Santa Catarina → Periférico Mty. (Toll)
2. Laredo, TX → Monterrey–Nuevo Laredo Hwy (Toll) → Periférico Mty. (Toll)
3. Reynosa, Tamps., McAllen, TX. → Monterrey – Reynosa Hwy. (Toll) → Airport Hwy. (Toll)
4. Monterrey International Airport → Miguel Aleman Hwy.

**Building
GAANDA**

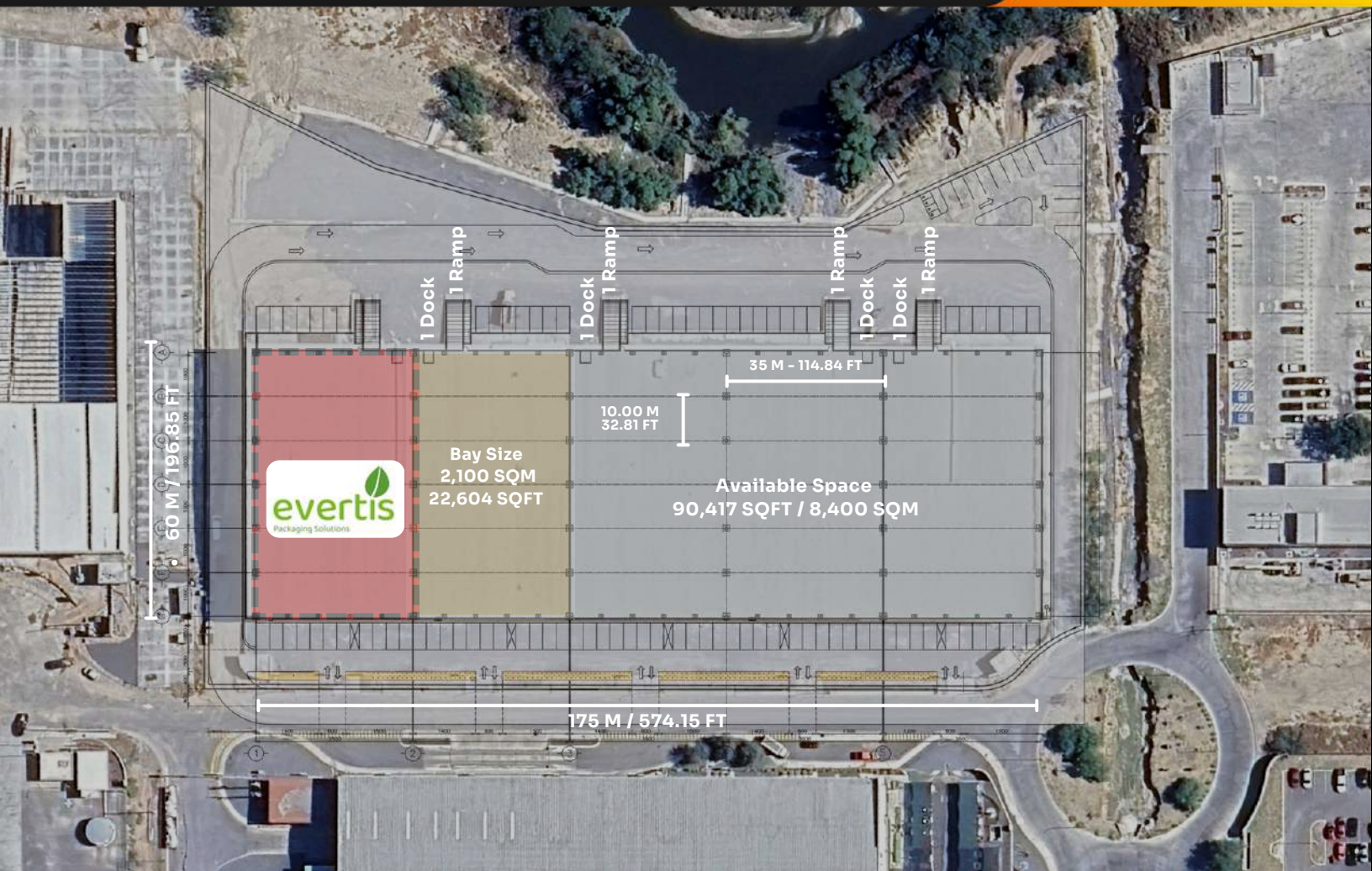


Trailer Exit Routes

MAIN EXIT ROUTES

1. Building GAANDA → Periférico Mty. (Toll) → CDMX, Saltillo, Santa Catarina
2. Building GAANDA → Monterrey–Nuevo Laredo Hwy (Toll) → Laredo, TX.
3. Building GAANDA → Periférico Mty. (Toll) → Reynosa, Tamps., McAllen, TX
4. Building GAANDA → Airport Hwy → Monterrey International Airport

Building Overview



Available Area
90,417 SQFT / 8,400 SQM



Floor Thickness
7.87 IN / 20 CM - f'c = 250-300 kg/cm²



Loading Docks
4 (1 per Module)



Divisible
Yes — 22,604 SF / 2,100 SQM (per module)



Skylights
6 - 7 % on Lateral Walls



Parking Spaces
55 Spaces



Office Space
1,076 SQFT / 100 SQM



KVAs Rights Available
150 Kvas



Wall Type
Concrete Block & Metal Sheet



Building Dimensions
574.18 x 196.86 FT / 175 x 60 M



Clear Height
30 - 36 FT / 9.14 - 11 M



Lighting
LED



Column Spacing
114.84 x 32.81 FT / 35 x 10 M



Access Ramps
4 (1 per Module)



Fire Protection System
Fire extinguisher



Roof
KR 18



Ventilation
3 CPH

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%

