

Building A Module 5

Pecari Industrial Park I Dulces Nombres,
Apodaca, Nuevo León



**Move-in Ready
Building**



**Close Access
to Airport**

MODULE 5

**Available Building
for Lease**

AVAILABLE AREA:

16,813 SQFT / 1,562 SQM



click / scan
for location

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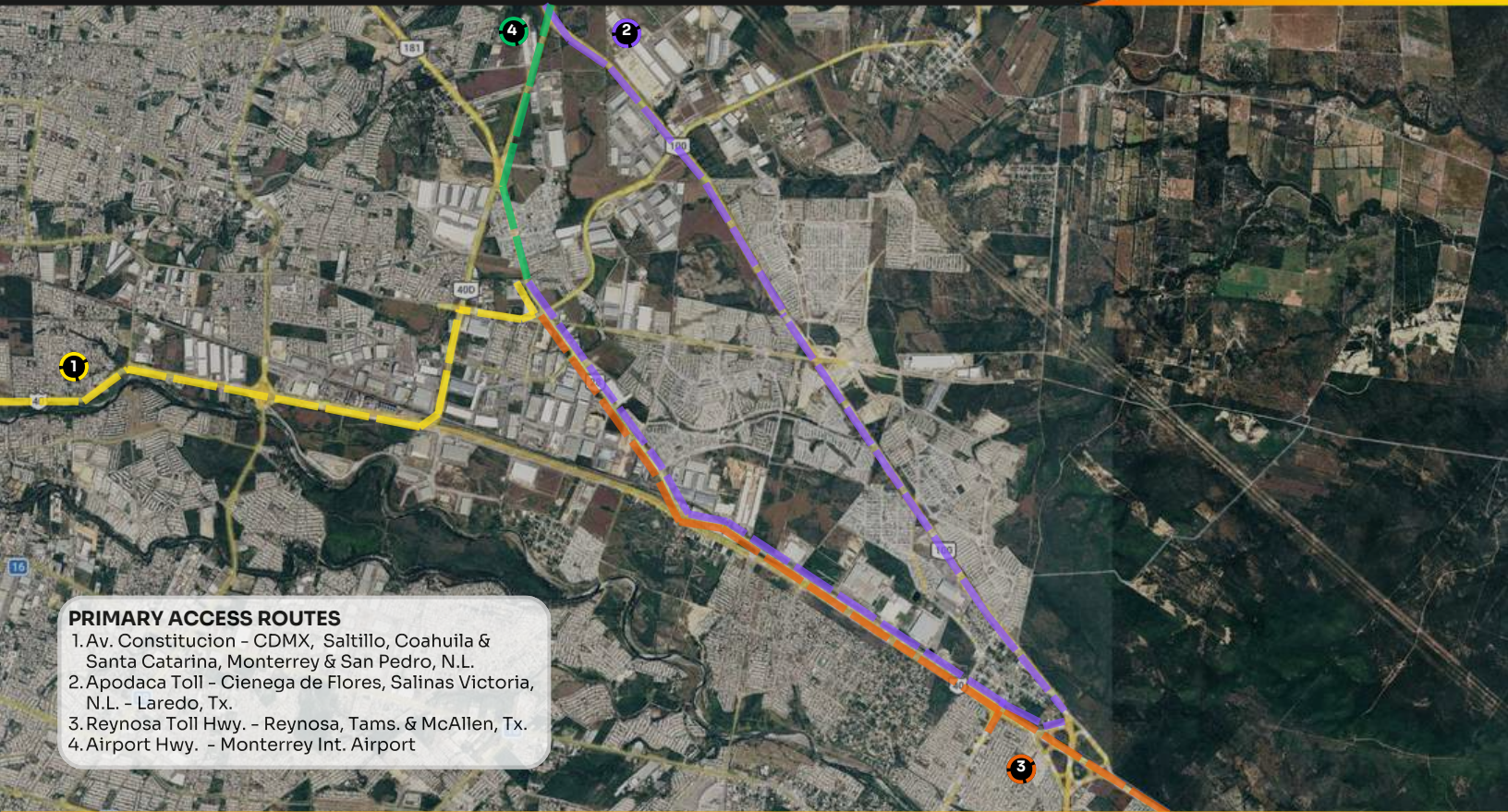
Location



# City	Distancia
1. Saltillo Coah.	66 Mi / 107 Km
2. Laredo Tx.	143 Mi / 230 Km
3. McAllen Tx.	138 Mi / 222 Km
4. San Antonio Tx.	299 Mi / 481 Km
5. Houston Tx.	465 Mi / 749 Km
6. Mexico City.	576 Mi / 927 Km

Corporate Neighbors

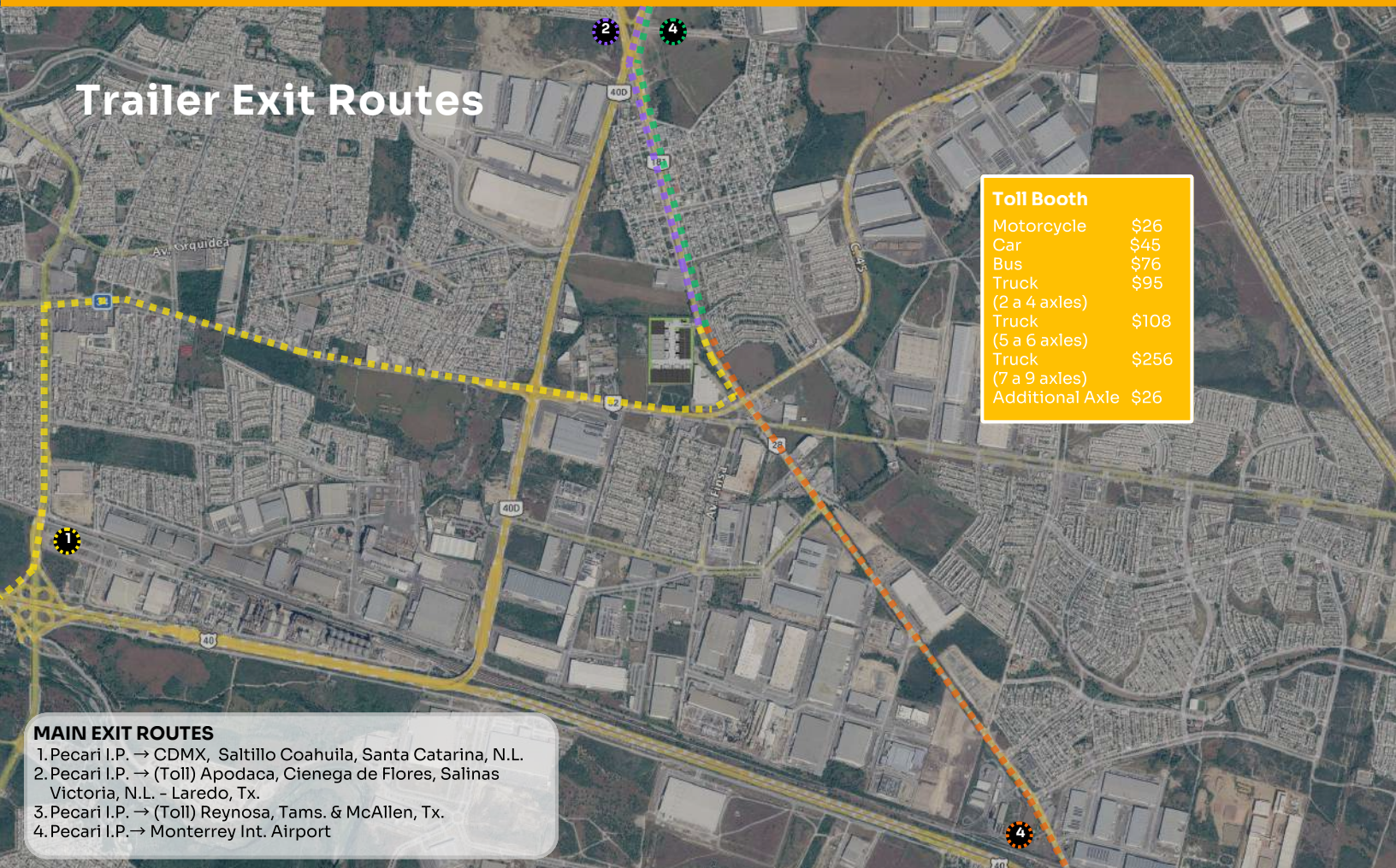




PRIMARY ACCESS ROUTES

1. Av. Constitucion - CDMX, Saltillo, Coahuila & Santa Catarina, Monterrey & San Pedro, N.L.
2. Apodaca Toll - Cienega de Flores, Salinas Victoria, N.L. - Laredo, Tx.
3. Reynosa Toll Hwy. - Reynosa, Tams. & McAllen, Tx.
4. Airport Hwy. - Monterrey Int. Airport

Trailer Exit Routes



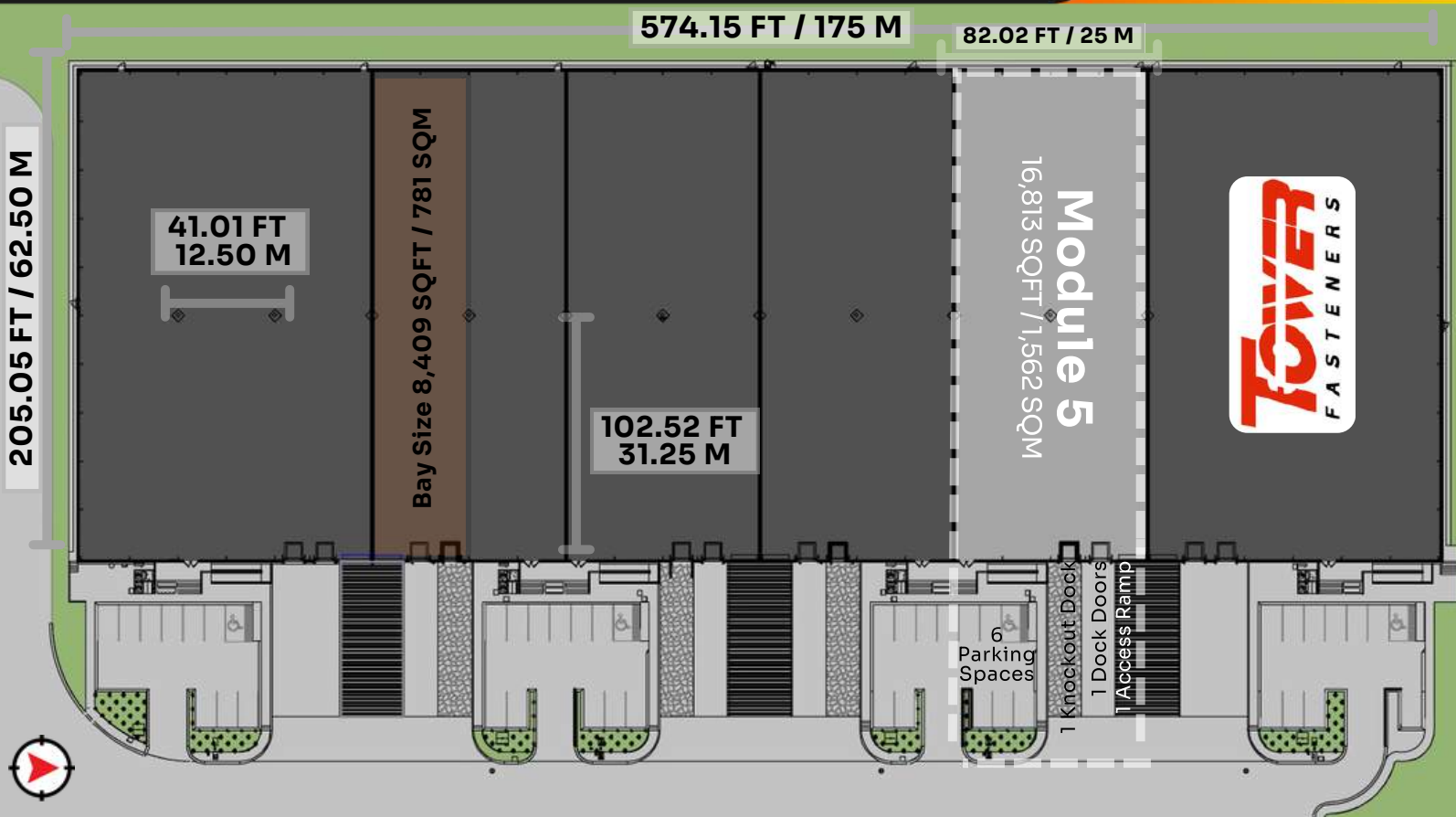
Toll Booth

Motorcycle	\$26
Car	\$45
Bus	\$76
Truck	\$95
(2 a 4 axles)	
Truck	\$108
(5 a 6 axles)	
Truck	\$256
(7 a 9 axles)	
Additional Axle	\$26

MAIN EXIT ROUTES

1. Pecari I.P. → CDMX, Saltillo Coahuila, Santa Catarina, N.L.
2. Pecari I.P. → (Toll) Apodaca, Cienega de Flores, Salinas Victoria, N.L. - Laredo, Tx.
3. Pecari I.P. → (Toll) Reynosa, Tams. & McAllen, Tx.
4. Pecari I.P. → Monterrey Int. Airport

Building Overview



Highlights



Move-in Ready Building



Close Access to Airport



Available Area
16,813 SQFT / 1,562 SQM



Divisible
No



Module Dimensions
82.02 FT X 205.05 FT / 25 M X 62.50 M



Column Spacing
41.01 FT X 102.52 FT / 12.50 M X 31.25 M



Clear Height
30 FT / 9.14 M



Office Space
538 SF / 50 SQM with HVAC



Fire Protection System
Hose System



Electrical Transformer
45 KVAs



Roof
3 IN Fiber Glass



Skylights
10%



Access Ramps
1



Loading Docks
1 + 1 Knockout



Parking Spaces
6



Ventilation
4 CPH



Wall Type
Concrete Precast



Lights
LED

Workforce Overview

Apodaca submarket is part of the greater Monterrey industrial region, one of Mexico's most important manufacturing and logistics hubs, recognized for its strong industrial base and significant labor availability.

The municipality of Apodaca has a population of over 650,000 inhabitants, making it one of the fastest-growing and most industrialized areas in the Monterrey metropolitan area.

Within the municipality, approximately 60% of the population is economically active or of working age, providing a strong and reliable workforce to support industrial and logistics operations.



650,000
Municipality
population



Around 60%
working-age
population

