

# Building A Module 1 - 4

Pecari Industrial Park I Dulces Nombres,  
Apodaca, Nuevo León



**Move-in Ready Building**



**Close Access to Airport**

**MODULE 1 - 4**

**Available Building  
for Lease**

**AVAILABLE AREA:  
75,670 SQFT / 7,030 SQM**



click / scan  
for location

**ALEJANDRO ANAYA**



+52 (81) 1909 3908



alex.anaya@select-rs.com

**JUAN FELIPE ZAMORA**



+52 (81) 2621 7356



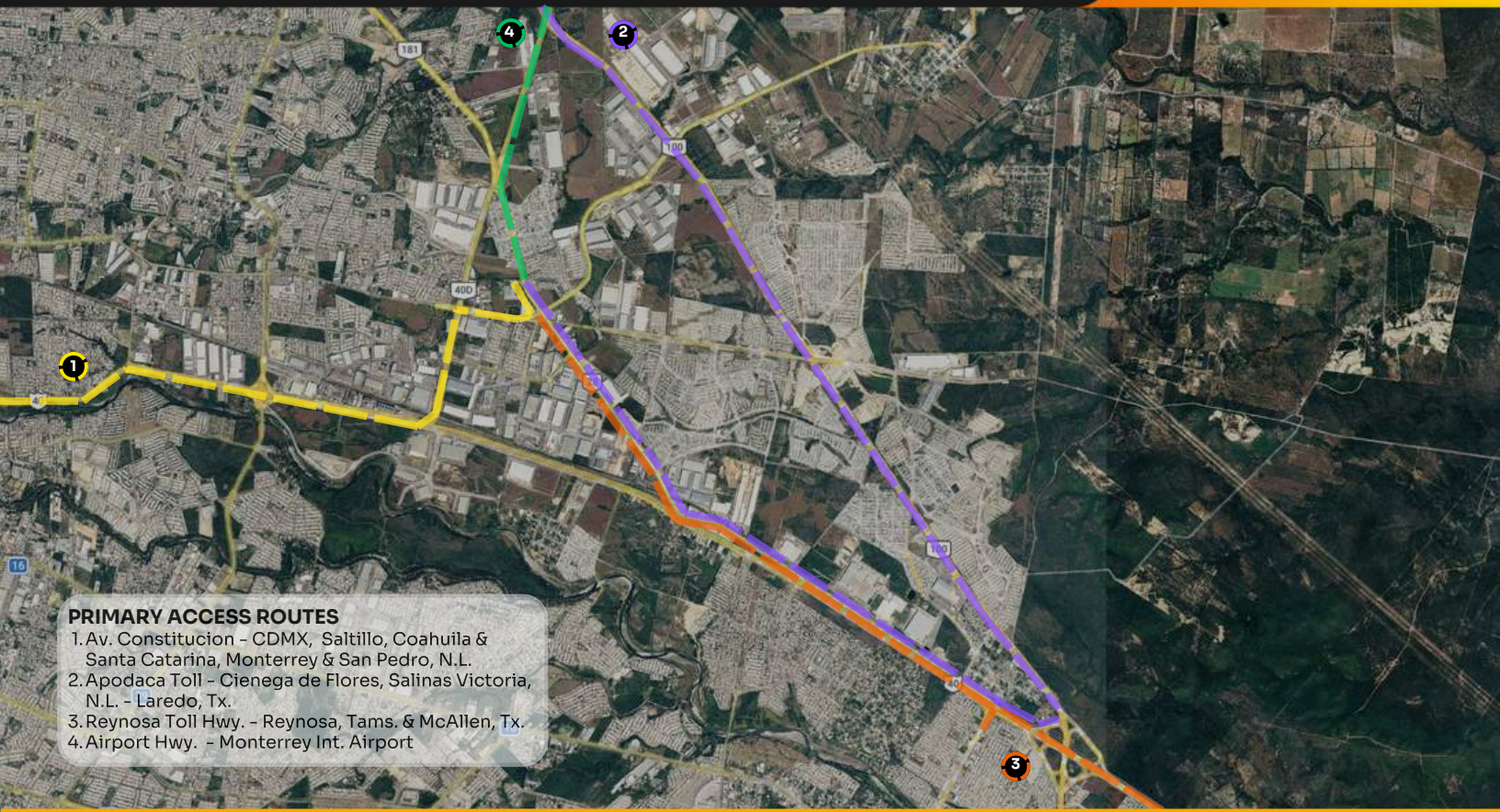
juan.zamora@select-rs.com

# 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

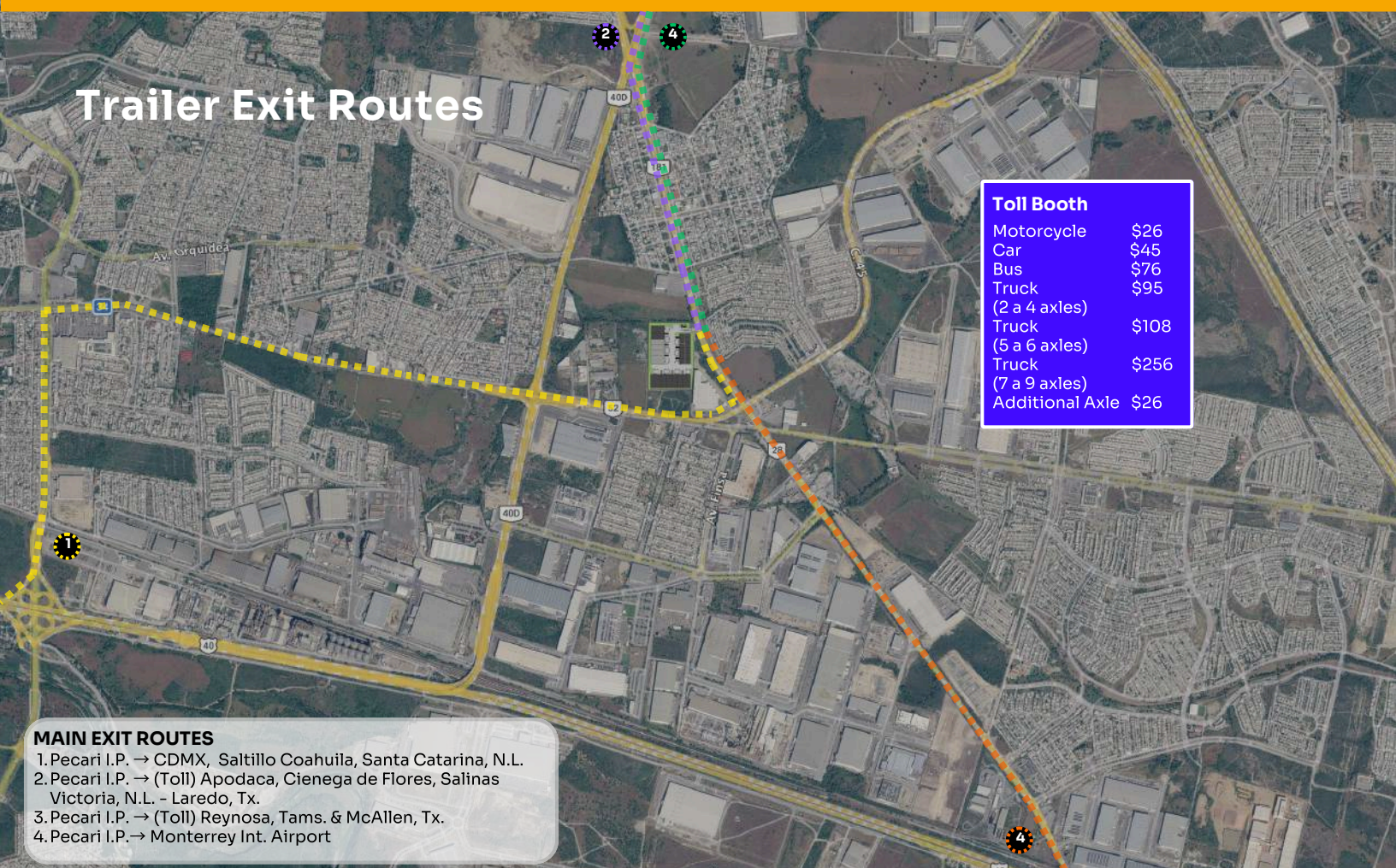




### PRIMARY ACCESS ROUTES

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



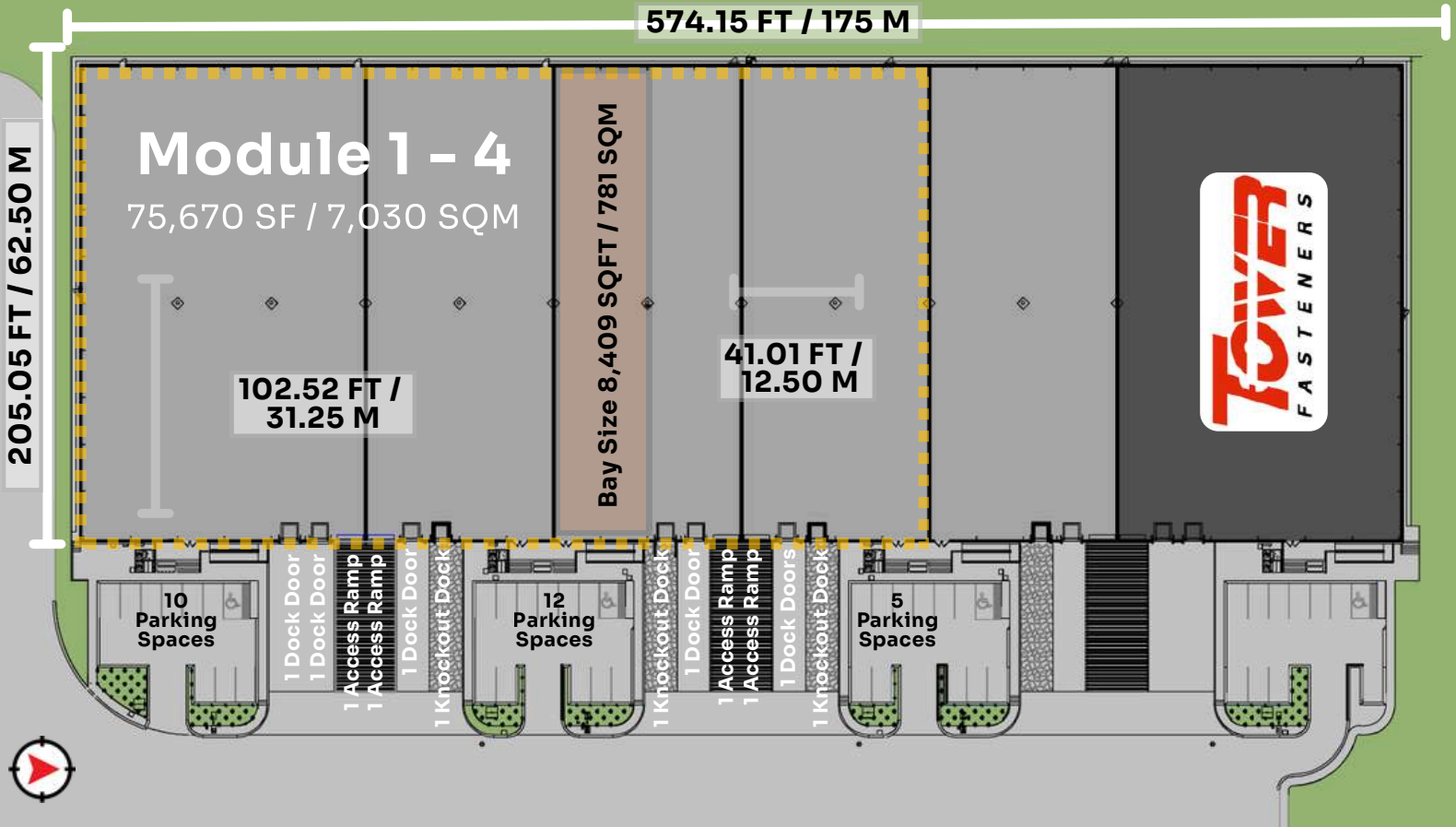
### MAIN EXIT ROUTES

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

### Toll Booth

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

# Building Overview



**Move-in Ready Building**



**Close Access to Airport**



**Available Area**  
75,670 SQFT / 7,030 SQM



**Divisible**  
33,640 SQFT / 3,125 SQM



**Building Dimensions**  
574.15 FT X 205.05 FT / 175 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**  
150 Kvas



**Roof**  
3 IN Fiber Glass



**Skylights**  
10%



**Access Ramps**  
4



**Loading Docks**  
5 + 3 Knockouts



**Parking Spaces**  
27 Spaces



**Ventilation**  
5 CPH



**Wall Type**  
Concrete Precast



**Lights**  
Office Area: LED  
Production Area: LED 300 LUX

# 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

