

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



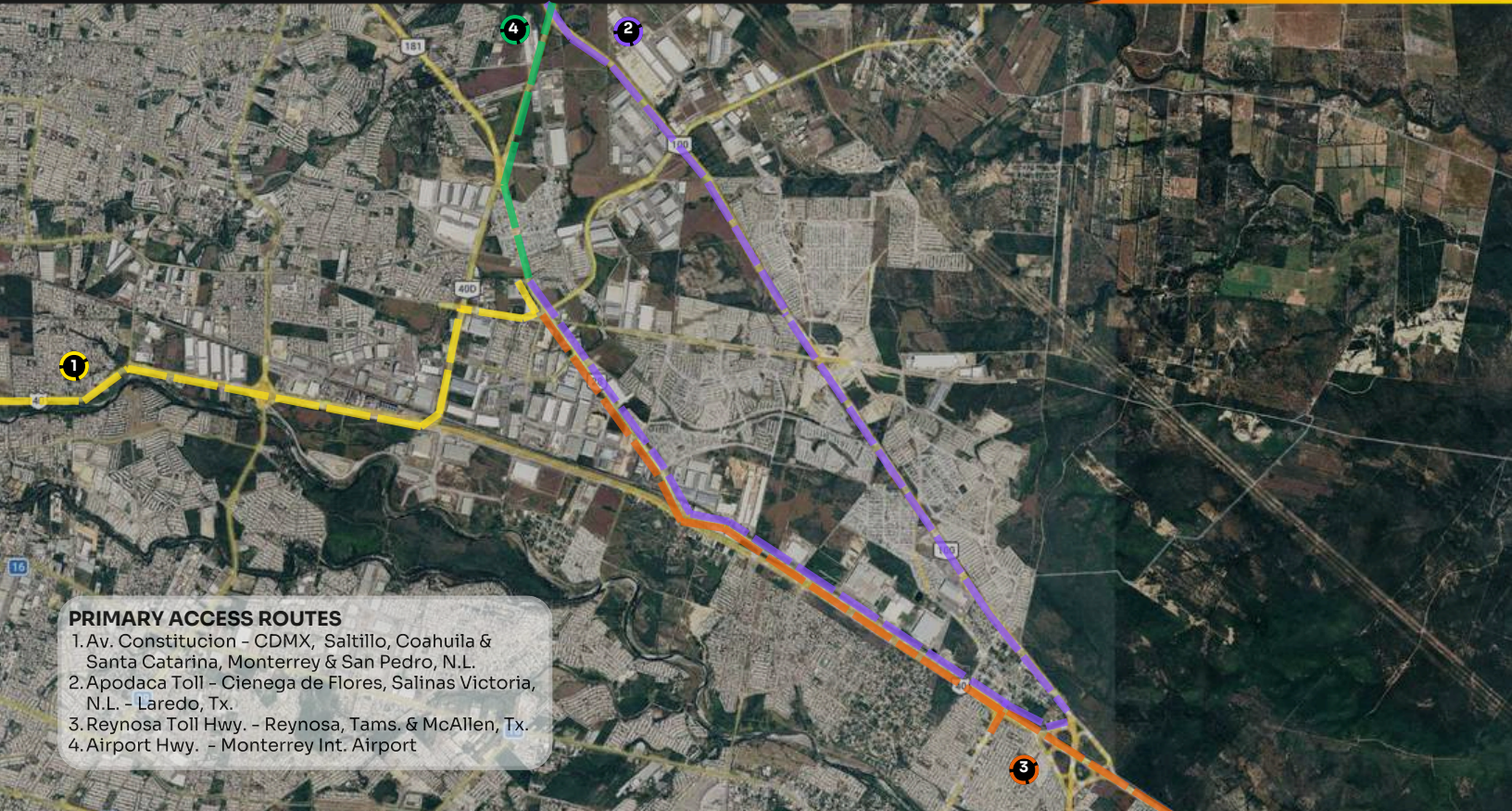
juan.zamora@select-rs.com

Location



Corporate Neighbors

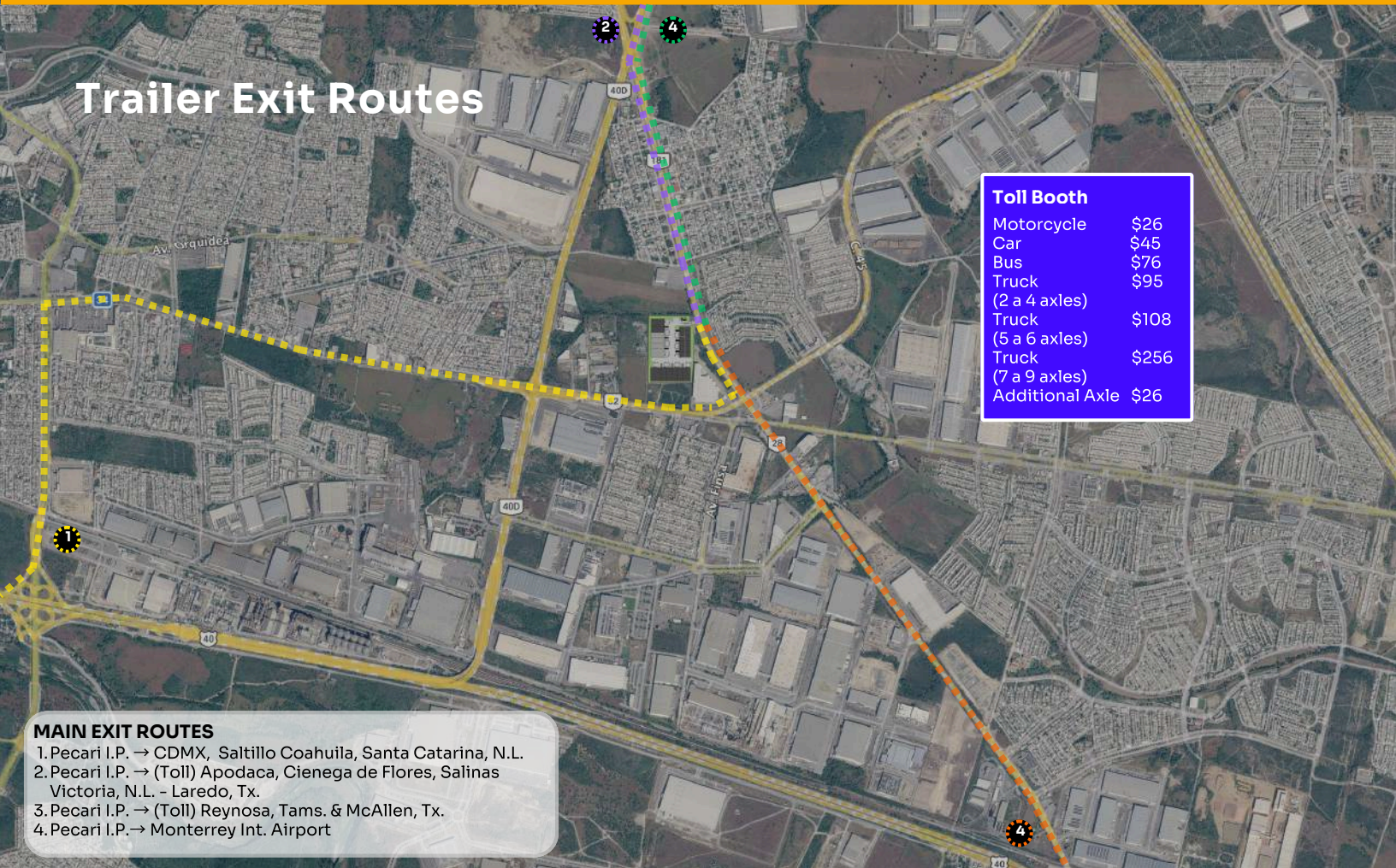




PRIMARY ACCESS ROUTES

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



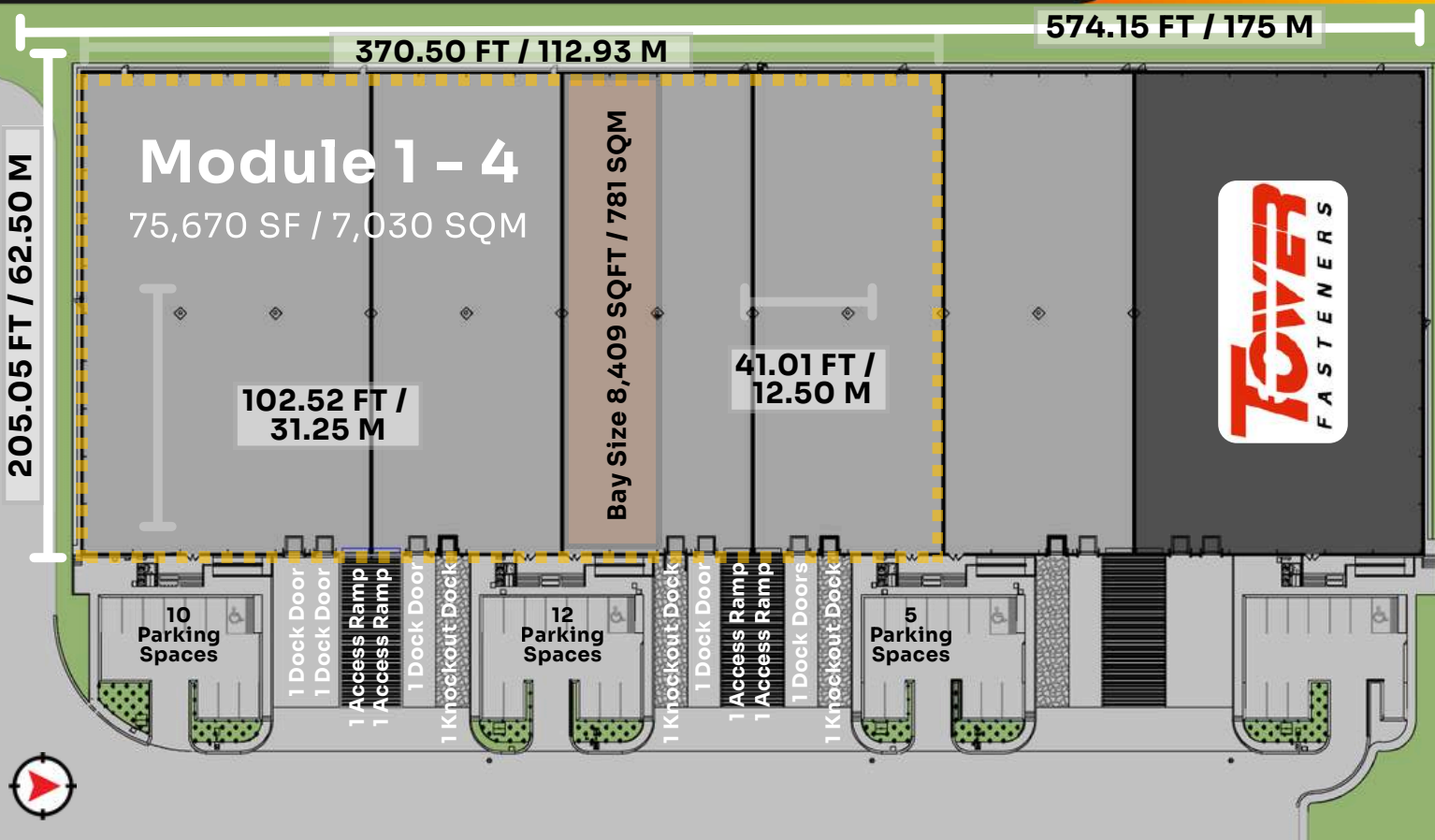
Toll Booth

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



**Move-in Ready
Building**



**Close Access
to Airport**



Available Area
75,670 SQFT / 7,030 SQM



Divisible
33,640 SQFT / 3,125 SQM



Module Dimensions
370.50 FT X 205.05 FT / 112.93 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
6 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

