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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

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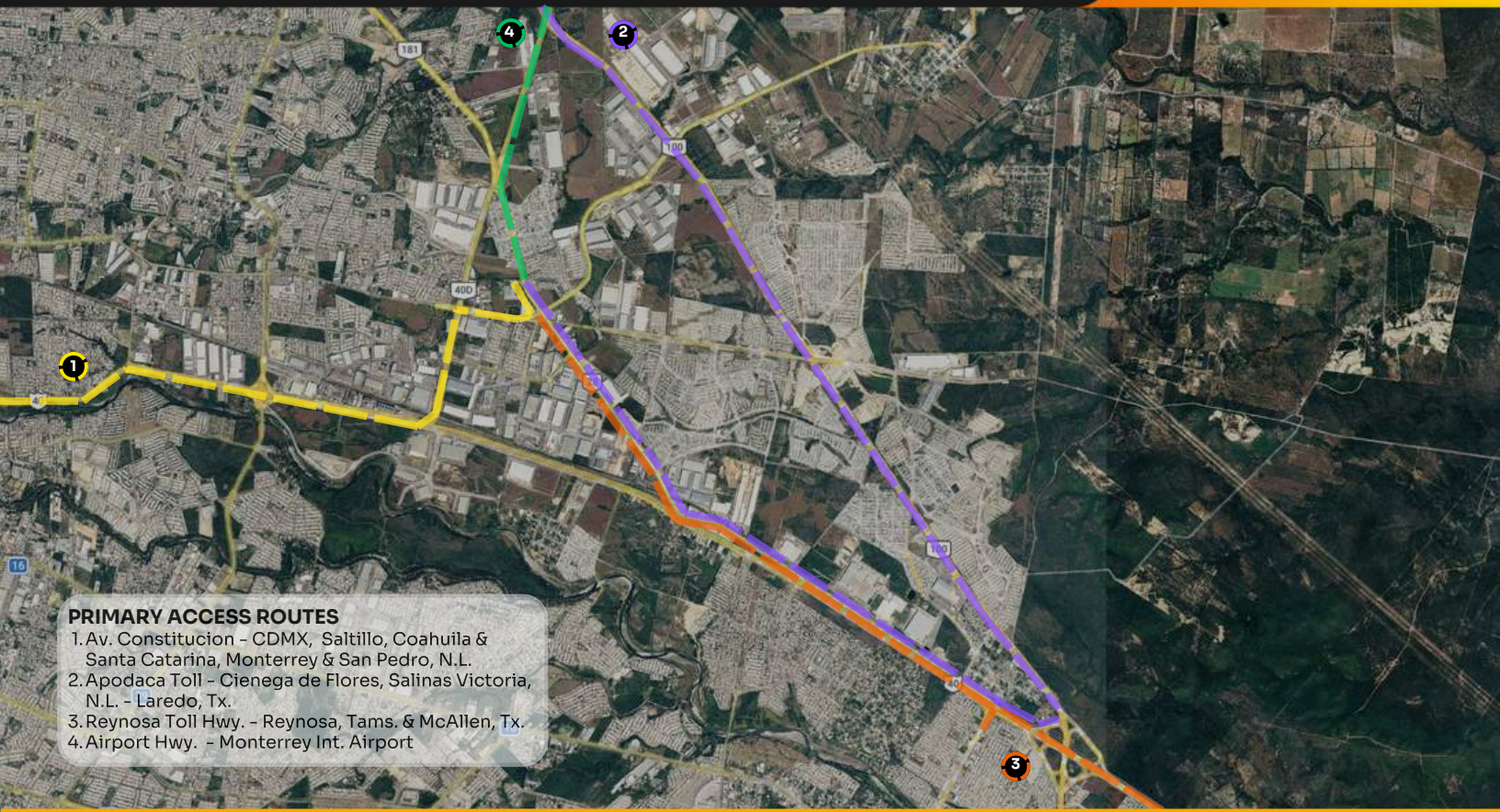
Location

# 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

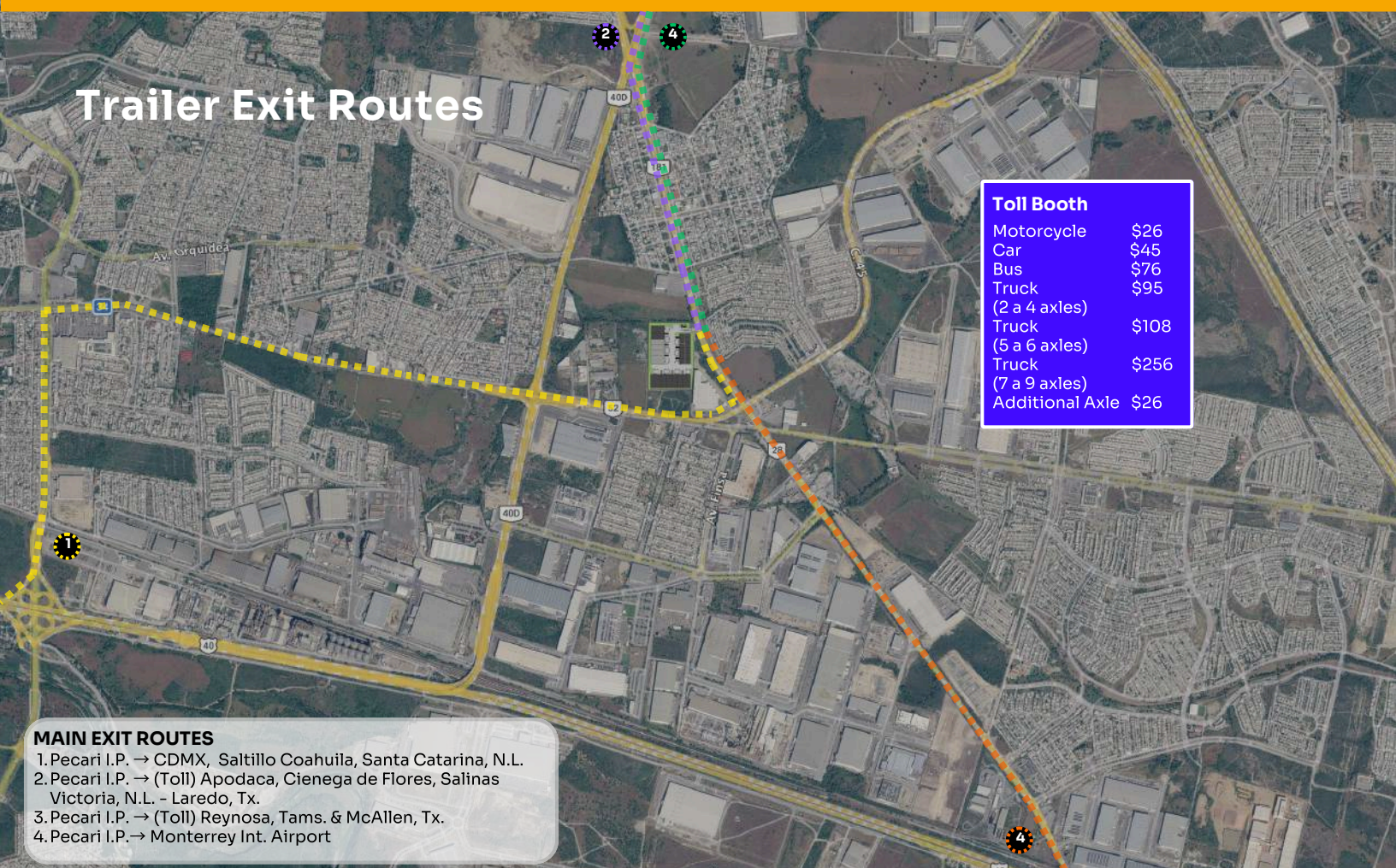




PRIMARY ACCESS ROUTES

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

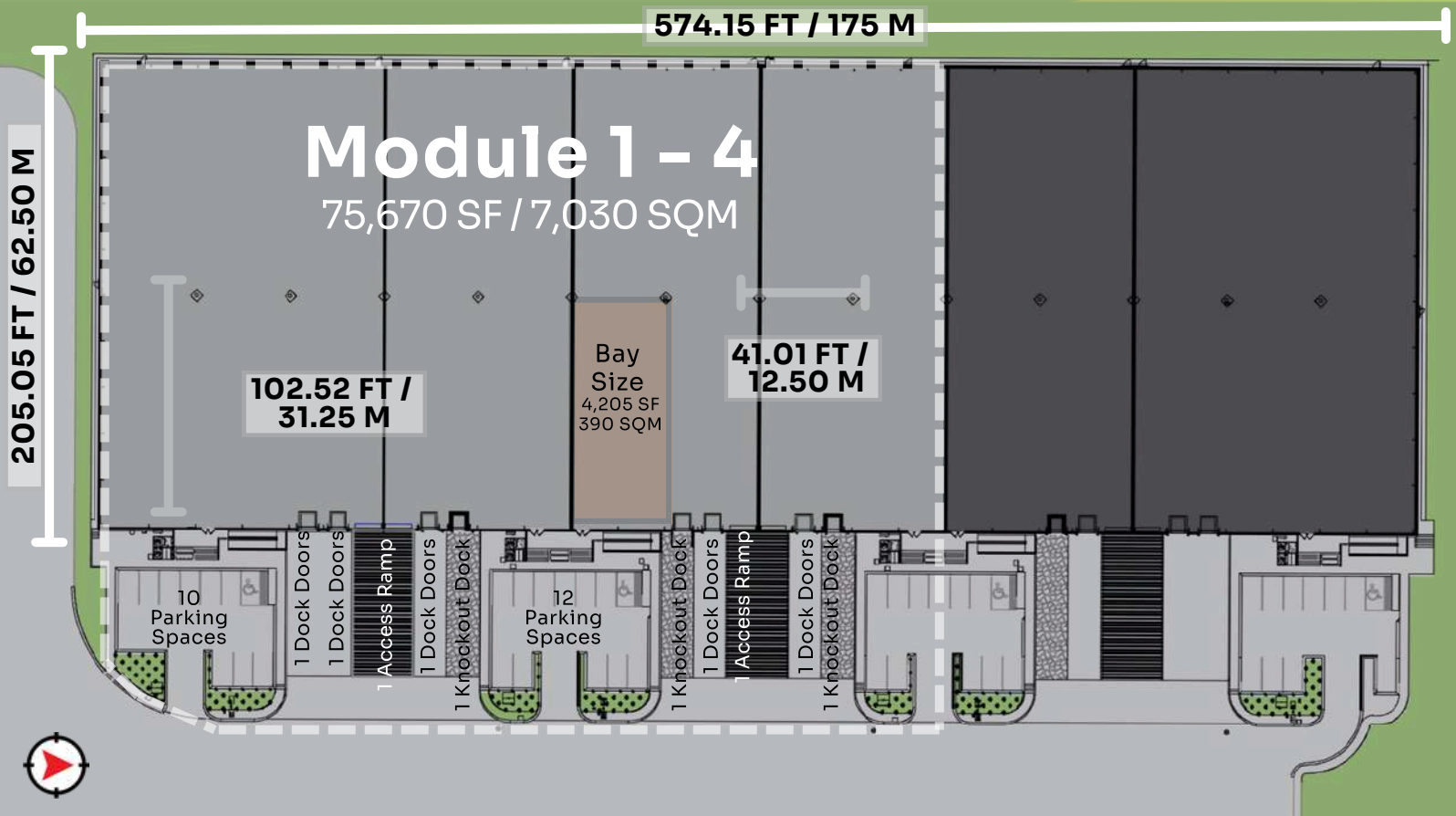
Trailer Exit Routes



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



















Highlights



Move-in Ready Building



Close Access to Airport

-  **Available Area**
75,670 SQFT / 7,030 SQM
-  **Divisible**
No
-  **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
-  **Loadings Docks**
5 + 3 Knockouts
-  **Parking Spaces**
22 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.



650,00
Municipality
population



Around 60%
working-age
population

