SELECT
Mexico Real Estate Services

K2B Building

Kronos Industrial Park, Apodaca, Nuevo León

Available Building for Lease

TOTAL BUILDING SIZE

6,957 SQM / 74,893 SQFT

click / scan for location



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Location

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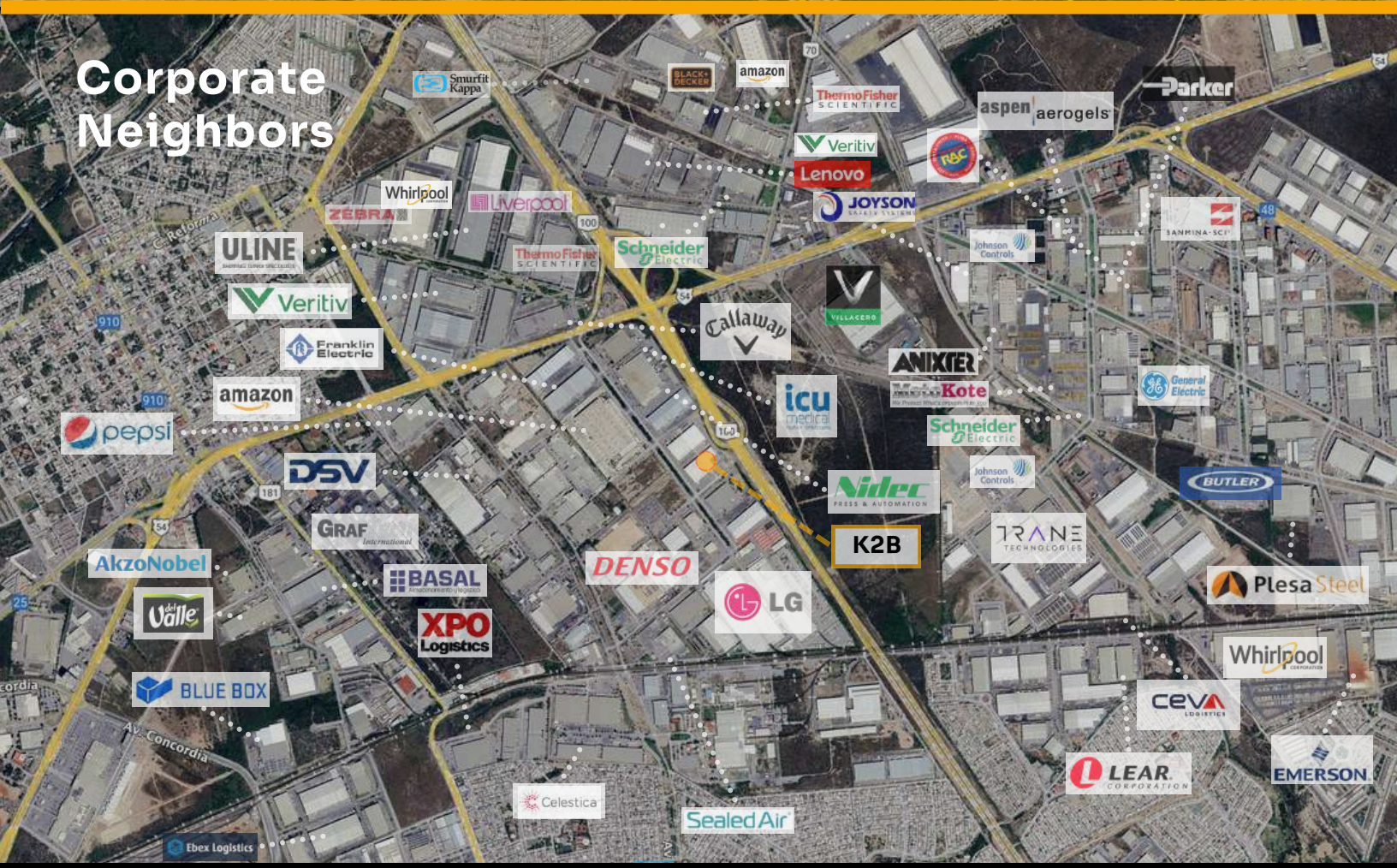
# City	Distance
1. Saltillo Coah.	69 Mi / 111 Km
2. Laredo Tx.	141 Mi / 226 Km
3. McAllen Tx.	146 Mi / 236 Km
4. San Antonio Tx.	295 Mi / 474 Km
5. Houston Tx.	462 Mi / 744 Km
6. Mexico City	579 Mi / 933 Km



Corporate Neighbors



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Trailer Access Routes

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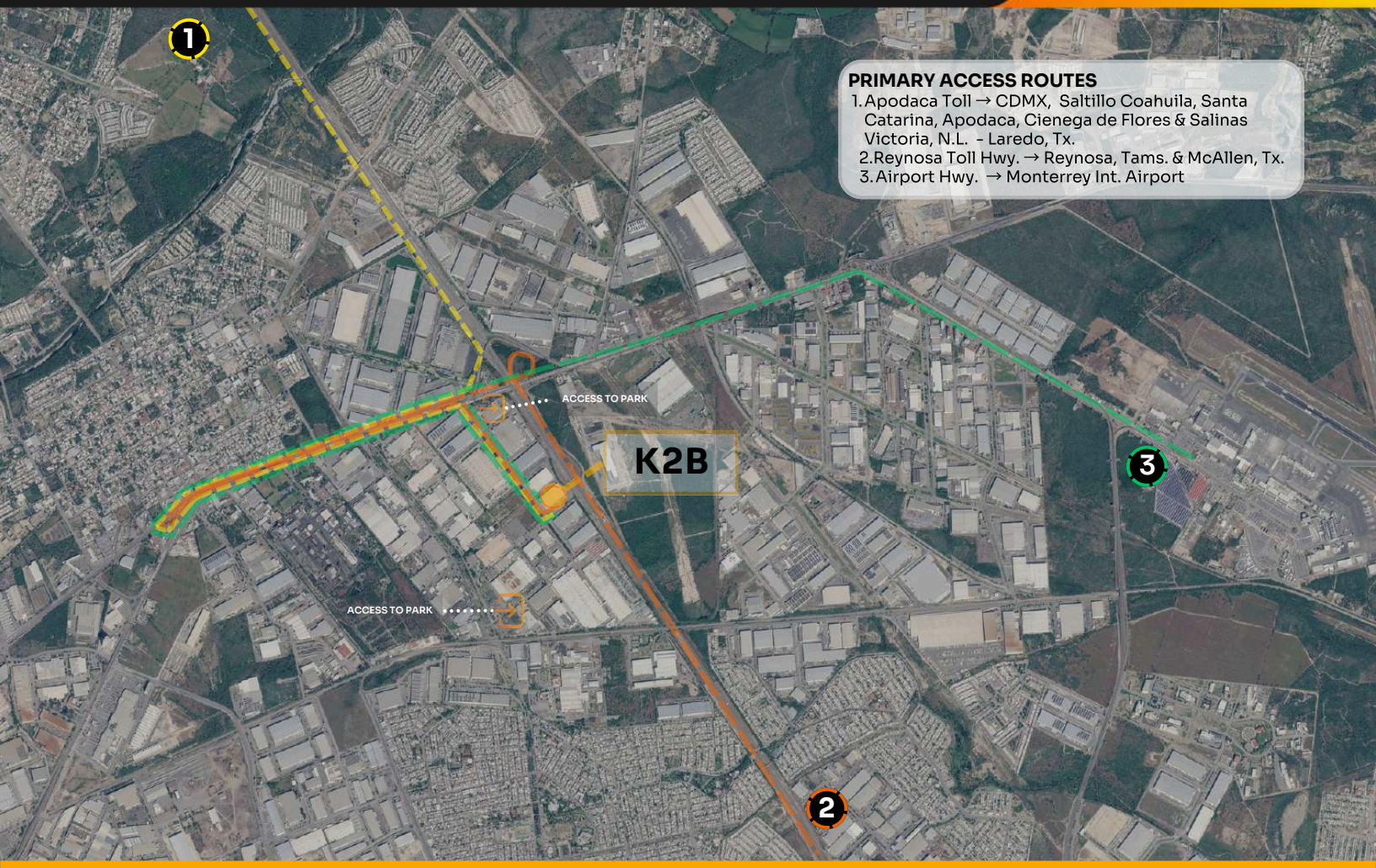
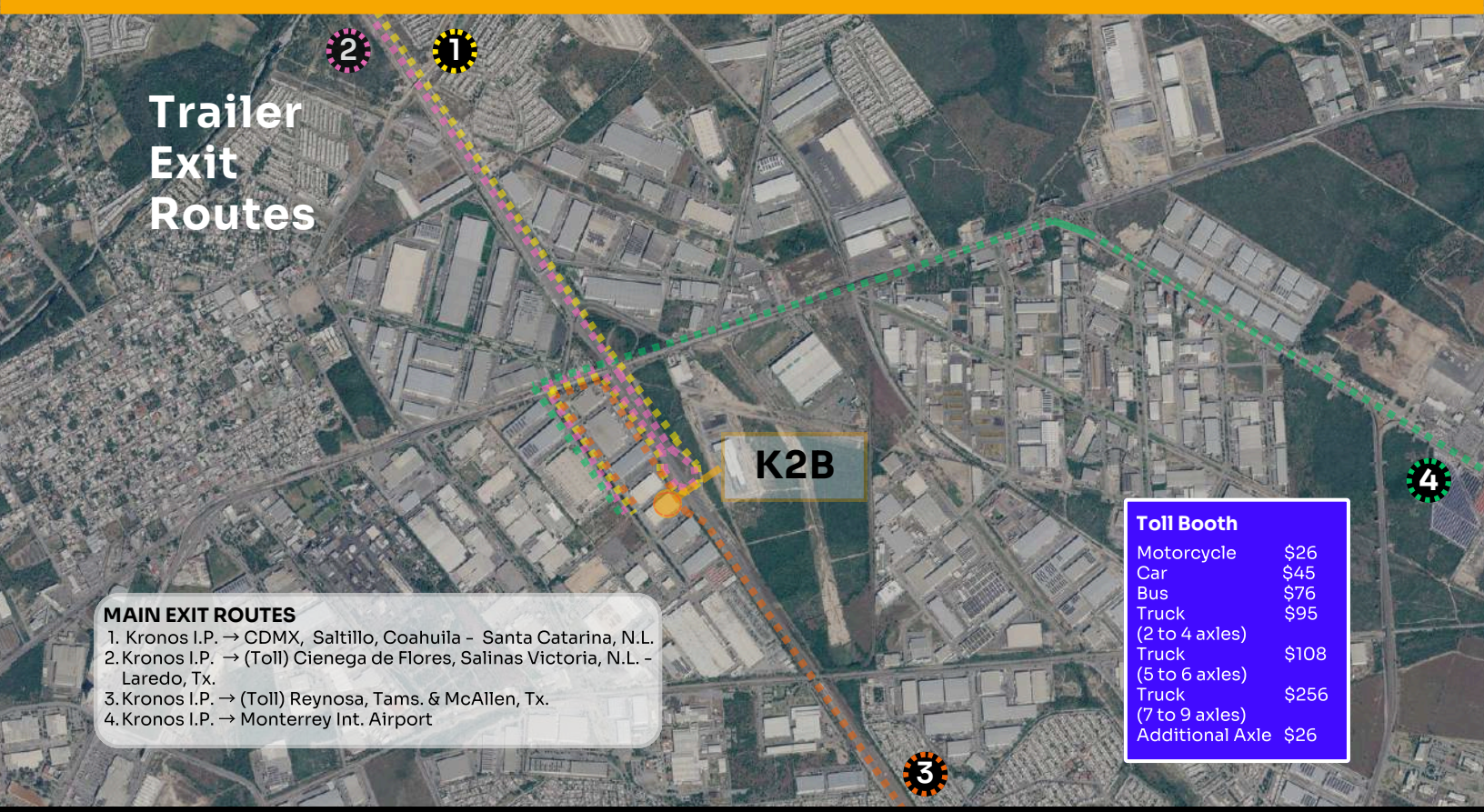


PRIMARY ACCESS ROUTES

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

Trailer Exit Routes



MAIN EXIT ROUTES

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

Toll Booth

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

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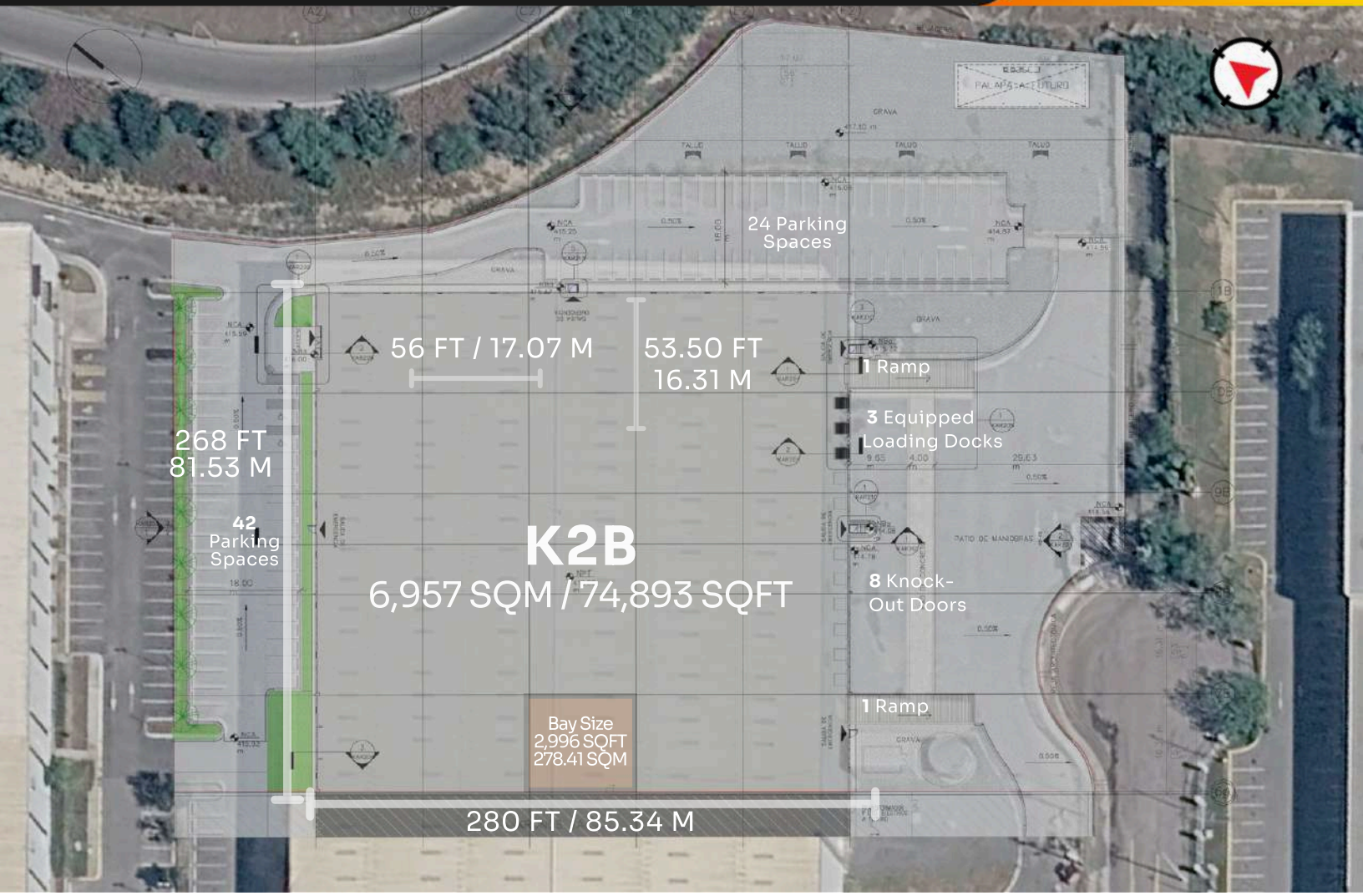
Building Overview



Available Area
6,957 SQM / 74,893 SQFT

Divisible
No

Office Size
400 SQM / 4,305 SQFT

Building Dimensions
85.34 x 81.53 M / 280 x 268 FT

Column Spacing
17.07 x 16.31 M / 56 x 53.50 FT

Clear Height
10.05 - 10.85 M / 33 FT - 35.6 FT

Roof*
Buttler, MR-24. 6" fiberglass blanket insulation. R-19, FM1-60

Natural Light
3% Skylights + 2% Side Windows
Dome shape skylights SunLite Strip 0.61 x 3.05 M / 2 x 10 FT, Side Windows

Ventilation
4 CPH

Floor Thickness
15 CM / 6 IN Concrete Slab Thickness with a resistance of 3,555 PSI

Access Ramps
2

Loading Docks
3 Equipped + 8 Knock-Out

Parking Spaces
94 Spaces

Wall Type
Concrete Tilt Up Walls

Fire Protection System
Hoses System

Lighting
LED

Electrical Transformer
2,000 KVA's

*Above Standard Specifications

Workforce Overview

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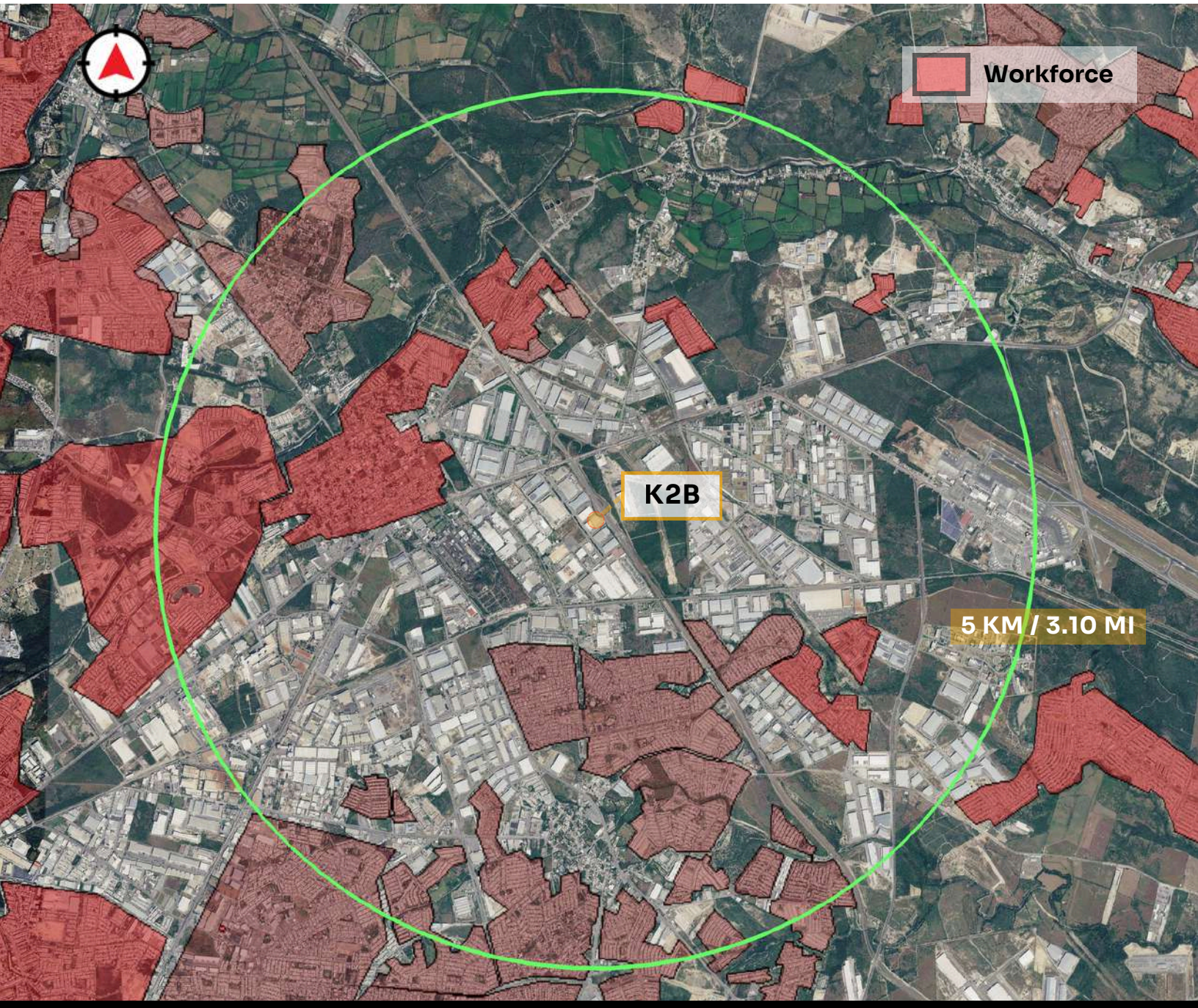
Apodaca—within the Monterrey Metropolitan Area—offers a deep and scalable labor pool supported by one of Mexico's most active industrial and logistics corridors.

The local talent base is experienced across a broad mix of operations, including automotive and auto parts, electronics and electrical equipment, metal-mechanics and steel processing, appliances/consumer goods, and 3PL/logistics and distribution, backed by a mature supplier network and continued industrial investment in Nuevo León.

Apodaca's economy is strongly export-oriented, which reinforces workforce familiarity with quality systems, compliance, and high-volume production environments.

Population (2020): 656,464
(+25.4% vs. 2010)

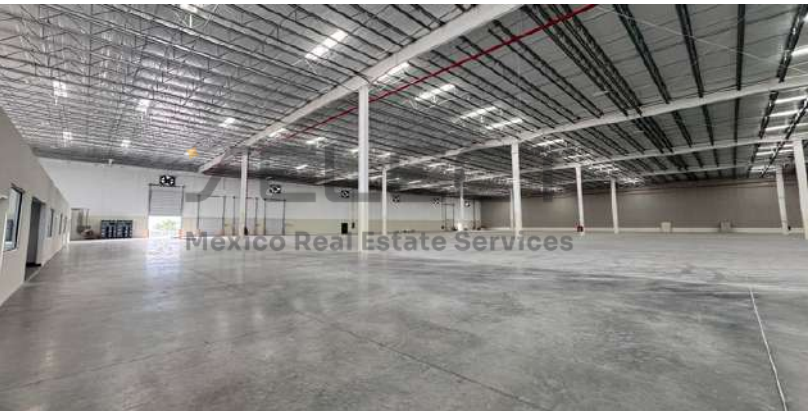
~152,383 working-age population
(Within a 5 km radius)



Pictures







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