

K2B SUBLEASE

Kronos Industrial Park,
Apodaca, Nuevo León

**↗ ↘ Available Building
↙ ↖ for Sublease**


TOTAL BUILDING SIZE


6,957 SQM / 74,893 SQFT



[clic / scan](#)
[for location](#)

JUAN ZAMORA

 +52 (81) 2621 7356

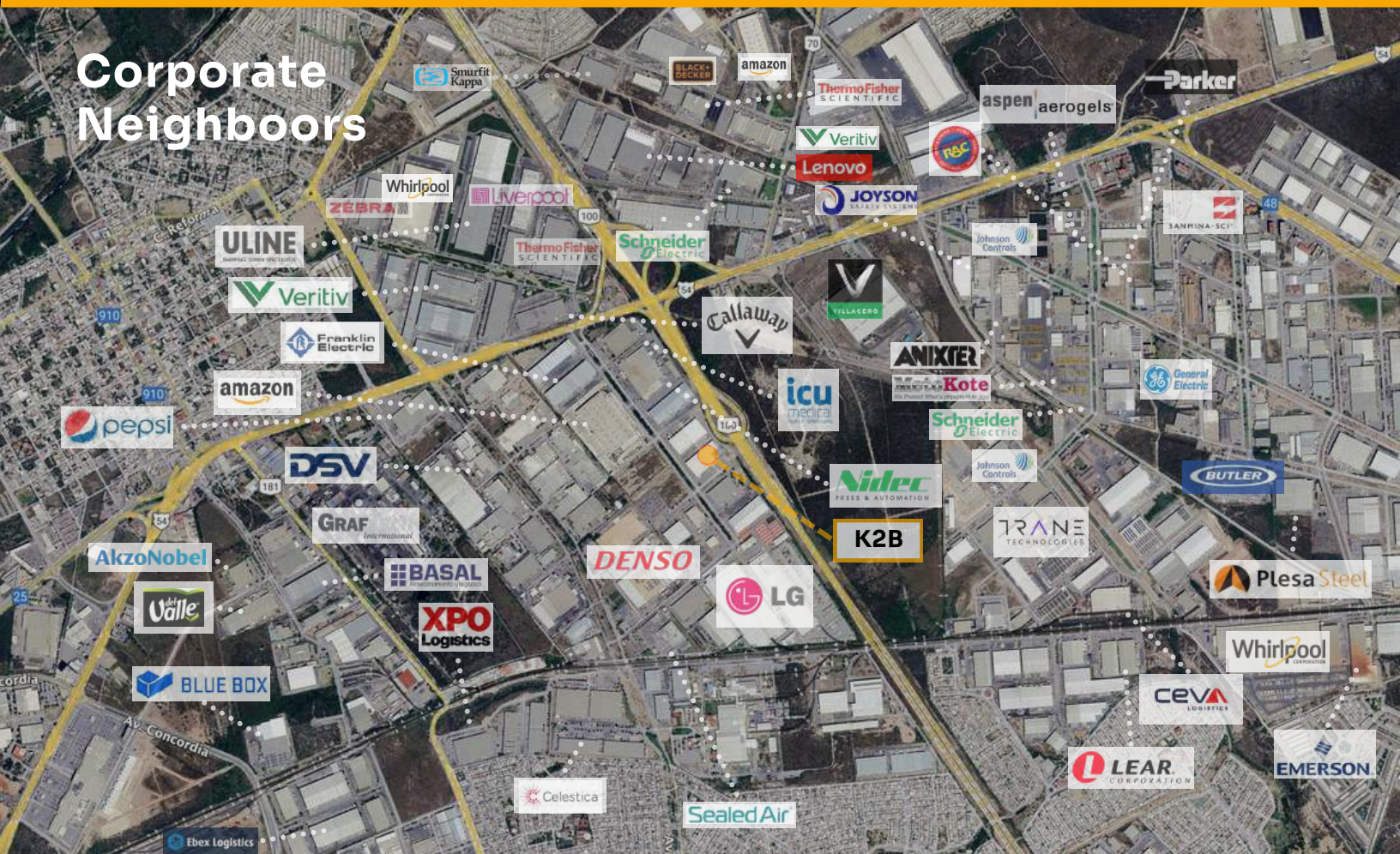
 juan.zamora@select-rs.com

Location

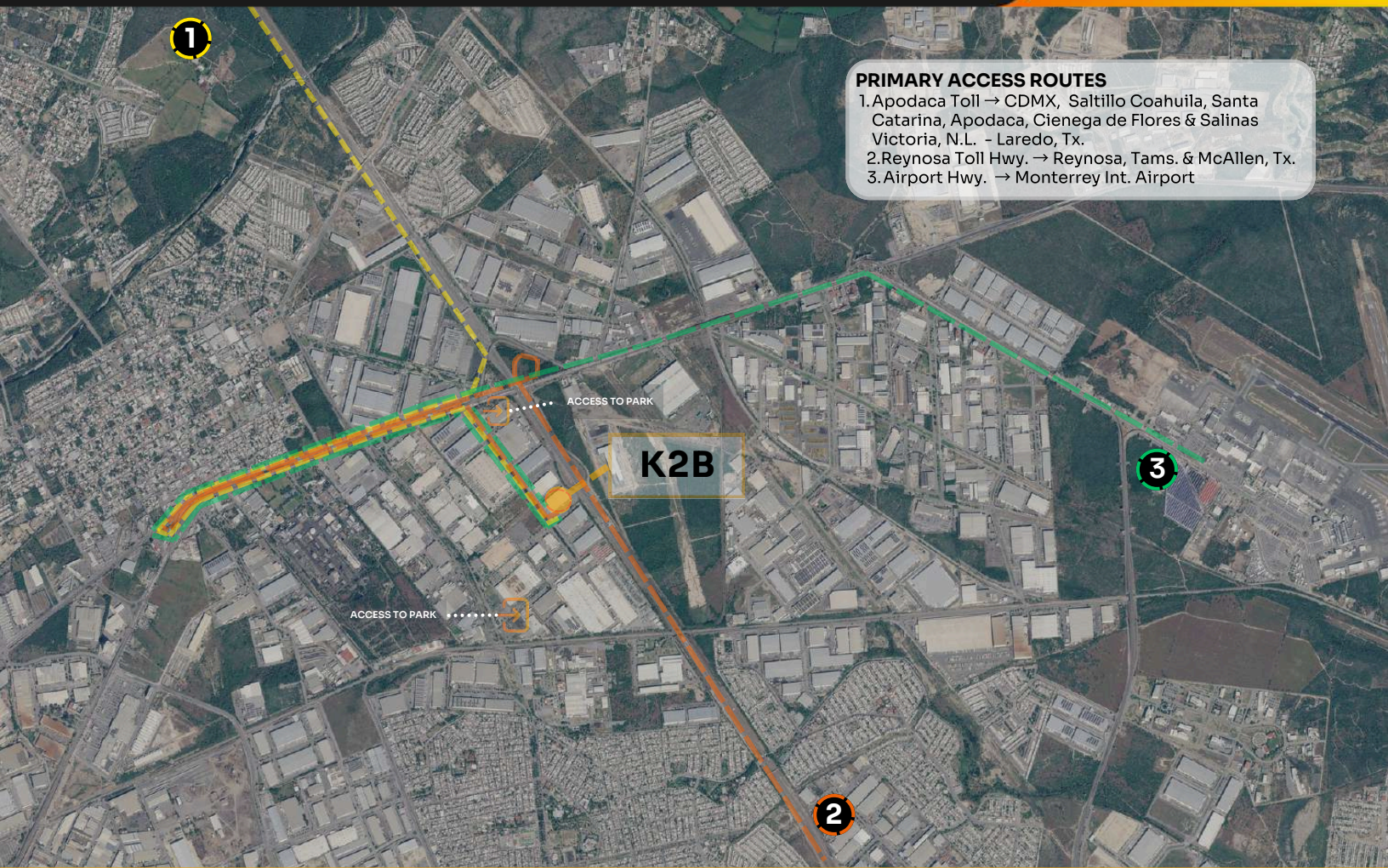
# City	Distancia
1. Saltillo Coah.	69 Mi / 111 Km
2. Laredo Tx.	141 Mi / 226 Km
3. McAllen Tx.	146 Mi / 236 Km
4. San Antonio Tx.	295 Mi / 474 Km
5. Houston Tx.	462 Mi / 744 Km
6. Mexico City.	579 Mi / 933 Km



Corporate Neighbors

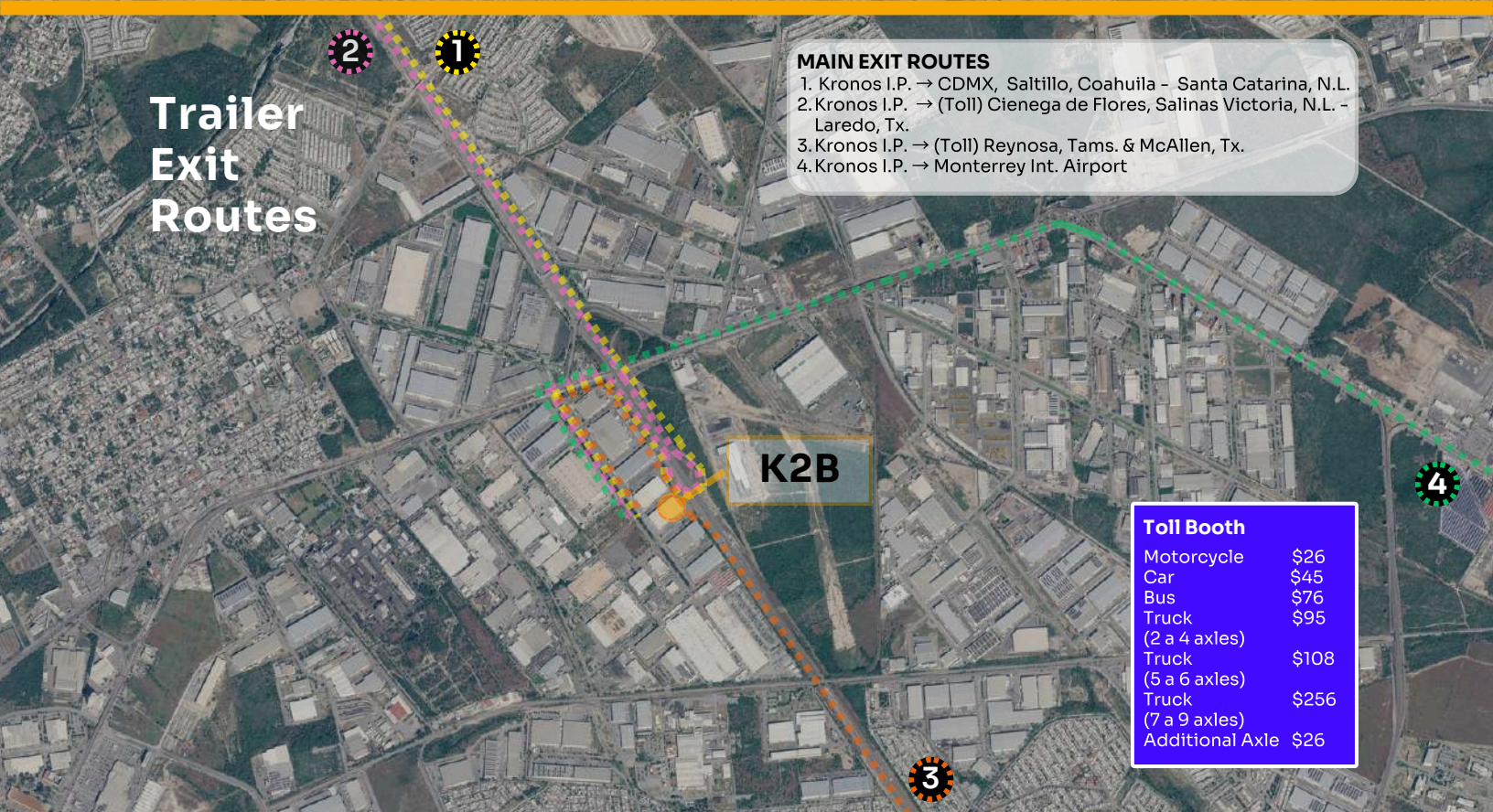


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PRIMARY ACCESS ROUTES

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 a 4 axles)	\$95
Truck (5 a 6 axles)	\$108
Truck (7 a 9 axles)	\$256
Additional Axle	\$26

Building Overview



- ★ **Available Area**
6,957 SQM / 74,893 SQFT
- ★ **Natural Light**
3% Skylights + 2% Side Windows
Dome shape skylights SunLite Strip
0.61 x 3.05 M / 2 x 10 FT, Side Windows
- ★ **Wall Type**
Concrete Tilt Up Walls
- ★ **Divisible**
No
- ★ **Office Size**
400 SQM / 4,305 SQFT
- ★ **Ventilation**
4 CPH
- ★ **Fire Protection System**
Hoses System
- ★ **Building Dimensions**
85.34 x 81.53 M / 280 x 268 FT
- ★ **Floor Thickness**
15 CM / 6 IN Concrete Slab Thickness
with a resistance of 3,555 PSI
- ★ **Lighting**
LED
- ★ **Column Spacing**
17.07 x 16.31 M / 56 x 53.50 FT
- ★ **Access Ramps**
2
- ★ **Electrical Transformer**
2,000 KVA's
- ★ **Clear Height**
10.05 - 10.85 M / 33 FT - 35.6 FT
- ★ **Loading Docks**
3 Equipped + 8 Knock-Out
- ★ **Roof***
Buttler, MR-24. 6" fiberglass
blanket insulation. R-19, FM1-60
- ★ **Parkings Spaces**
94 Spaces

*Above Standard Specifications

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Workforce Overview

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)

