



**Close Access to Airport**



**Easy Access to highway**



**Flexible Space**

## Building A

**Estimated Delivery: Q3 2026**

Pecari Industrial Park IV Guadalupe,  
Guadalupe, Nuevo León



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for location](#)



**Available Space for Lease**

104,335 SQFT / 9,693 SQM

## Building Overview

**Total Building Size**

104,335 SQFT / 9,693 SQM

### Divisible

Yes, minimal

44,713 SQFT / 4,154 SQM

### Office Size

To Suit

### Building Dimensions

449 x 229 FT / 137 x 70 M

### Column Spacing

115.64 x 64.43 FT / 35.25 x 19.64 M

### Roof

3 In Fiber Glass

### Floor Thickness

6 IN / 15.24 CM - f'c = 280 kg/cm<sup>2</sup>

### Skylights

5%

### Kvas Rights Available

1,000 Kvas

### Clear Height

32 FT / 9.75 M

### Lighting

LED Lights

### Access Ramps

2

### Loading Docks

4 + 2 (Future Docks)

### Parkings Spaces

55 Spaces

### Wall Type

Precast Concrete Walls

### Fire Protection System

Hose System

### Gas

Feasibility

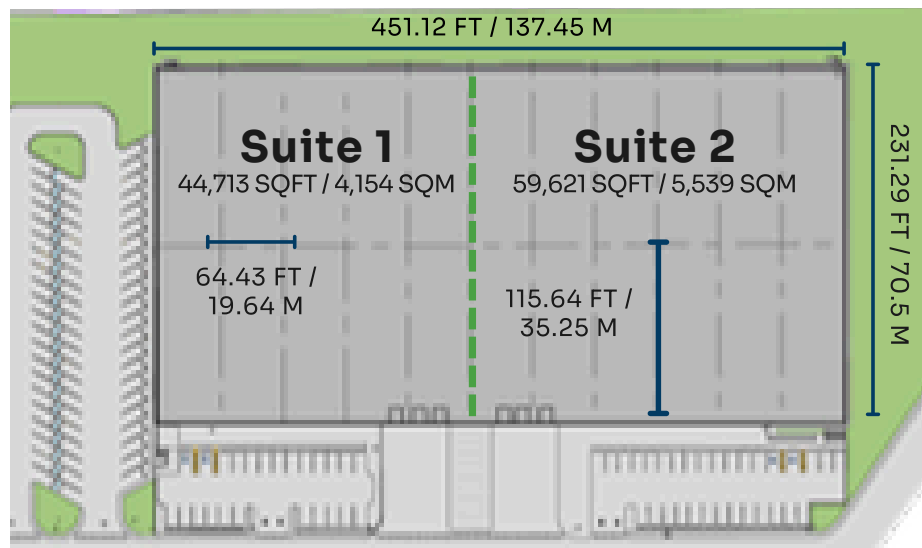
### Water

City Water

### Sewage

City Sewage

## Layout



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## Building A

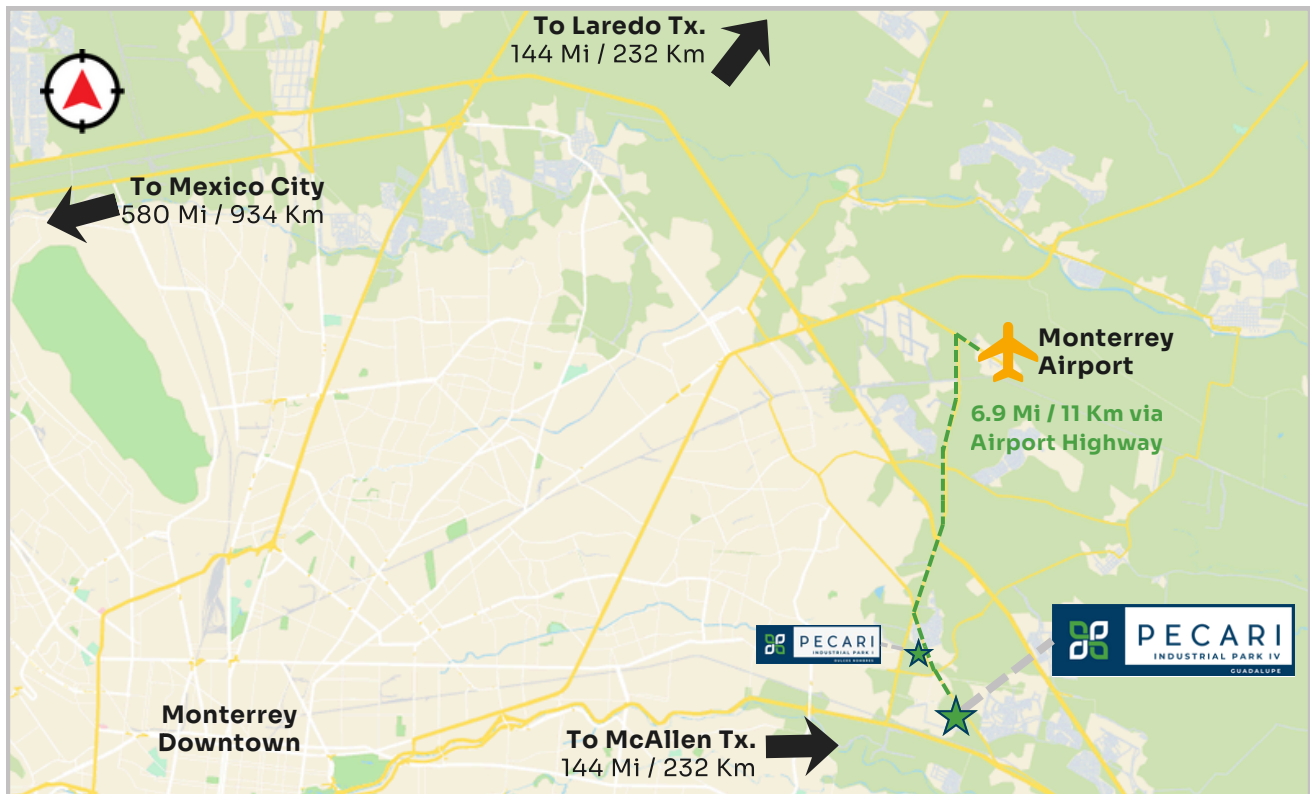
Pecari Industrial Park IV Guadalupe,  
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# Master Plan



# Location



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## Building A

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# Workforce Overview

Guadalupe is part of the Monterrey industrial region, known for its consolidated supply chain and manufacturing base. This location benefits from a strong and immediate labor catchment area. Within a 5 km radius, the surrounding population totals 315,781 (INEGI) residents, including approximately 211,000 people of working age, supporting industrial operations with solid workforce availability nearby.



315,781  
total  
residents



~211,000  
working-age  
population



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## Building A

Pecari Industrial Park IV Guadalupe,  
Guadalupe, Nuevo León



## Corporate Neighbors



## Renders



## Construction Progress



Promoted by  
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