


Building A
Estimated Delivery: Q3 2026

 Pecari Industrial Park IV Guadalupe,
 Guadalupe, Nuevo León

 clic / scan
 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/cm²
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

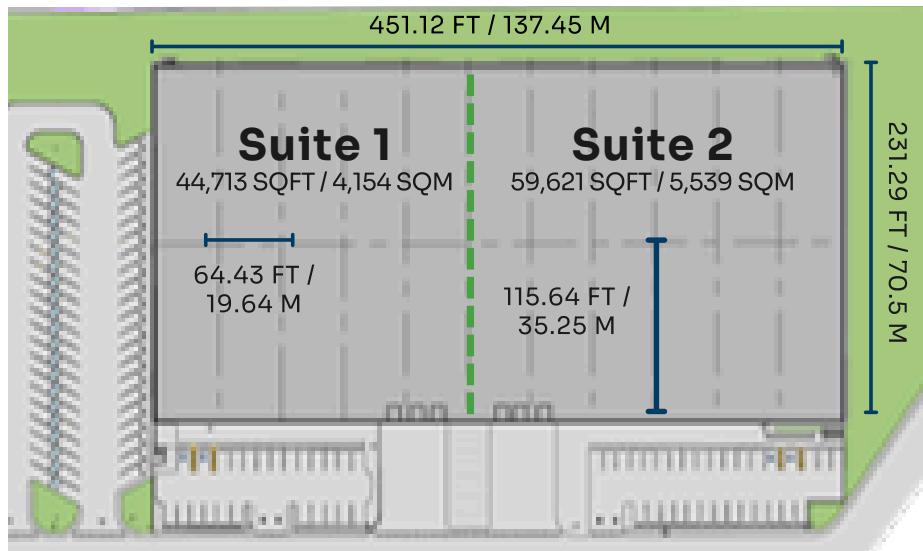
Water

City Water

Sewage

City Sewage

Layout


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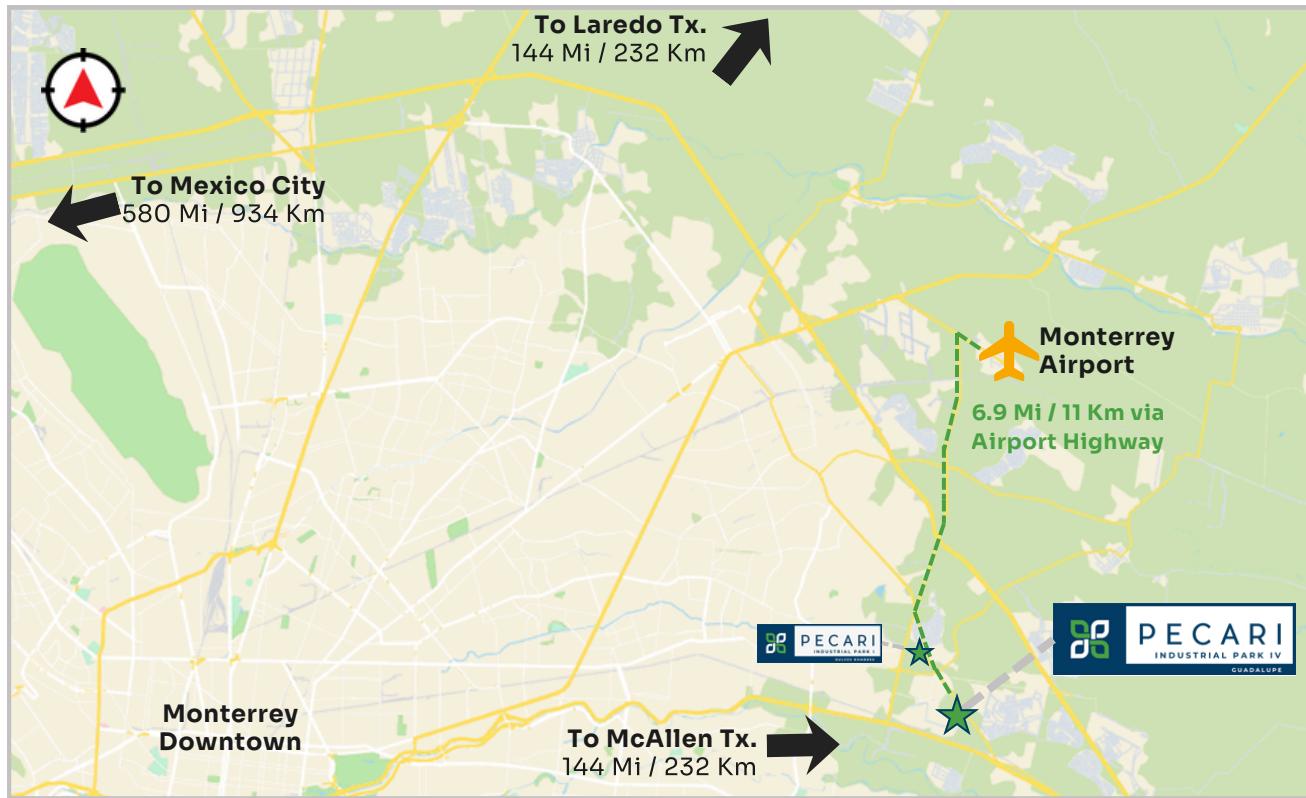
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Master Plan



Location



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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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Corporate Neighbors



Renders



Construction Progress



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