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Mexico Real Estate Services

Developed by

PECARI
INDUSTRIAL PARK IV
GUADALUPE

Building A

Pecari Industrial Park IV,
Guadalupe, Nuevo León



**↔ Available Building
↔ for Lease**

Estimated Delivery: 2Q 2026

AVAILABLE AREA:

104,335 SQFT / 9,693 SQM



[click / scan
for location](#)

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Location

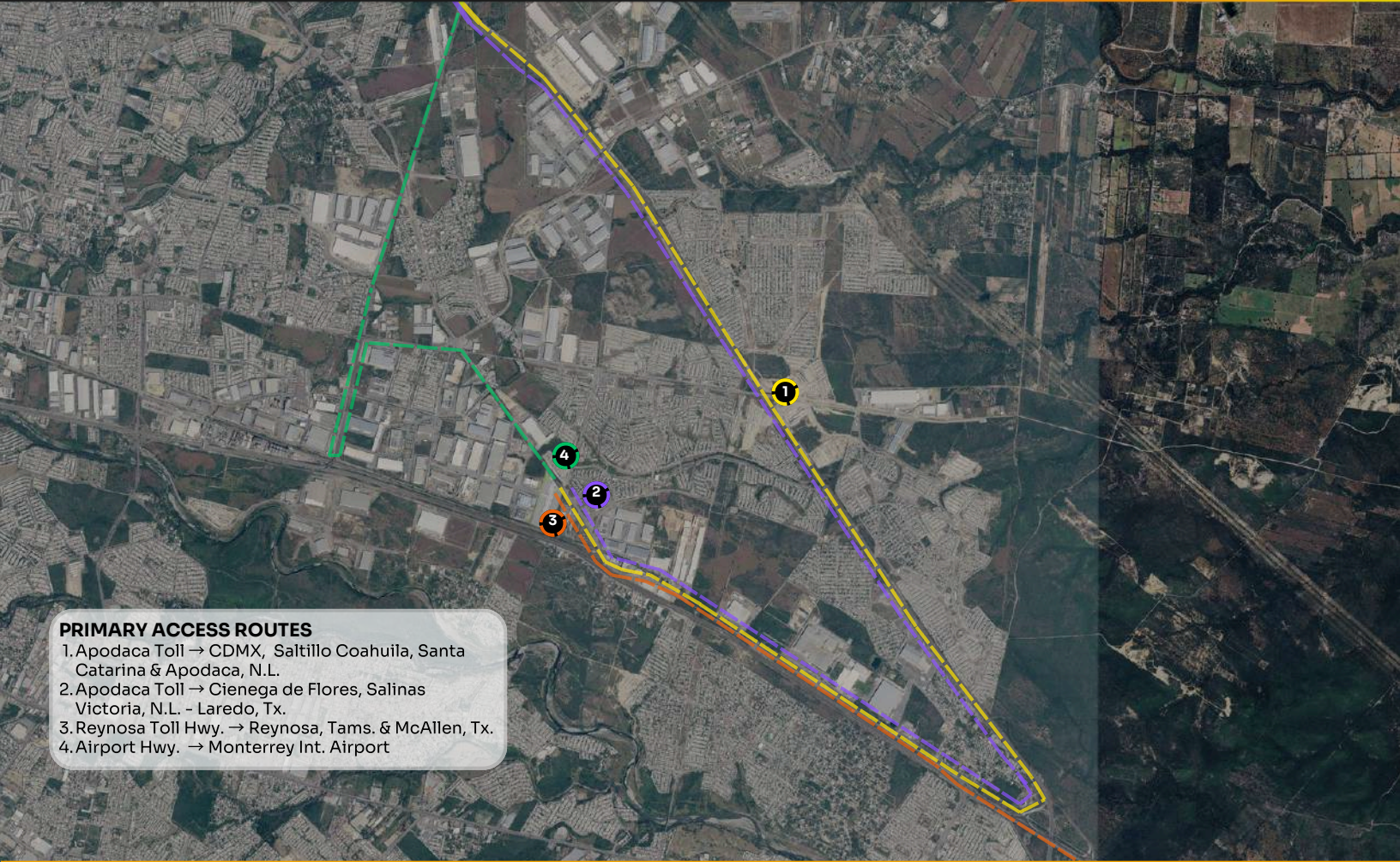
# City	Distancia
1. Saltillo Coah.	69 Mi / 111 Km
2. Laredo Tx.	144 Mi / 232 Km
3. McAllen Tx.	136 Mi / 220 Km
4. San Antonio Tx.	300 Mi / 483 Km
5. Houston Tx.	466 Mi / 751 Km
6. Mexico City.	577 Mi / 929 Km



Corporate Neighbors

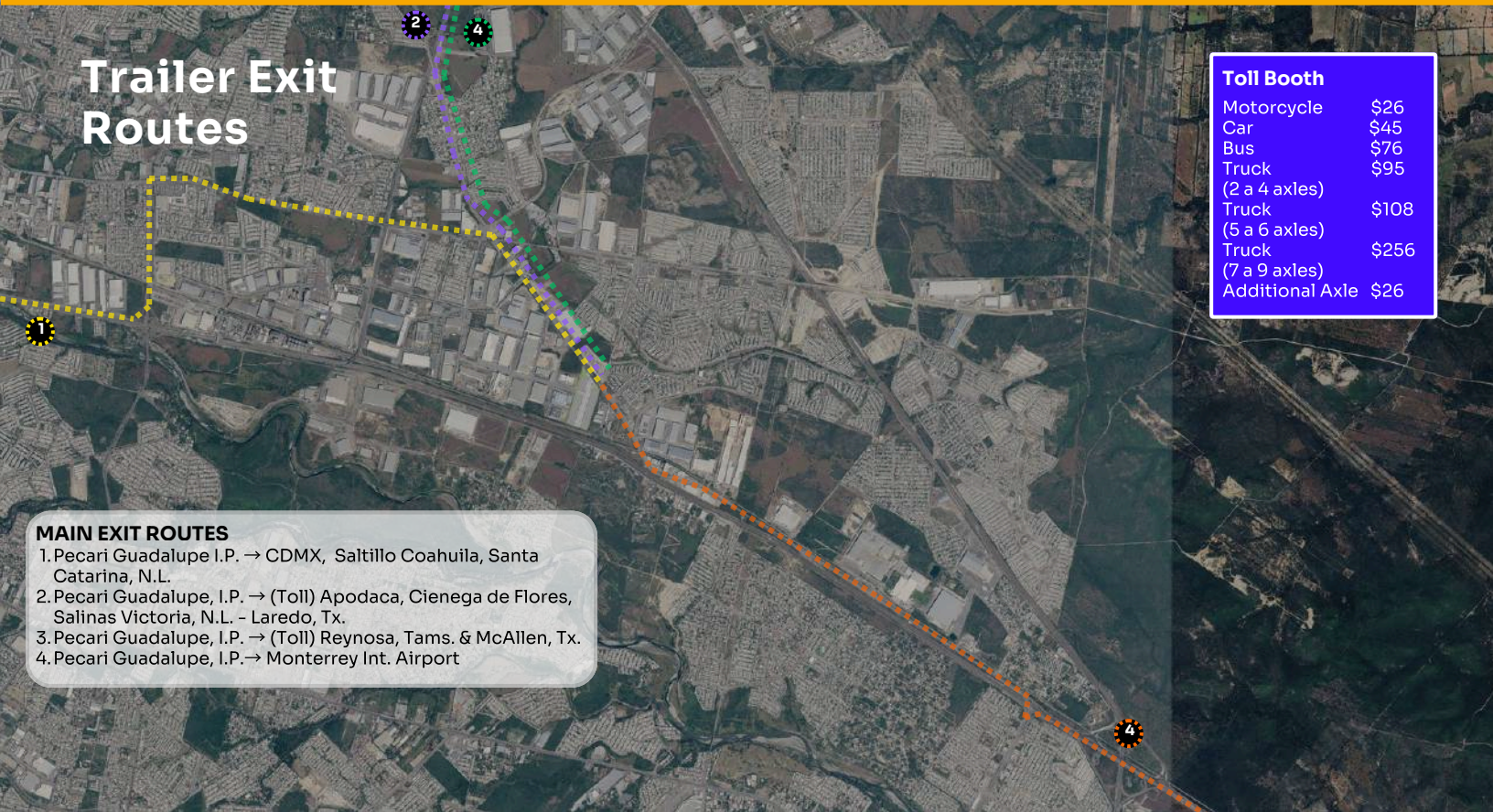


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PRIMARY ACCESS ROUTES

1. Apodaca Toll → CDMX, Saltillo Coahuila, Santa Catarina & Apodaca, 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

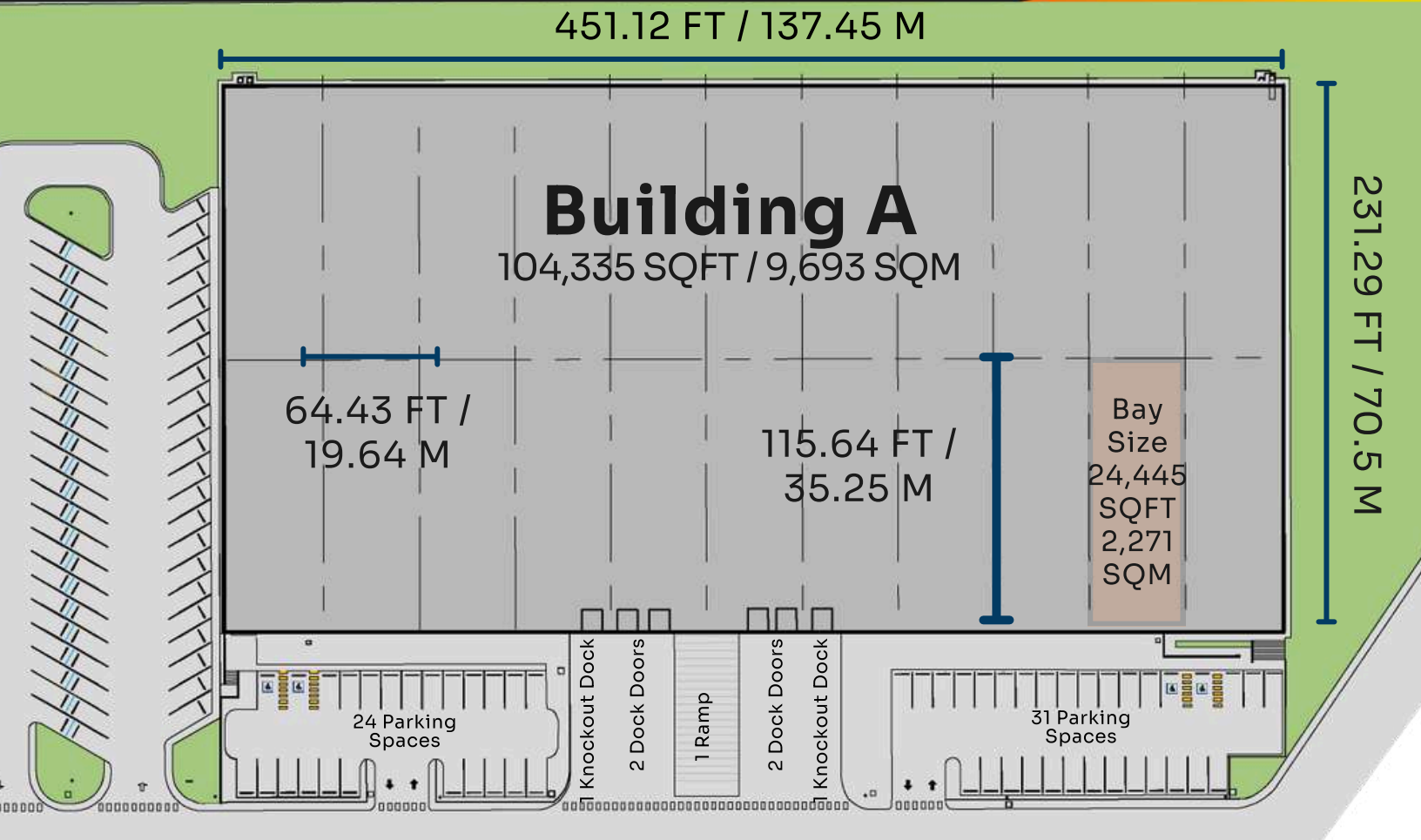






















Trailer Exit Routes

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



-  **Available Area**
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**
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)
-  **Ventilation**
Exhaust Fan
-  **Parkings Spaces**
55 Spaces
-  **Wall Type**
Precast Concrete Walls
-  **Fire Protection System**
Hose System
-  **Gas**
Feasibility
-  **Water**
City Water
-  **Sewage**
City Sewage

Guadalupe municipality sub-market is part of the greater Monterrey industrial region, known for its consolidated supply, manufacturing base and a generous availability of labor.

The location benefits from the strong and immediate labor force within walking distance or a short bus or taxi ride to work.

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 this solid workforce availability nearby.



315,781
Municipality
population



~211,000 working-
age population
(Within a 5 km radius)





Construction Progress



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