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Mexico Real Estate Services

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PECARI
INDUSTRIAL PARK IV
GUADALUPE

Building A

Pecari Industrial Park IV, Guadalupe, Nuevo León



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

Estimated Delivery: Q3 2026

AVAILABLE AREA:

104,335 SQFT / 9,693 SQM



click / scan
for location

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Location

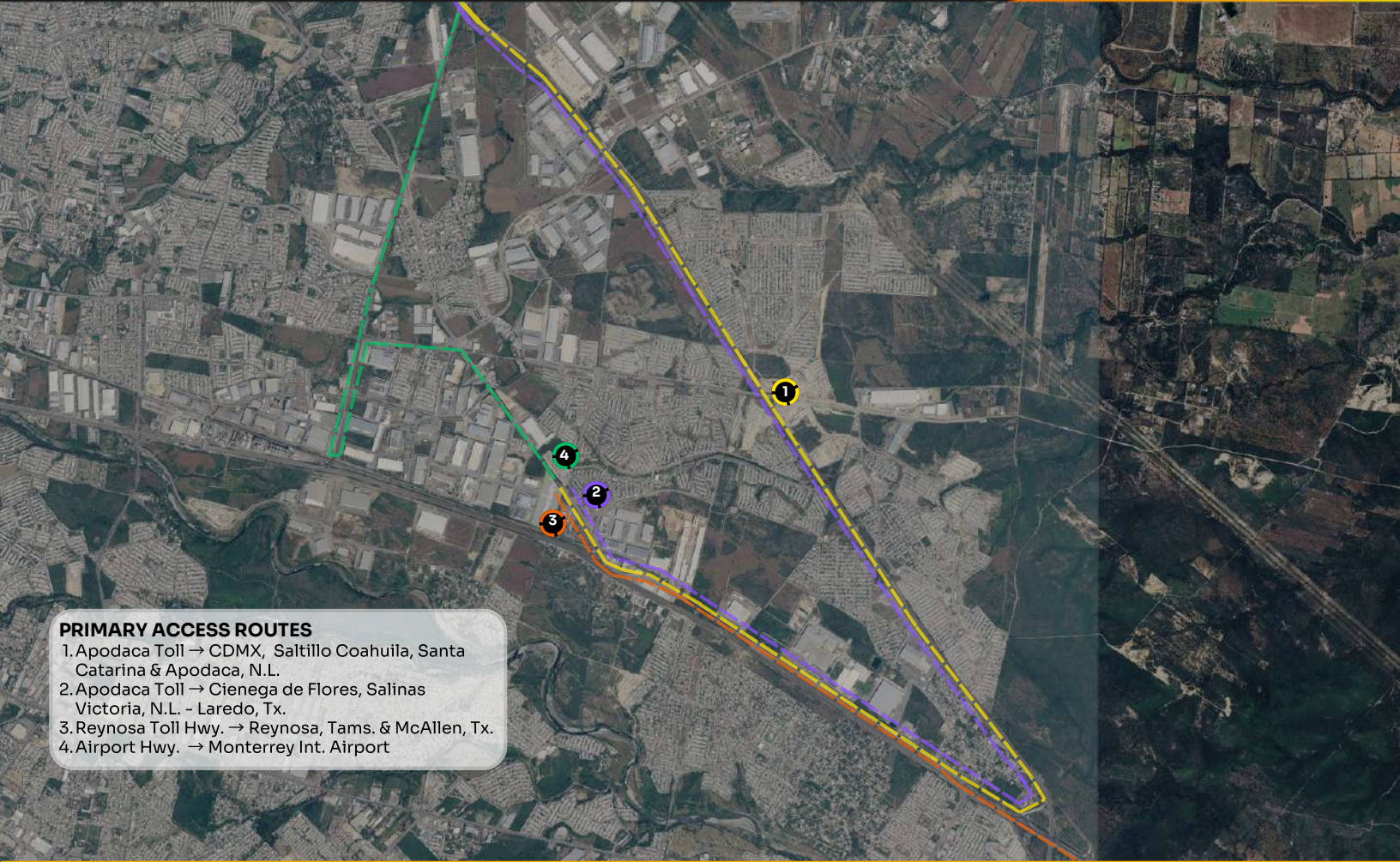
# City	Distancia
1. Saltillo Coah.	69 Mi / 111 Km
2. Laredo Tx.	144 Mi / 232 Km
3. McAllen Tx.	136 Mi / 220 Km
4. San Antonio Tx.	300 Mi / 483 Km
5. Houston Tx.	466 Mi / 751 Km
6. Mexico City.	577 Mi / 929 Km



Corporate Neighbors



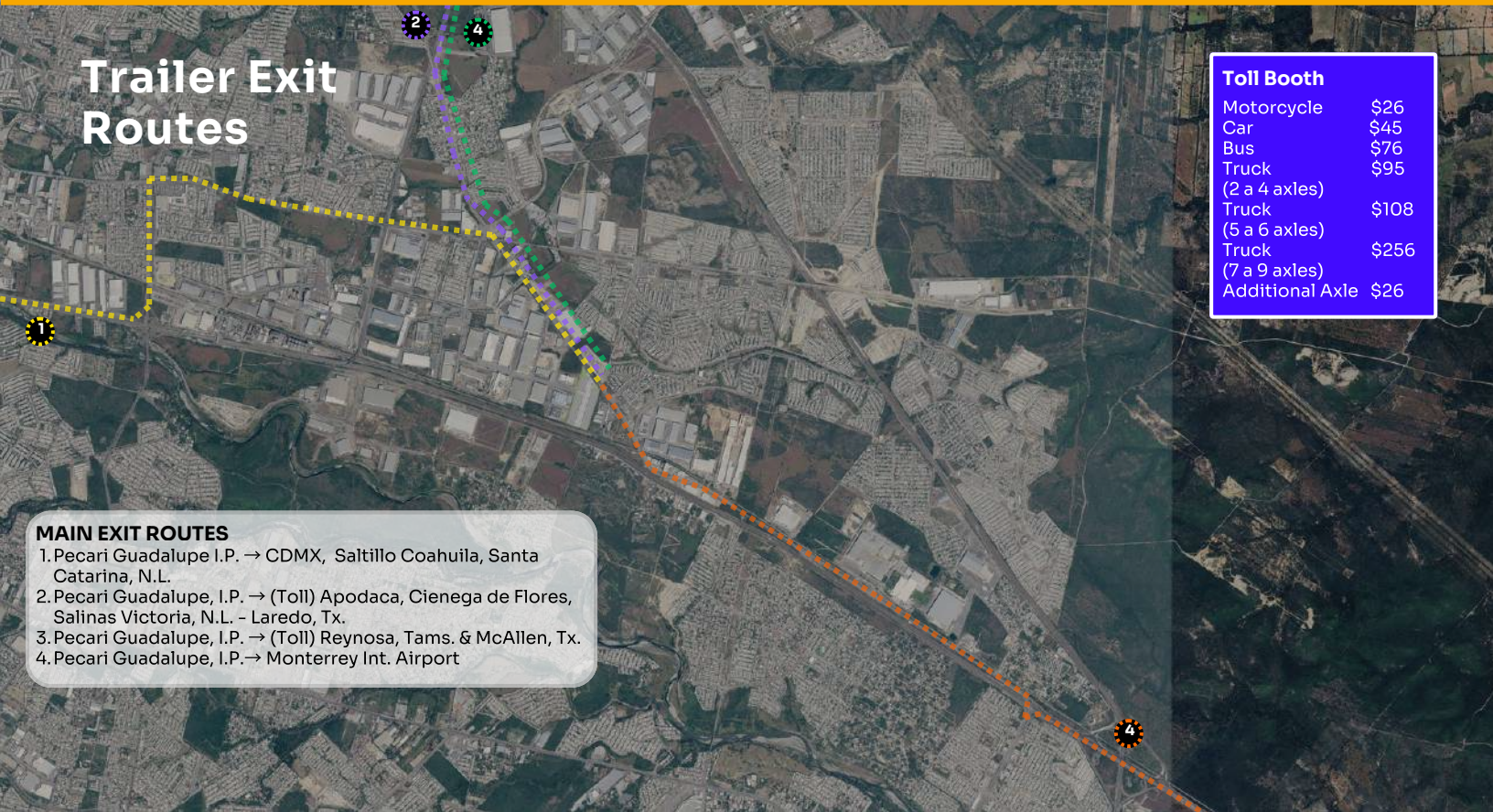
Building A | Pecari Industrial Park IV, Guadalupe, Nuevo Leon



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

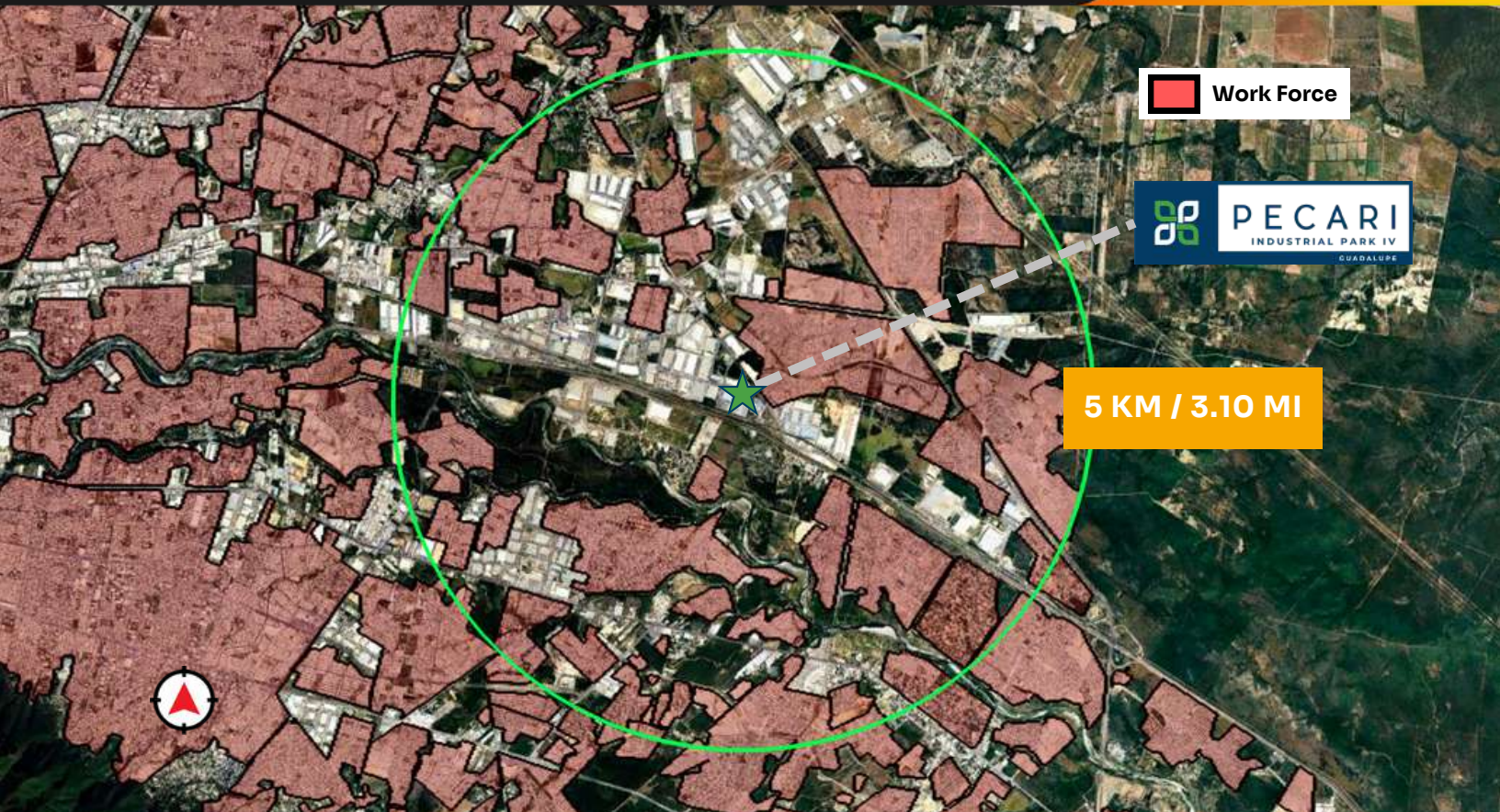
Trailer Exit Routes



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

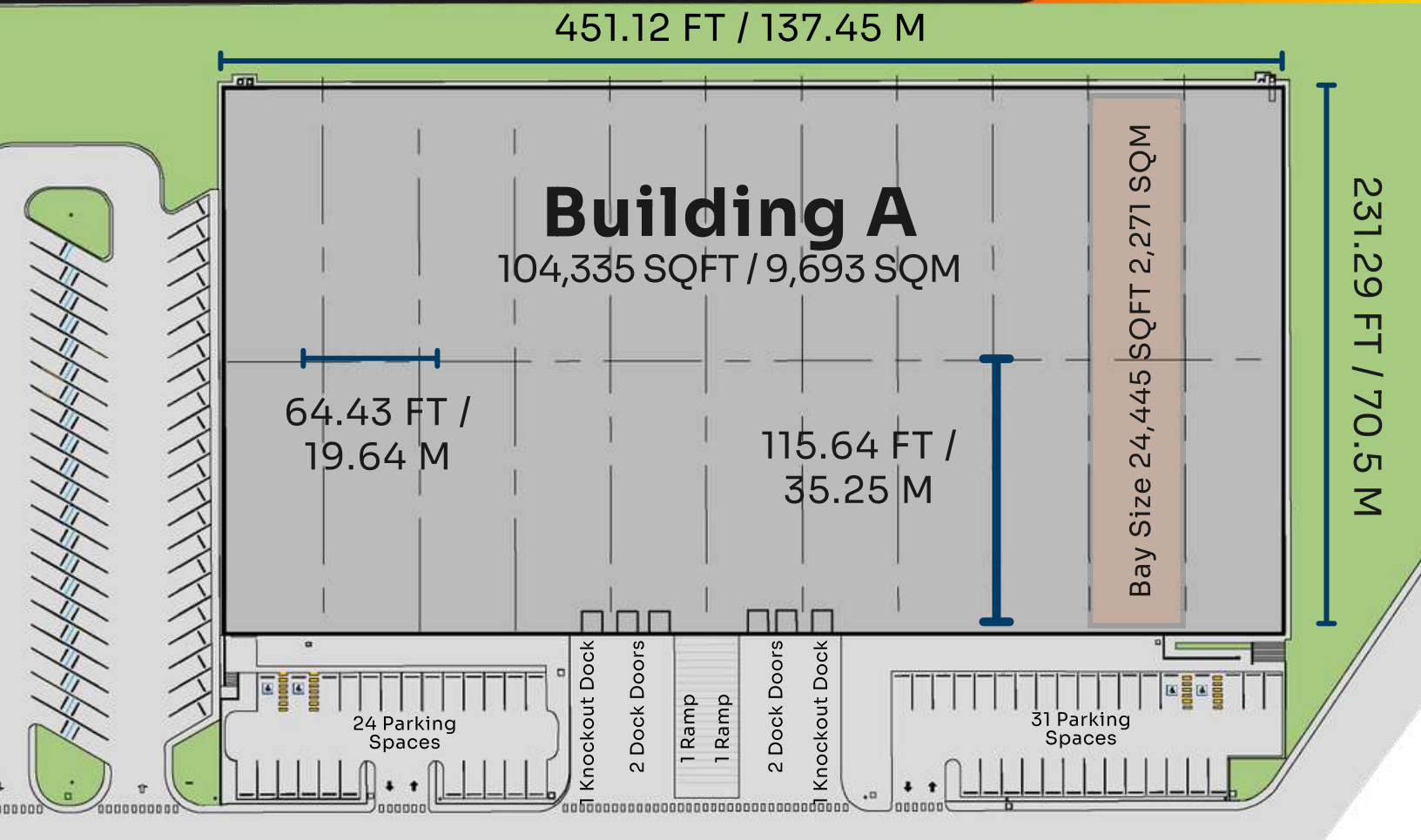
1. Pecari Guadalupe I.P. → CDMX, Saltillo Coahuila, Santa Catarina, N.L.
2. Pecari Guadalupe, I.P. → (Toll) Apodaca, Cienega de Flores, Salinas Victoria, N.L. - Laredo, Tx.
3. Pecari Guadalupe, I.P. → (Toll) Reynosa, Tams. & McAllen, Tx.
4. Pecari Guadalupe, I.P. → Monterrey Int. Airport



Master Plan

Building A is the first of three buildings in the Pecari IV master plan.





- 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
- Parking Spaces
55 Spaces
- Wall Type
Precast Concrete Walls
- Fire Protection System
Hose System
- Gas
Feasibility
- Water
City Water
- Sewage
City Sewage



Construction Progress

