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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: 2Q 2026

AVAILABLE AREA:

104,335 SQFT / 9,693 SQM



[click / scan
for location](#)

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Location

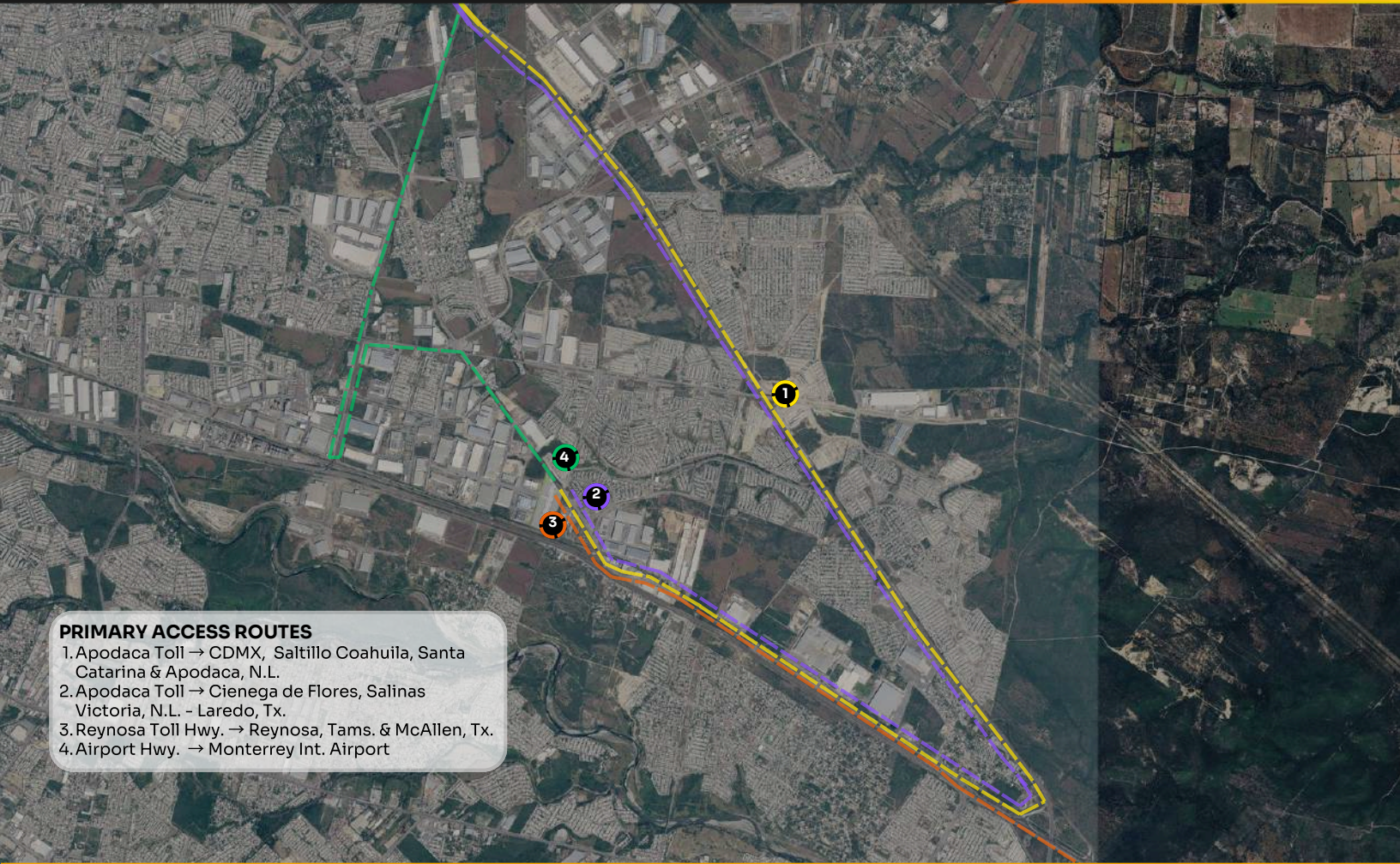
| # City | Distancia |
|--------------------|-----------------|
| 1. Saltillo Coah. | 69 Mi / 111 Km |
| 2. Laredo Tx. | 144 Mi / 232 Km |
| 3. McAllen Tx. | 136 Mi / 220 Km |
| 4. San Antonio Tx. | 300 Mi / 483 Km |
| 5. Houston Tx. | 466 Mi / 751 Km |
| 6. Mexico City. | 577 Mi / 929 Km |



Corporate Neighbors

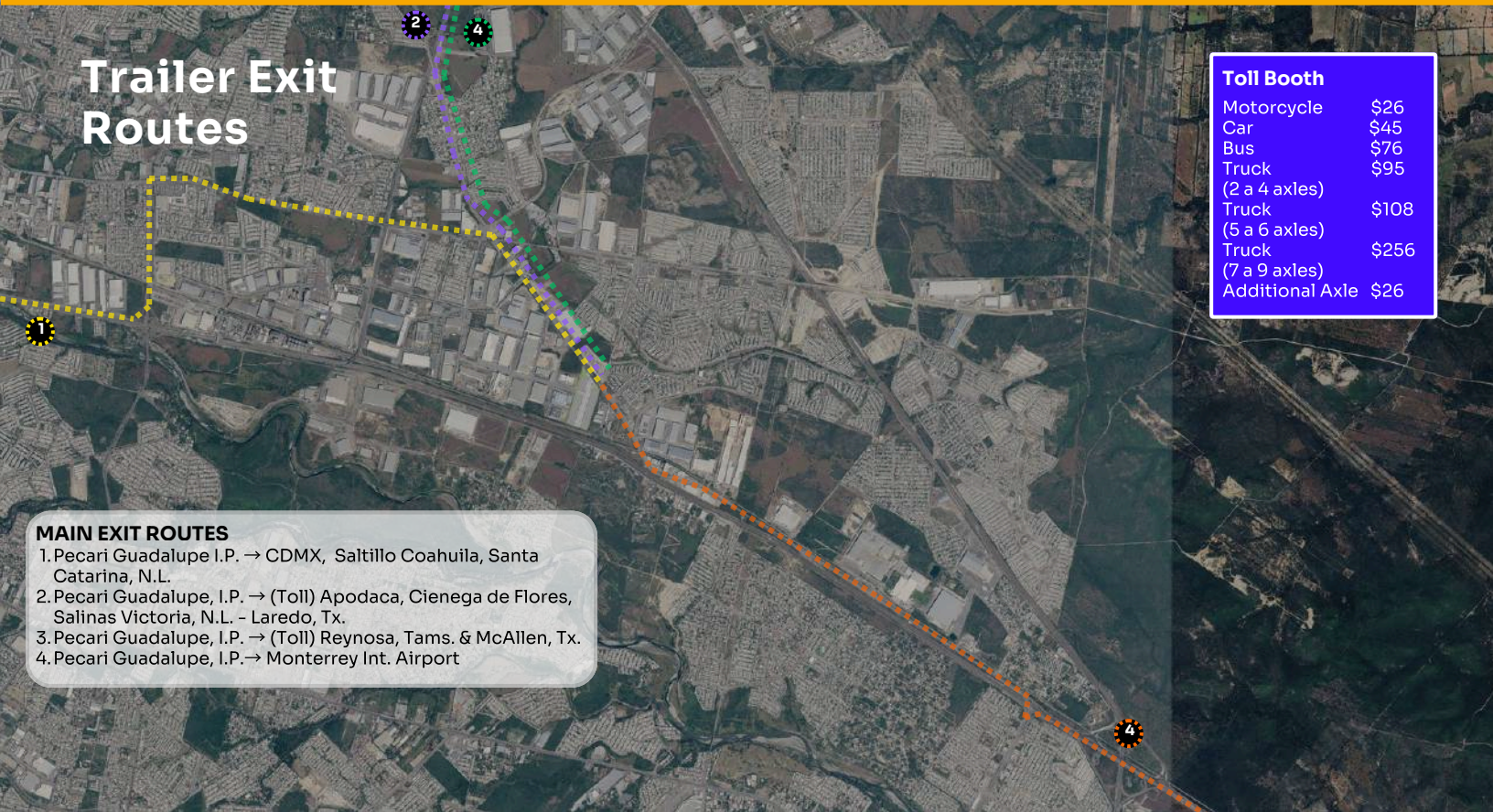


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PRIMARY ACCESS ROUTES

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

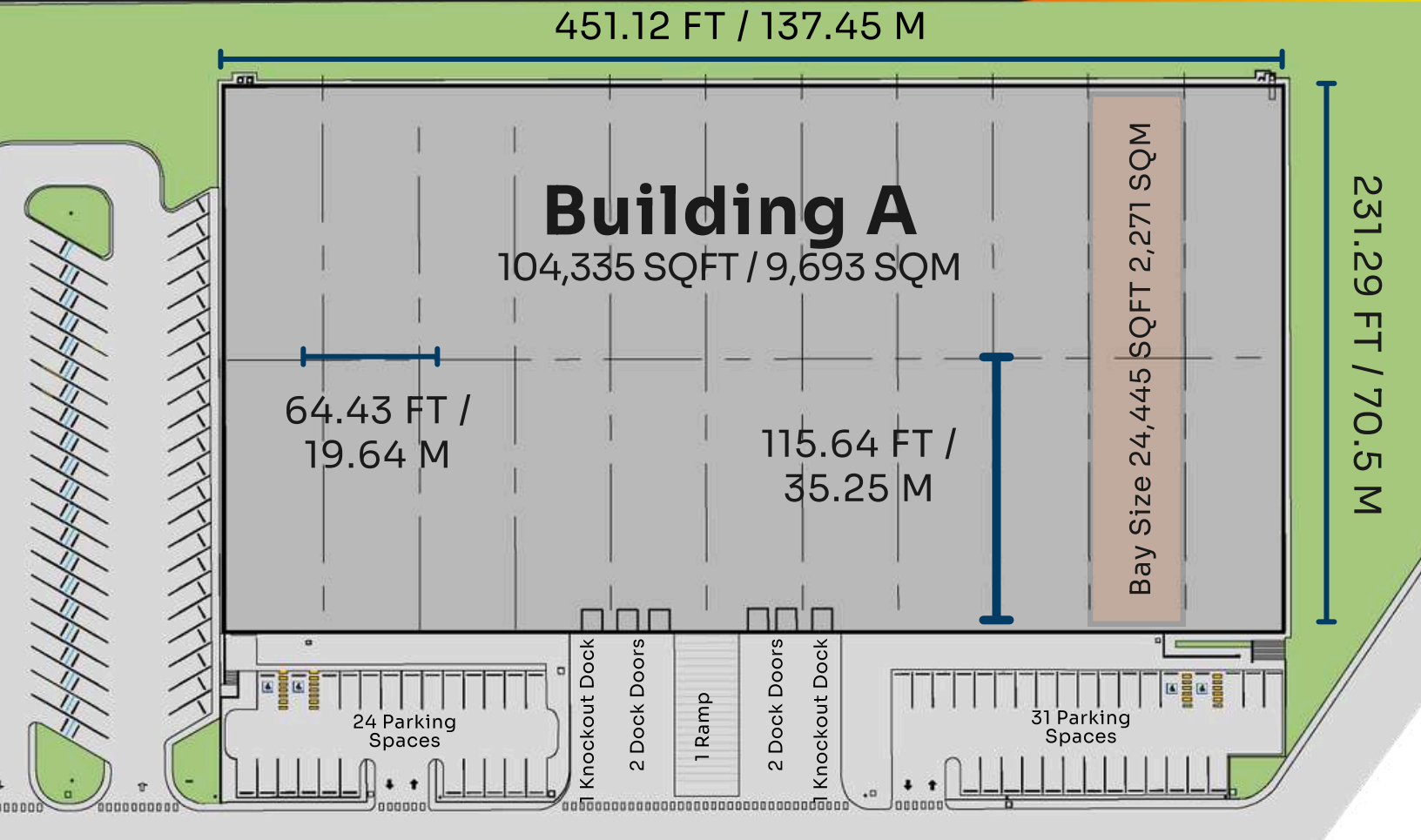


Trailer Exit Routes

| 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

Workforce Overview

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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