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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

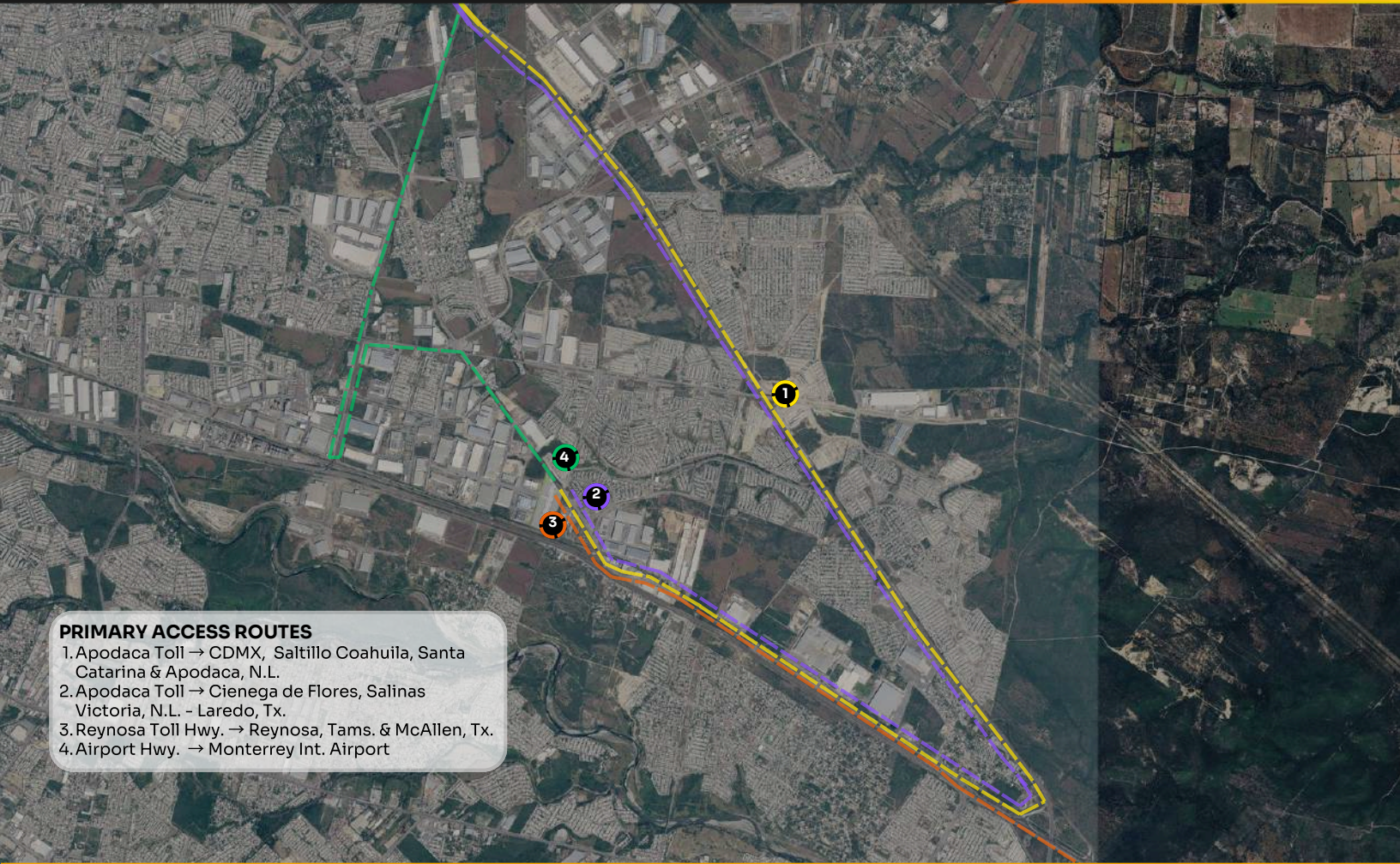
# City	Distancia
1. Saltillo Coah.	69 Mi / 111 Km
2. Laredo Tx.	144 Mi / 232 Km
3. McAllen Tx.	136 Mi / 220 Km
4. San Antonio Tx.	300 Mi / 483 Km
5. Houston Tx.	466 Mi / 751 Km
6. Mexico City.	577 Mi / 929 Km



# Corporate Neighbors

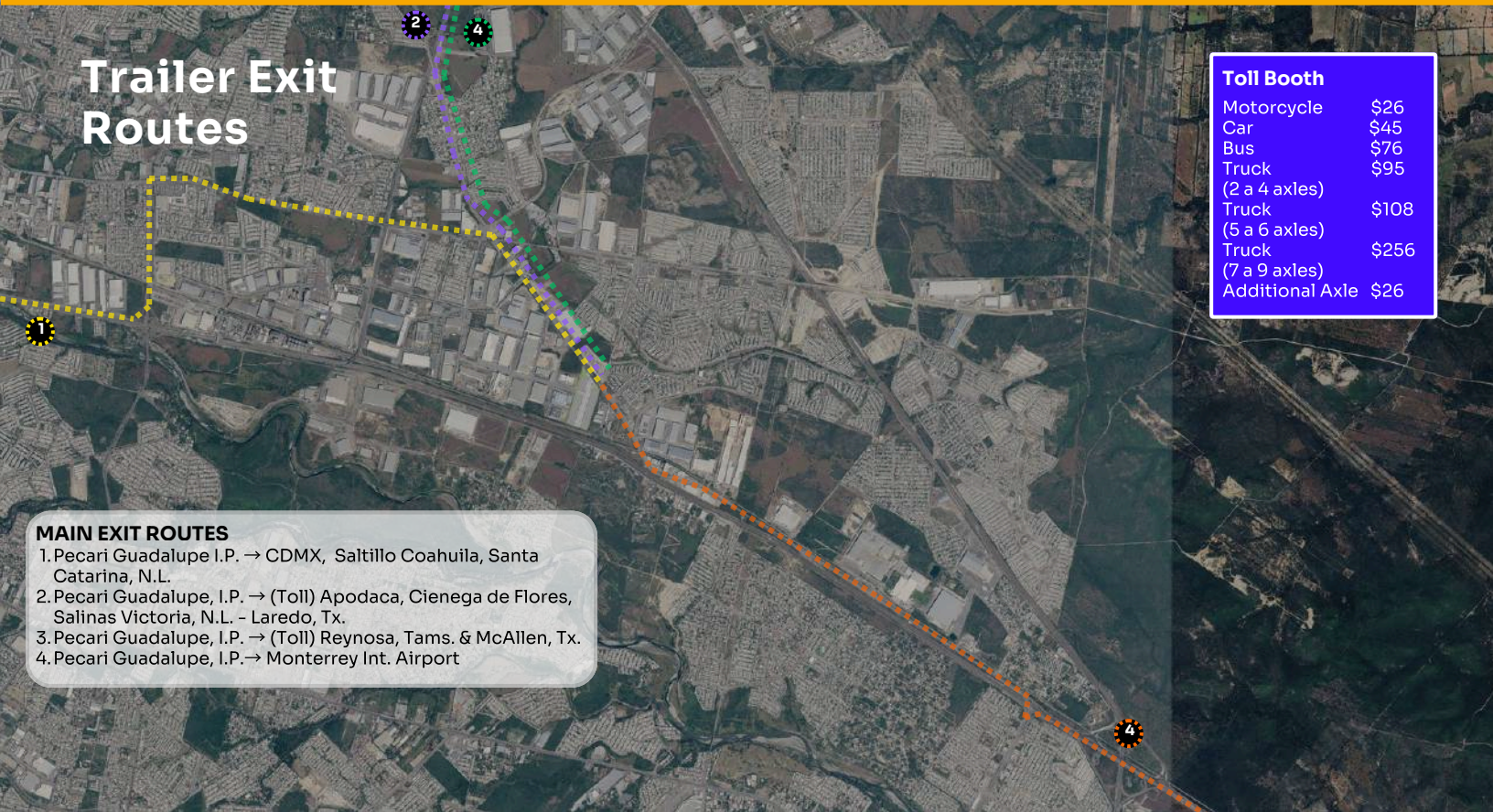


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### PRIMARY ACCESS ROUTES

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

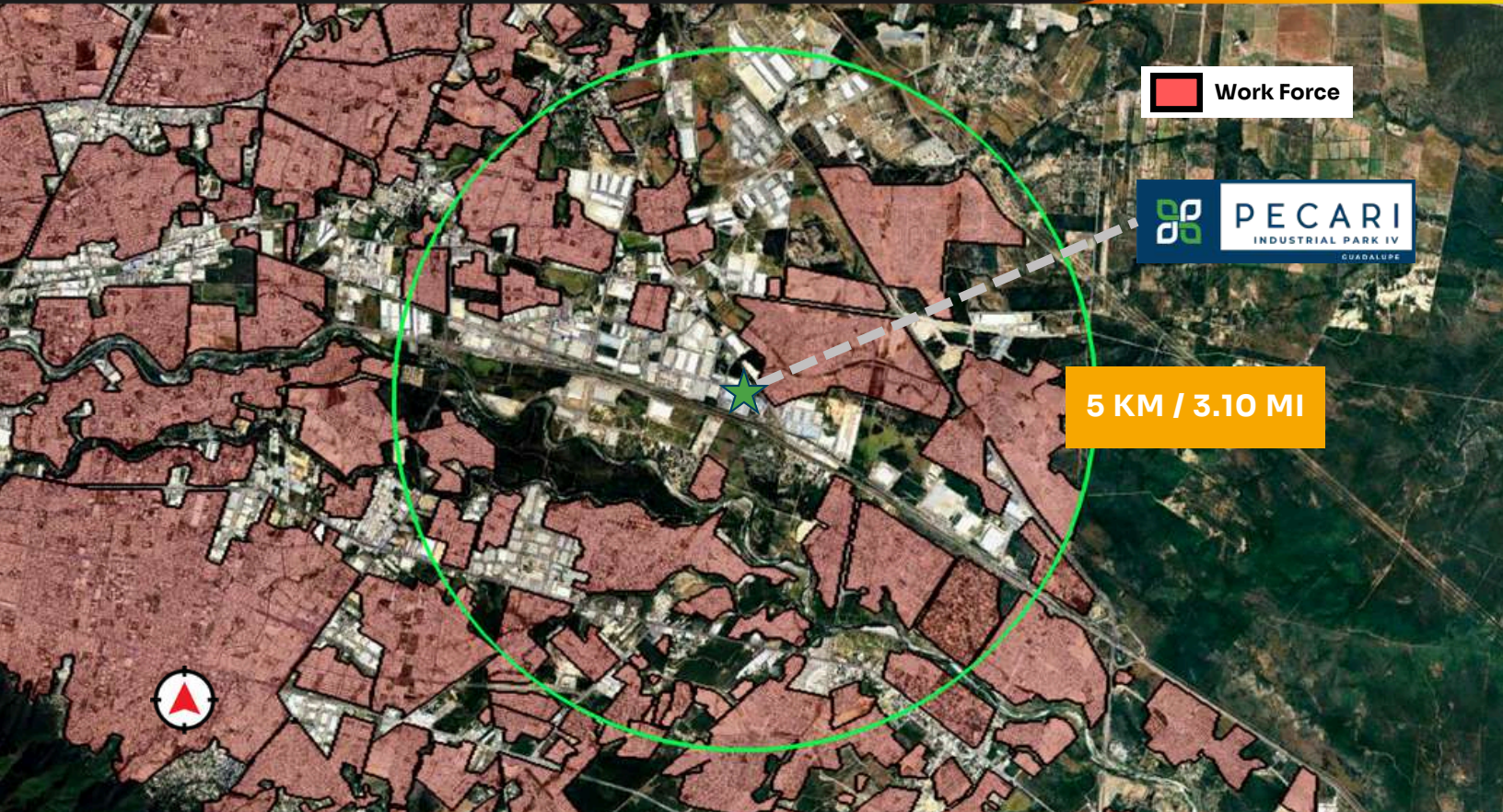
### Toll Booth

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

# Workforce Overview

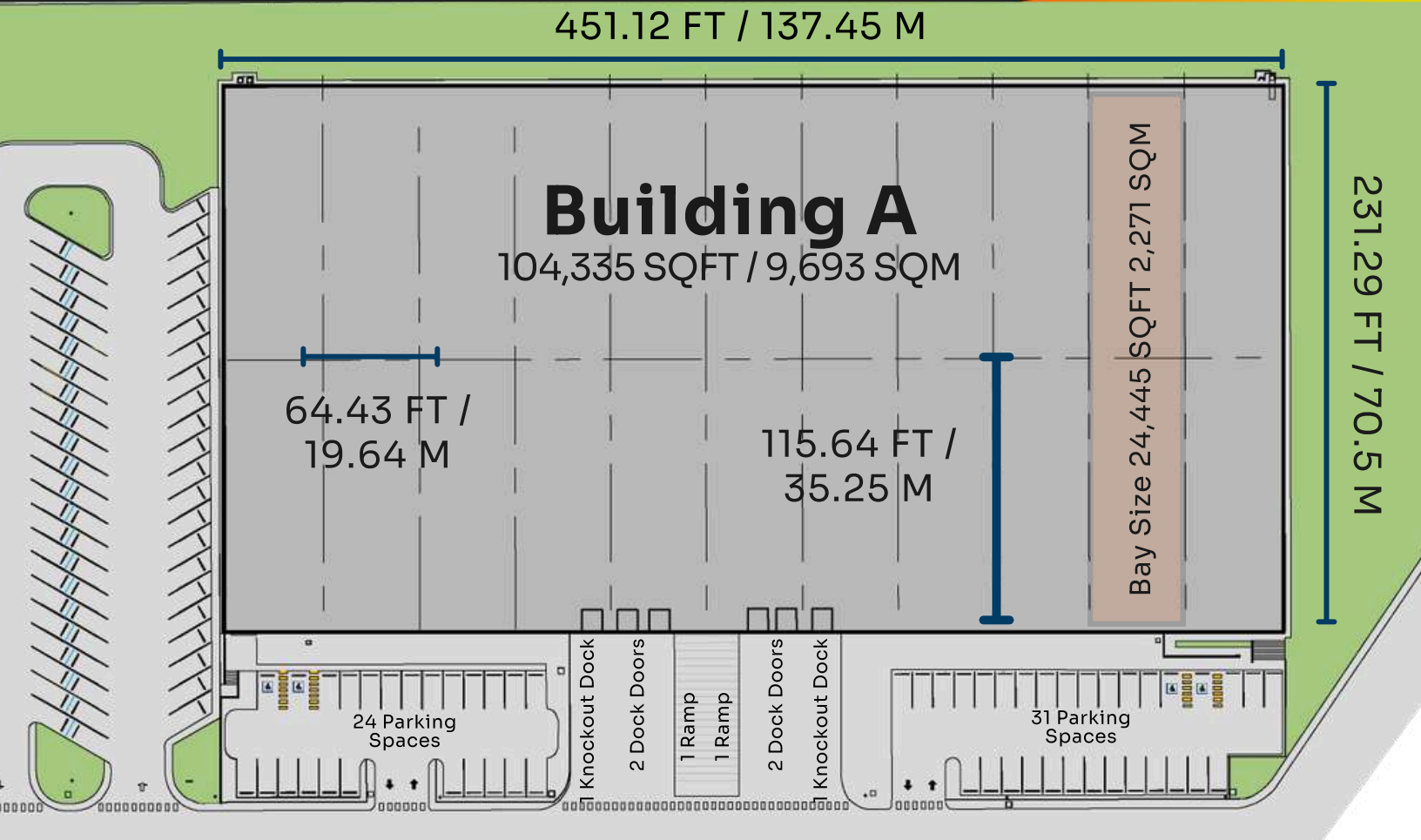






















## Master Plan

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



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



-  **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/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)
-  **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



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