

M2 Building

Martel San Javier Industrial Park,
Apodaca, N.L.

**Available Building
for Lease**

AVAILABLE AREA:
30,505 SQFT / 2,834 SQM



[click / scan
for location](#)

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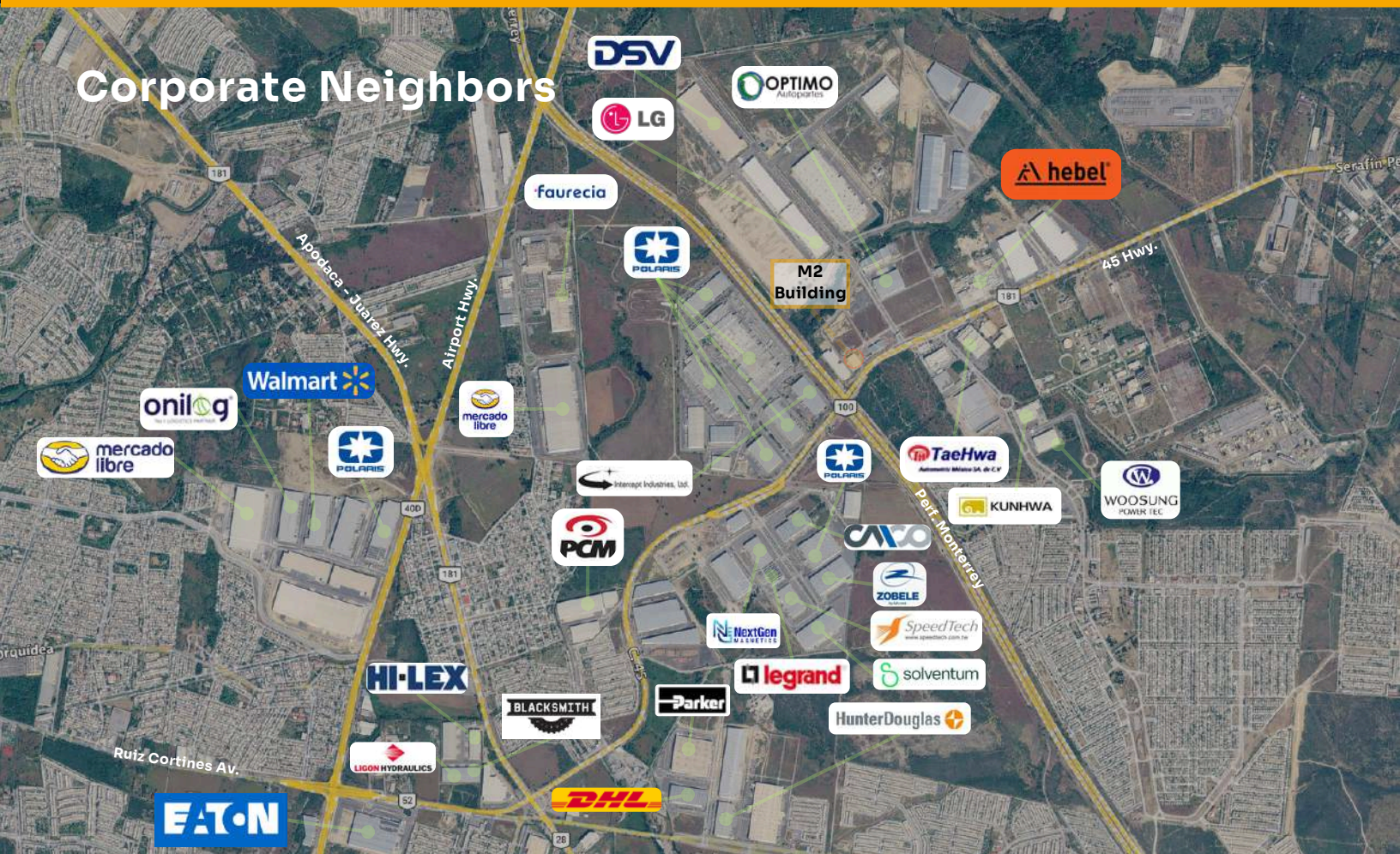
juan.zamora@select-rs.com

Location

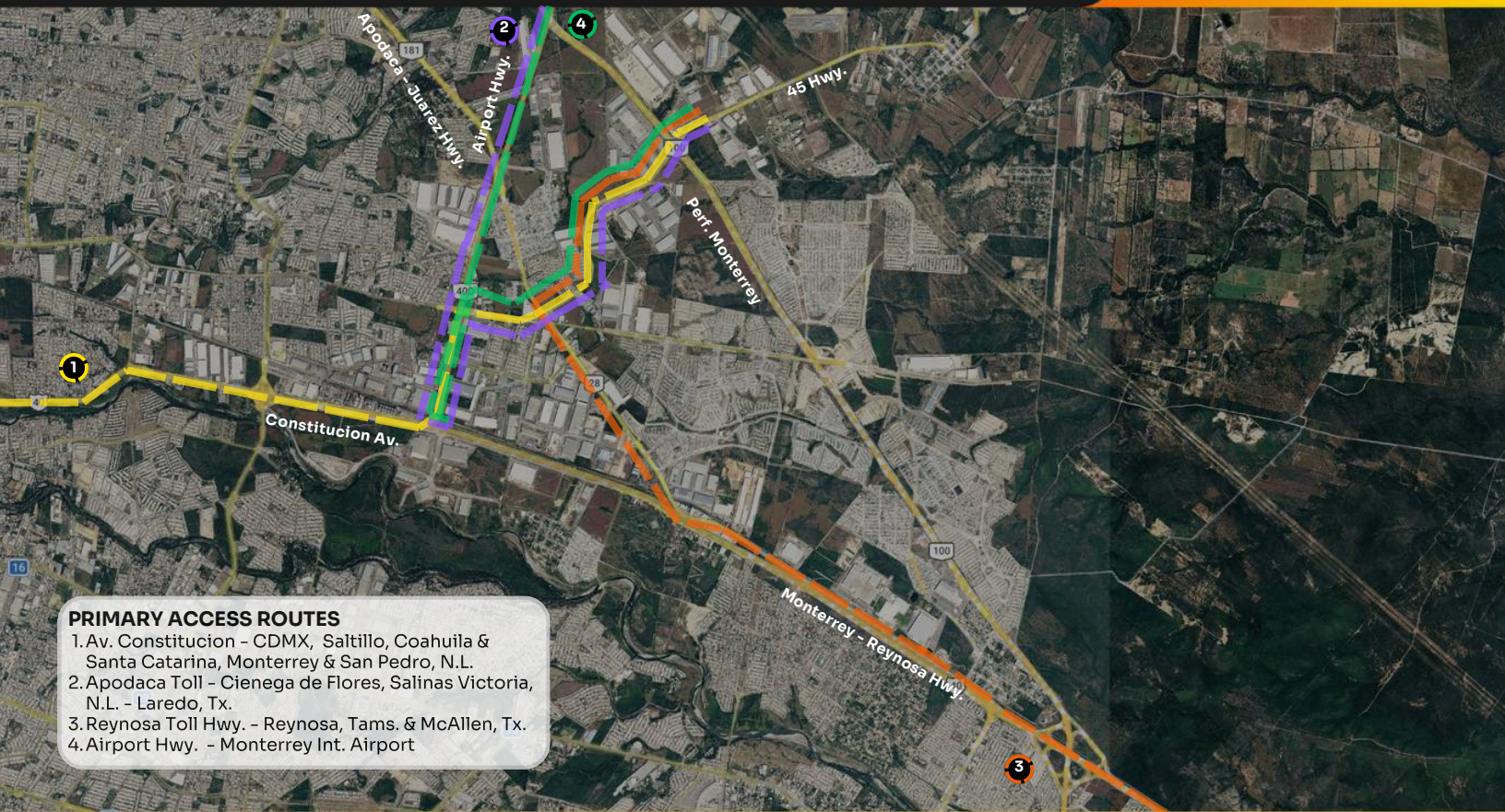
| # City | Distancia |
|--------------------|-----------------|
| 1. Saltillo Coah. | 69 Mi / 111 Km |
| 2. McAllen Tx. | 145 Mi / 233 Km |
| 3. Laredo Tx. | 145 Mi / 233 Km |
| 4. San Antonio Tx. | 306 Mi / 493 Km |
| 5. Houston Tx. | 473 Mi / 761 Km |
| 6. Mexico City. | 578 Mi / 931 Km |



Corporate Neighbors

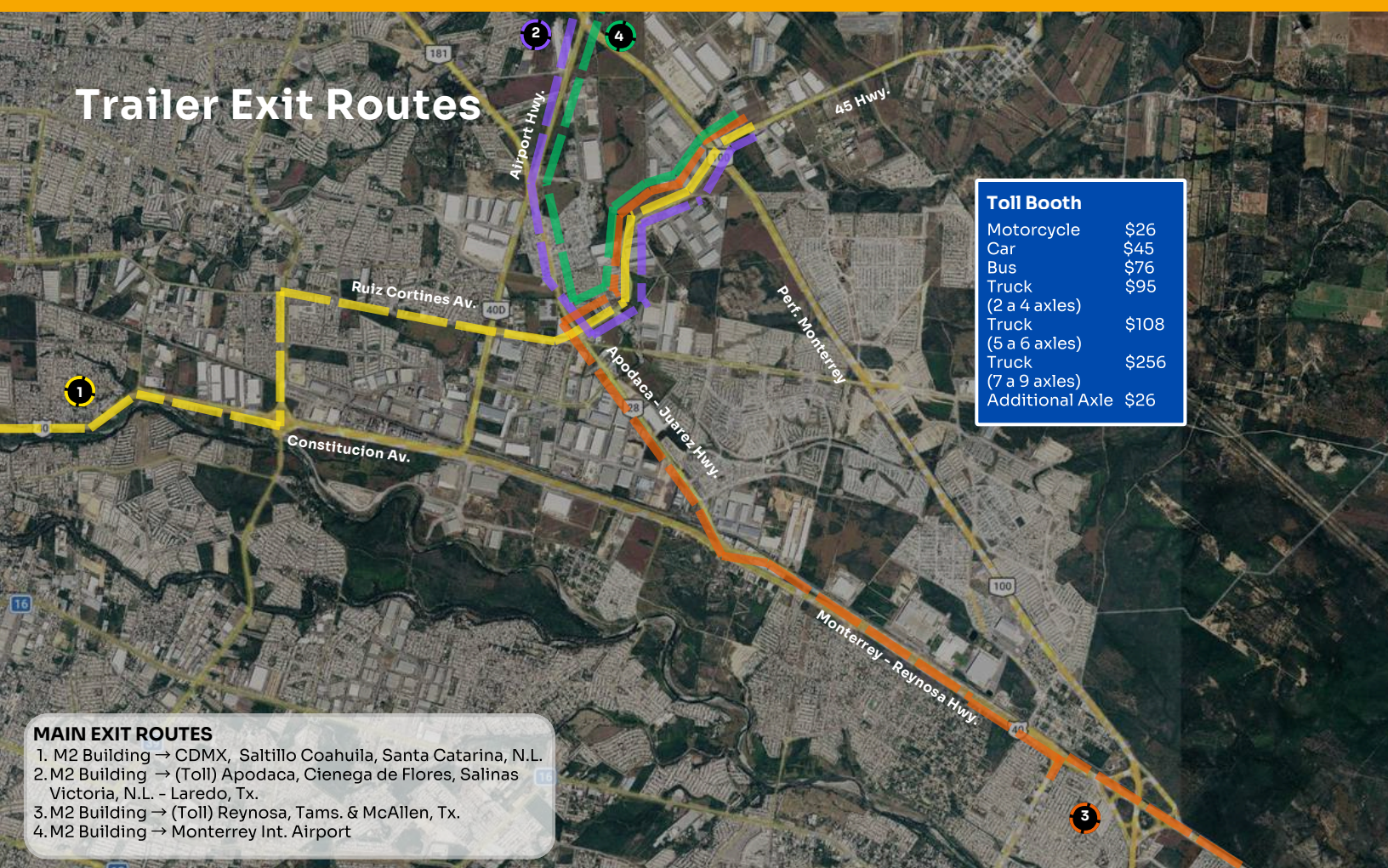


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PRIMARY ACCESS ROUTES

1. Av. Constitucion - CDMX, Saltillo, Coahuila & Santa Catarina, Monterrey & San Pedro, 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. M2 Building → CDMX, Saltillo Coahuila, Santa Catarina, N.L.
2. M2 Building → (Toll) Apodaca, Cienega de Flores, Salinas Victoria, N.L. - Laredo, Tx.
3. M2 Building → (Toll) Reynosa, Tams. & McAllen, Tx.
4. M2 Building → Monterrey Int. Airport

Building Overview



Available Area
30,505 SQFT / 2,834 SQM



Divisible
No



Office Space
To Suit



Building Dimensions
218.93 x 150.19 FT / 66.73 x 45.78 M



Column Spacing
55.77 ft x 49.21 FT / 17 x 15 M



Clear Height
24 FT / 7.31 M



Fire Protection System
To Suit



Roof
SSRKR-18 alum cal. 24 with
Thermal insulation of 3" thick
reinforced fiberglass



Floor Thickness
5 IN / 12.7 CM



Skylights
5%



Lighting
To Suit



Kvas Rights Available
200 Kvas



Access Ramps
1



Loading Docks
2



Parking Spaces
17 Spaces



Wall Type
Precast Wall

Workforce Overview

Located in Apodaca, one of the Monterrey metro's most active industrial corridors, this site is supported by a deep and scalable labor pool with strong manufacturing and logistics experience. Apodaca's population reached 656,464 in the 2020 census and grew +25.4% vs. 2010, reflecting sustained immigration tied to industrial expansion.

The broader Monterrey Metropolitan Area provides access to a large regional workforce (reported at ~5.34 million residents in the 2020 census), reinforcing hiring depth across multiple municipalities.



656,464 Apodaca Municipality population



~143,927 working-age population (Within a 5 km radius)

- Apodaca population (2020): 656,464
- Apodaca growth (2010-2020): +25.4%

