

M2 Building

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



POWER READY

200 KVA active · Expandable to 500 KVA (civil work done)

 **Available Building
for Lease**

AVAILABLE AREA:

30,505 SQFT / 2,834 SQM



click / scan
for location

JUAN FELIPE ZAMORA

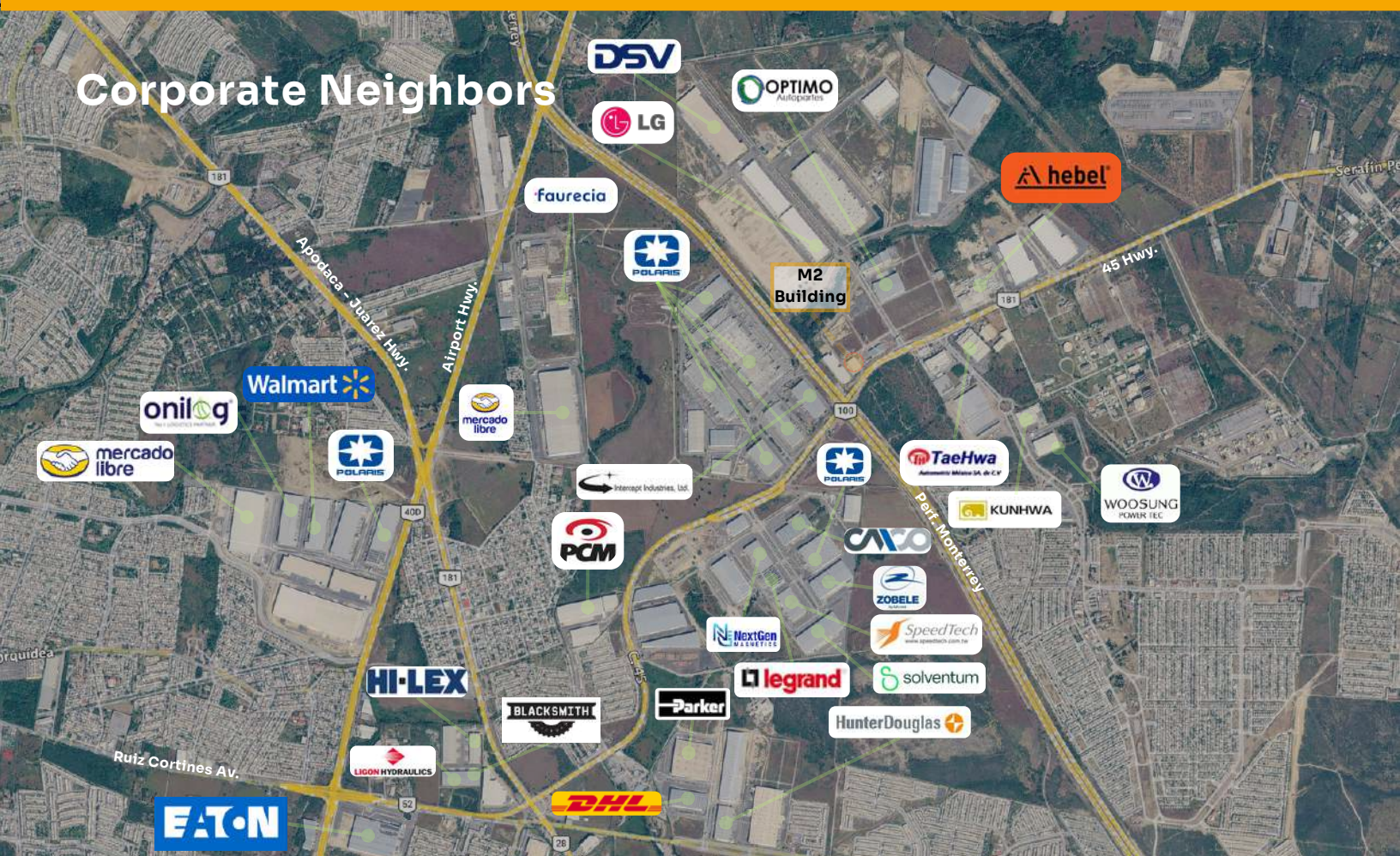


+52 (81) 2621 7356



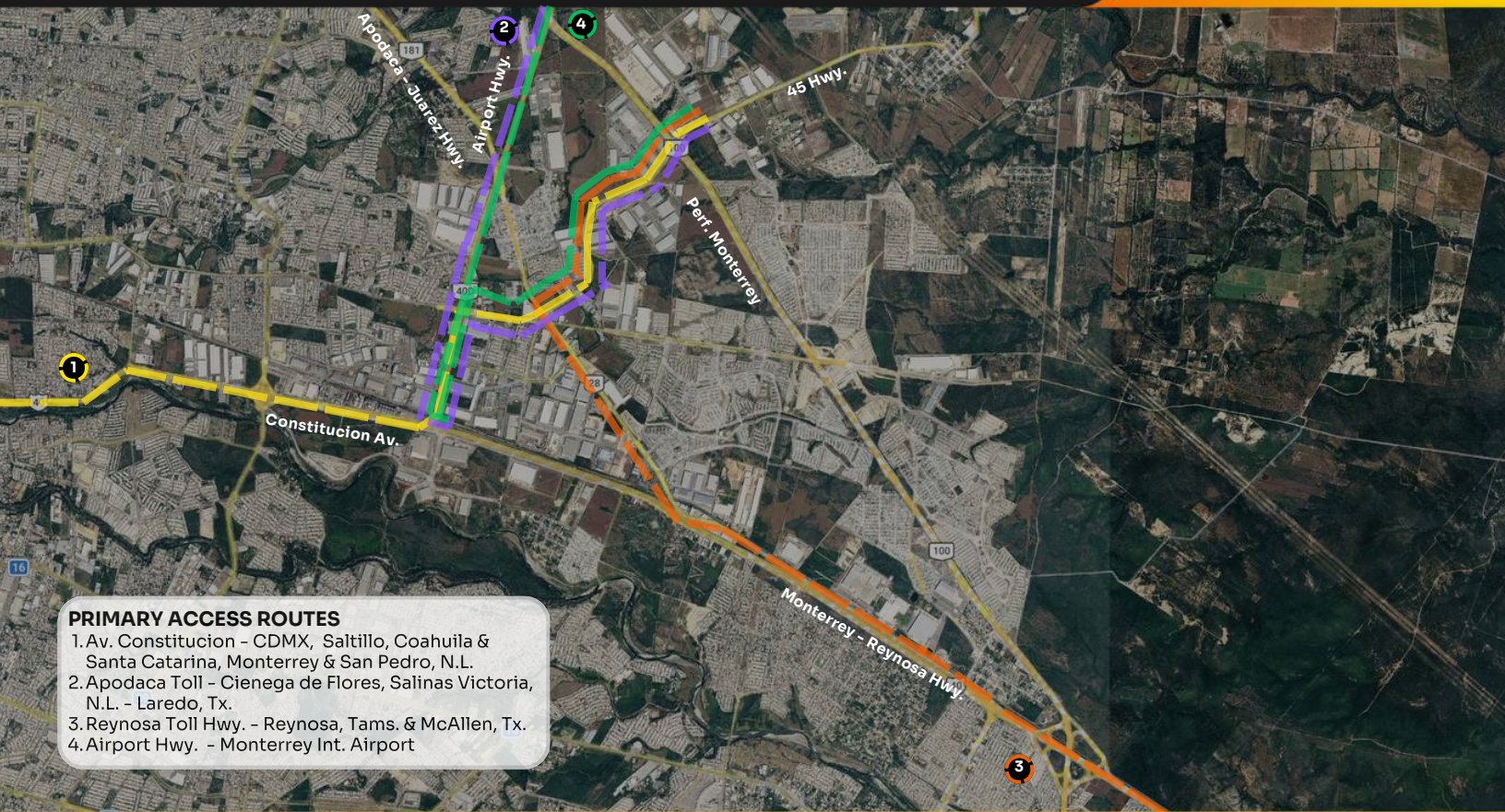
juan.zamora@select-rs.com

Location



M2 Building | Martel San Javier Industrial Park, Apodaca, N.L.

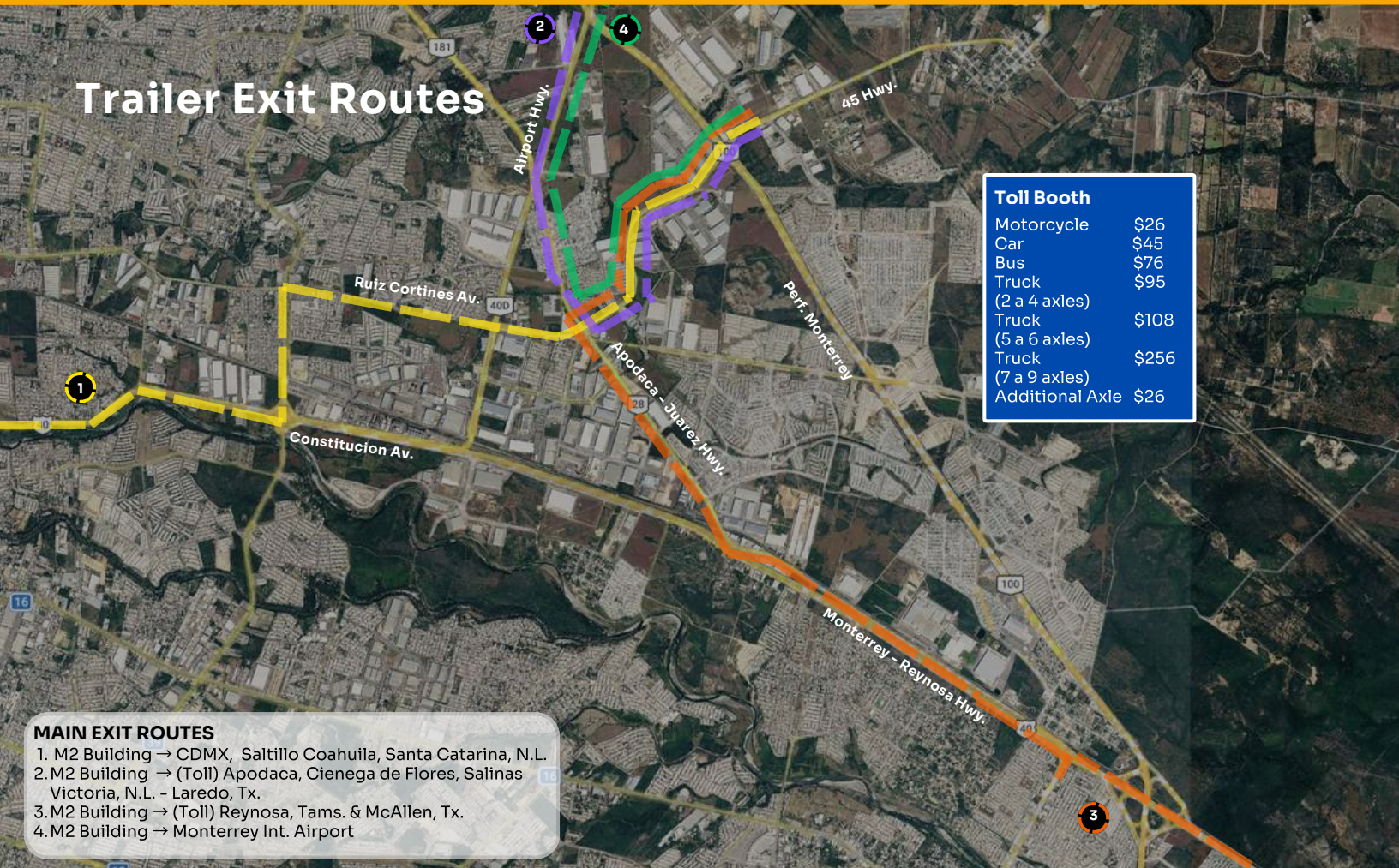
Trailer Access Routes



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



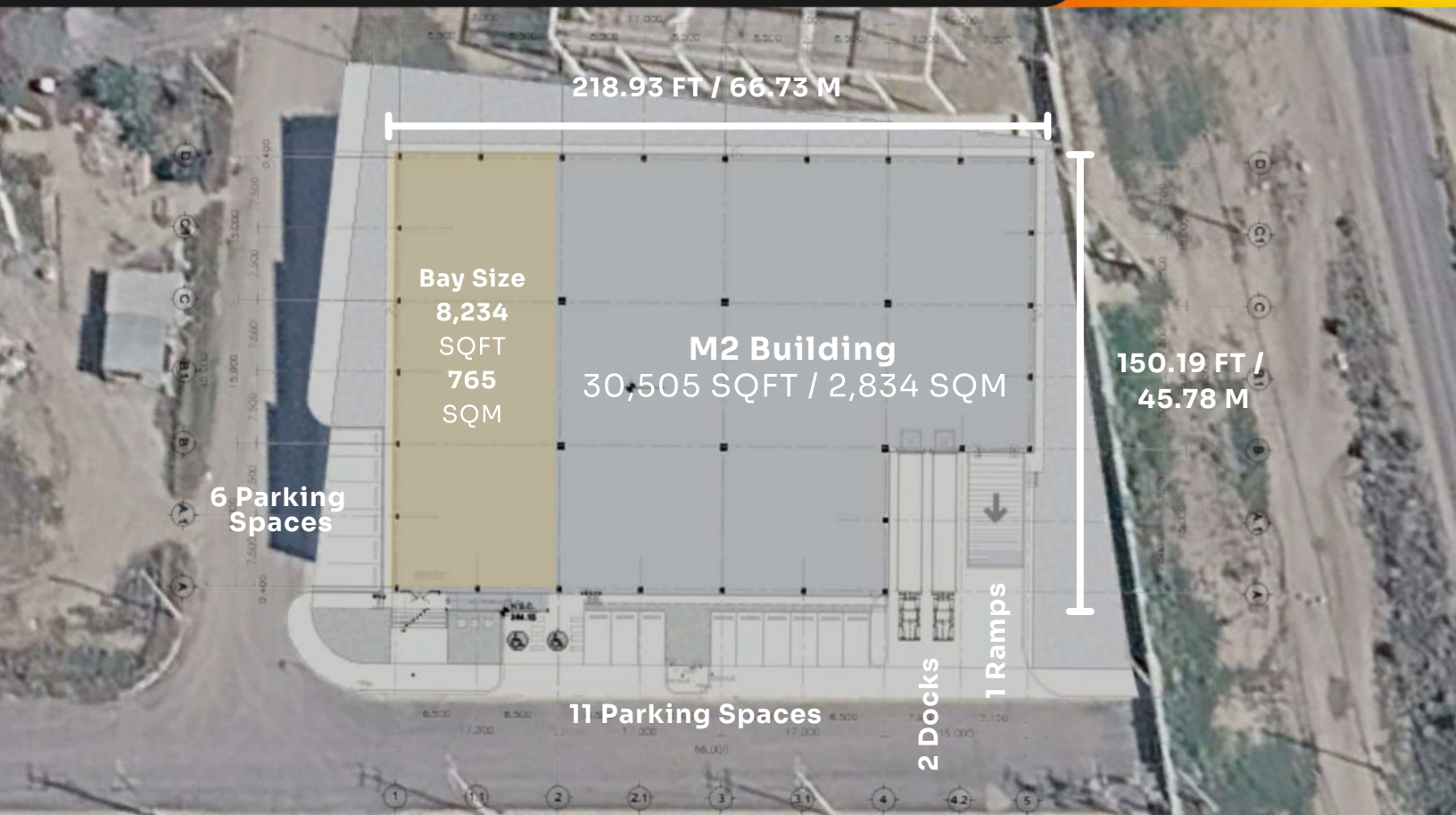
Toll Booth

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



Fire Protection System
To Suit



KVA Rights Available
200 KVA (CFE) · Expandable as required (civil work already completed for 500 KVA)



Divisible
No



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



Access Ramps
1



Office Space
To Suit



Floor Thickness
5 IN / 12.7 CM



Loading Docks
2



Building Dimensions
218.93 x 150.19 FT / 66.73 x 45.78 M



Skylights
5%



Parking Spaces
17 Spaces



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



Lighting
To Suit



Wall Type
Precast Wall



Clear Height
24 FT / 7.31 M



Electrical Substation*
Transformer to suit · Civil infrastructure ready for up to 500 KVA

*The substation civil buildout is already completed for 500 KVA — skipping a step CFE typically requires when scaling capacity, saving lead time and site work.

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.



656,464 Apodaca Municipality population



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

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.

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



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