

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](#)

JUAN FELIPE ZAMORA



+52 (81) 2621 7356



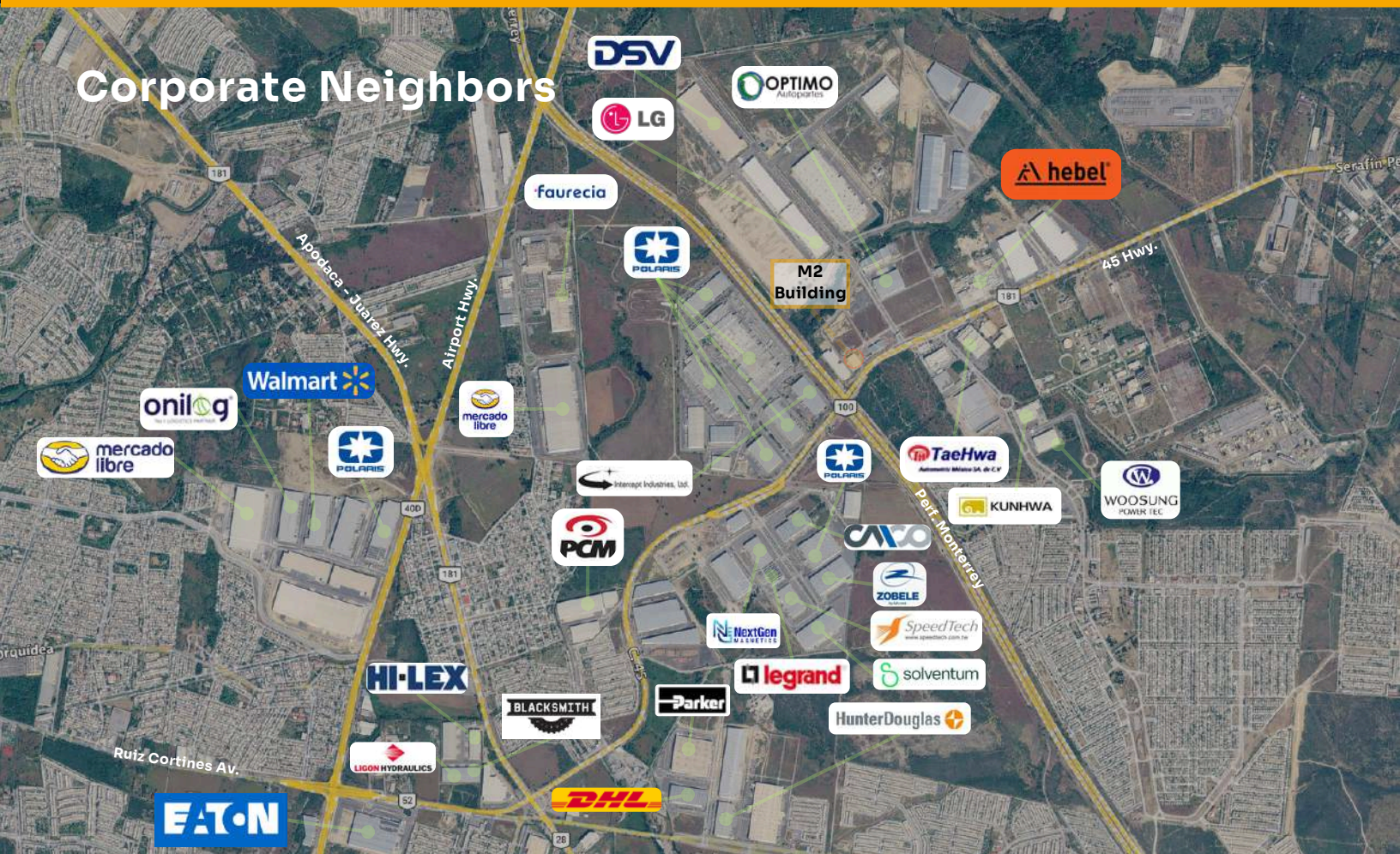
juan.zamora@select-rs.com

Location

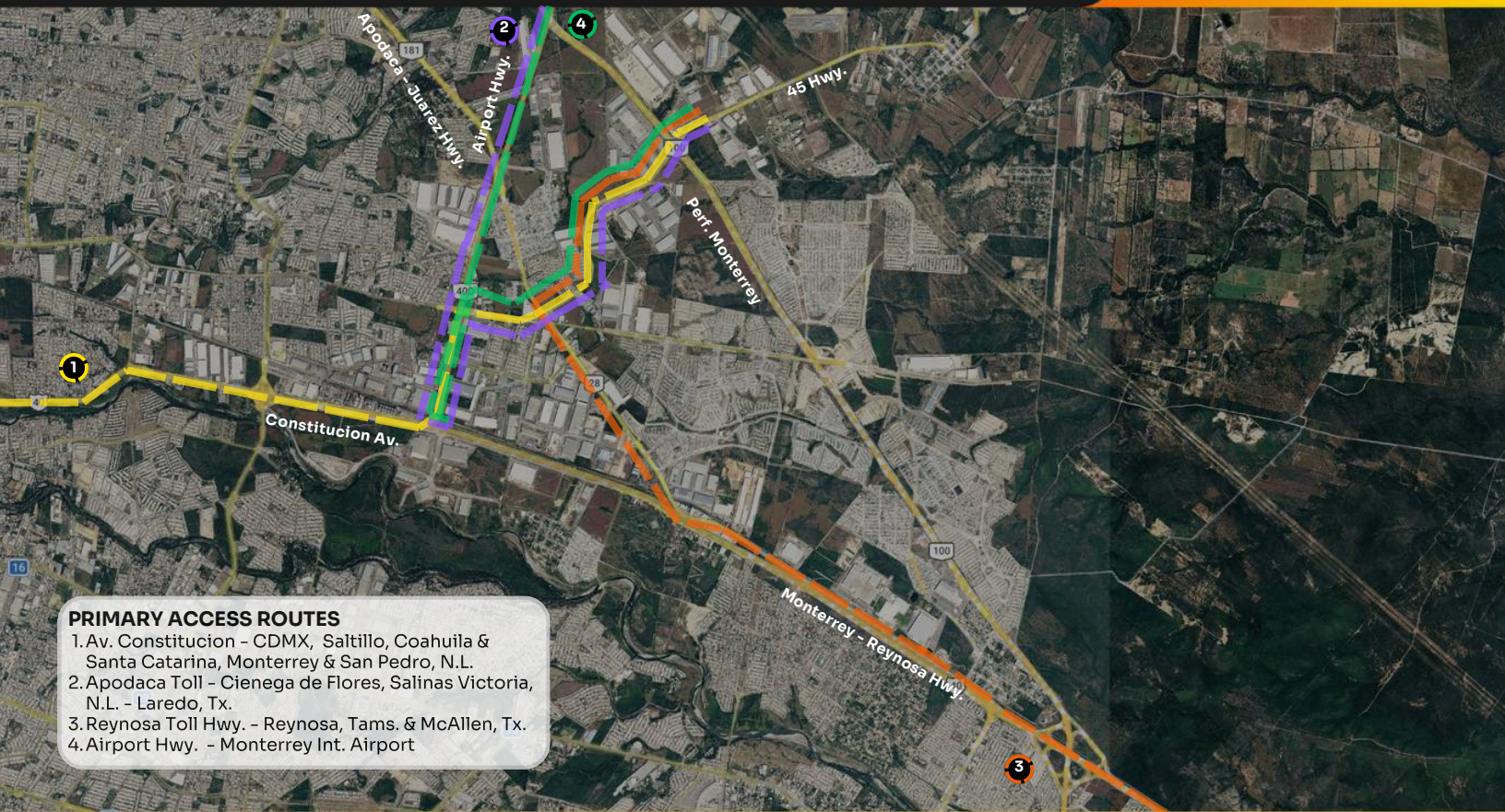
# City	Distancia
1. Saltillo Coah.	69 Mi / 111 Km
2. McAllen Tx.	145 Mi / 233 Km
3. Laredo Tx.	145 Mi / 233 Km
4. San Antonio Tx.	306 Mi / 493 Km
5. Houston Tx.	473 Mi / 761 Km
6. Mexico City.	578 Mi / 931 Km



Corporate Neighbors

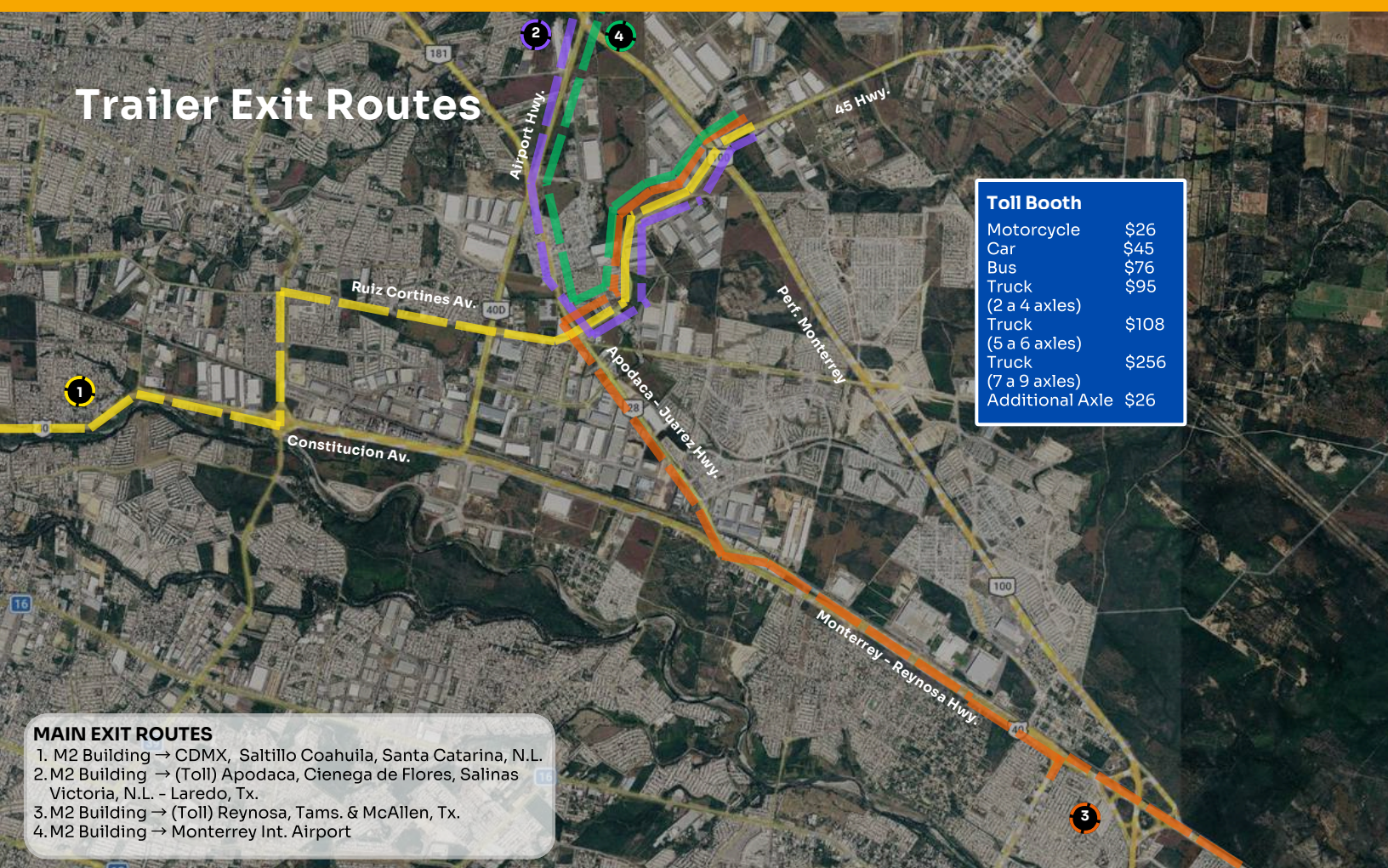


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PRIMARY ACCESS ROUTES

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
6 IN / 15.24 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%

