

# L&P Property

Anillo Periférico Km 37.5, Anillo Periférico, Apodaca, N.L.




**↖ ↗ Available  
↙ ↘ Property for Sale**


**TOTAL LAND SIZE:  
8.9 HAS / 21.99 AC  
TOTAL BUILDING SIZE:  
126,731 FT<sup>2</sup> / 11,775 M<sup>2</sup>**



[click / scan  
for location](#)


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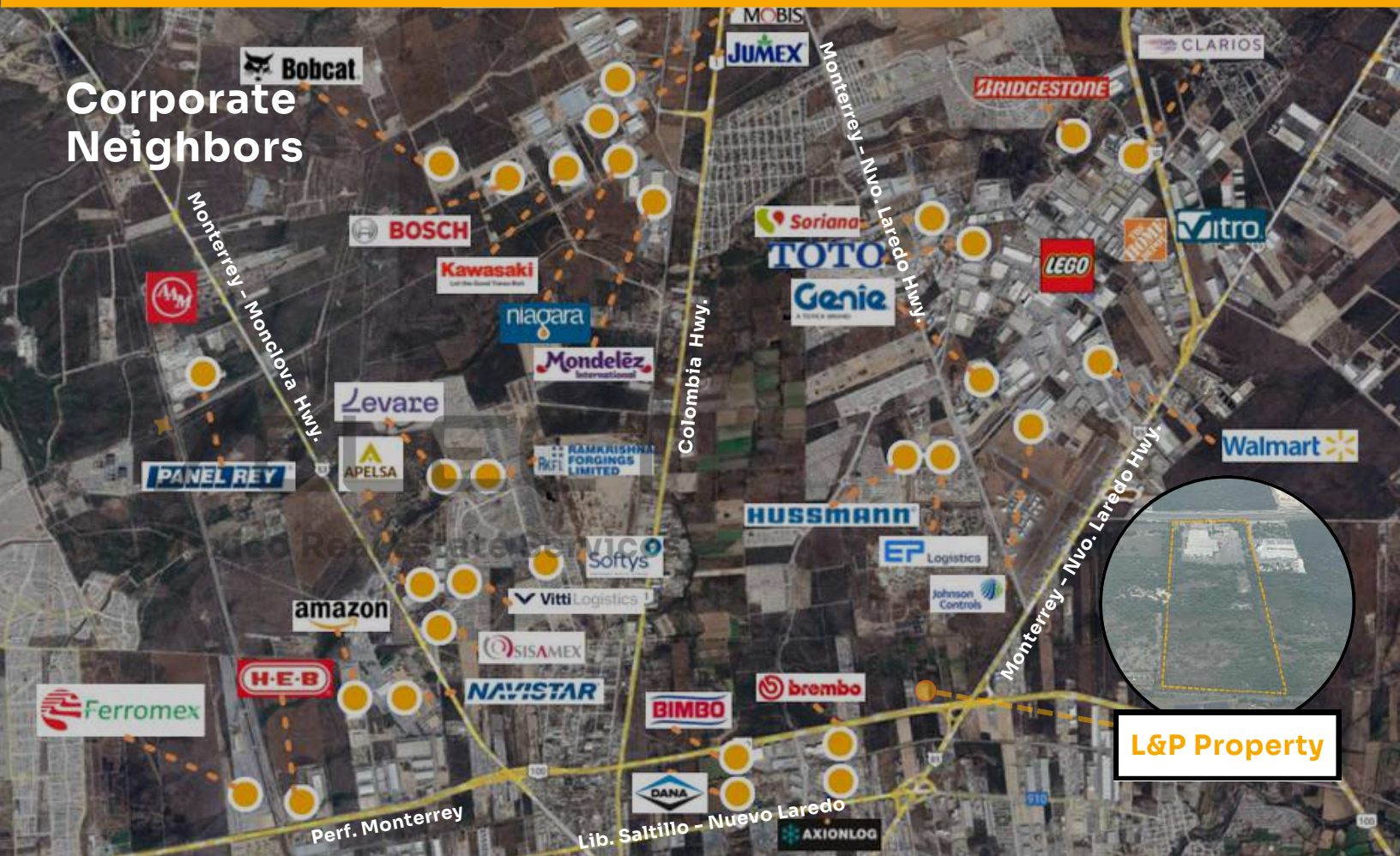
 juan.zamora@select-rs.com

# Location

# City	Distancia
1. Saltillo, Coah.	60 Mi / 60 Km
2. Laredo Tx.	186 Mi / 300 Km
3. McAllen Tx.	202 Mi / 324 Km



## Corporate Neighbors



# Access Routes to the Property

## PRIMARY ACCESS ROUTES

1. Escobedo → Ciénega de Flores | Nuevo Laredo
2. Santa Rosa → Ciénega de Flores | Nuevo Laredo
3. Apodaca Toll Bypass → Santa Catarina
4. Ciénega de Flores → Nuevo Laredo

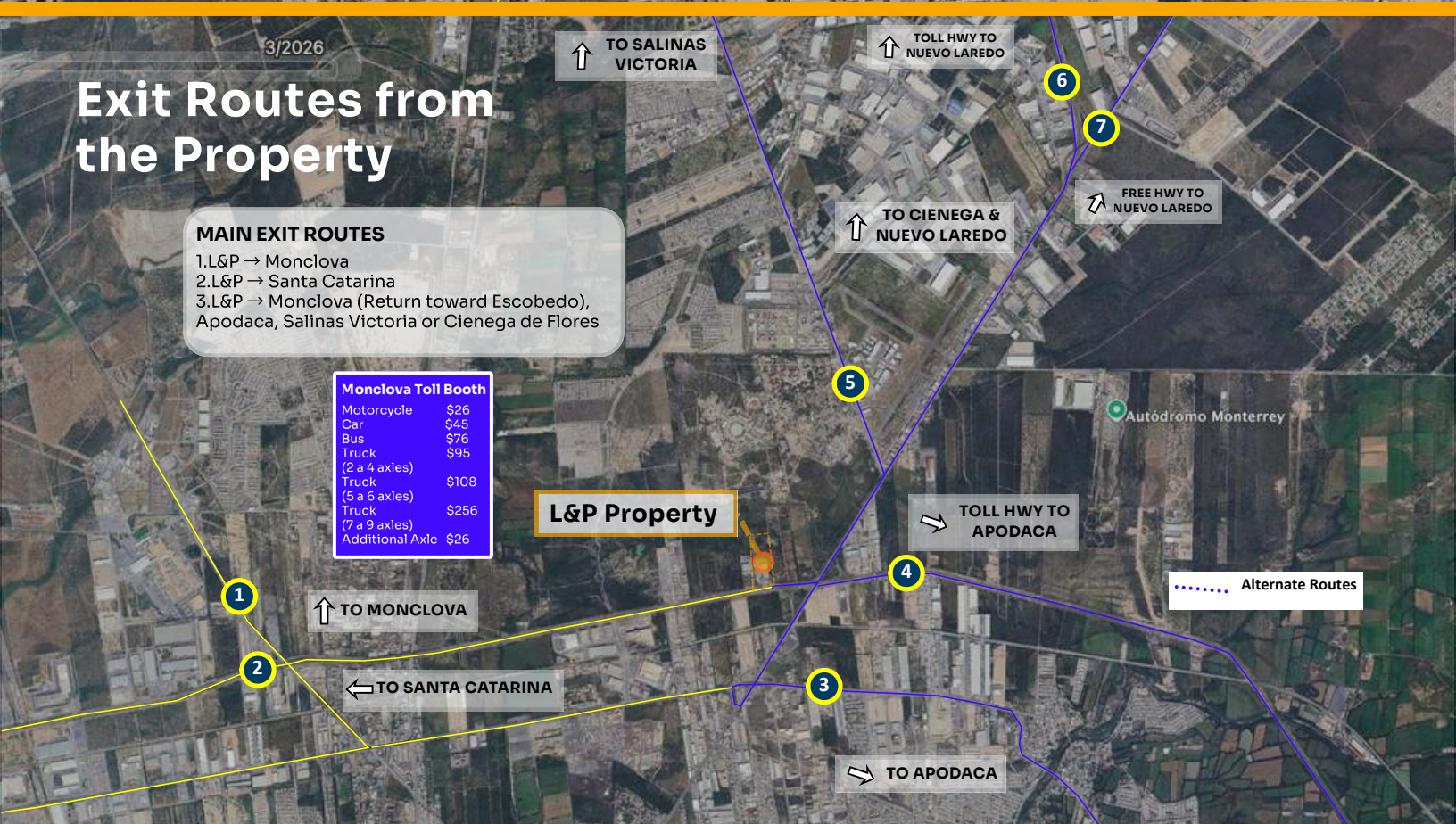


# Exit Routes from the Property

## MAIN EXIT ROUTES




















1. L&P → Monclova
2. L&P → Santa Catarina
3. L&P → Monclova (Return toward Escobedo), Apodaca, Salinas Victoria or Ciénega de Flores

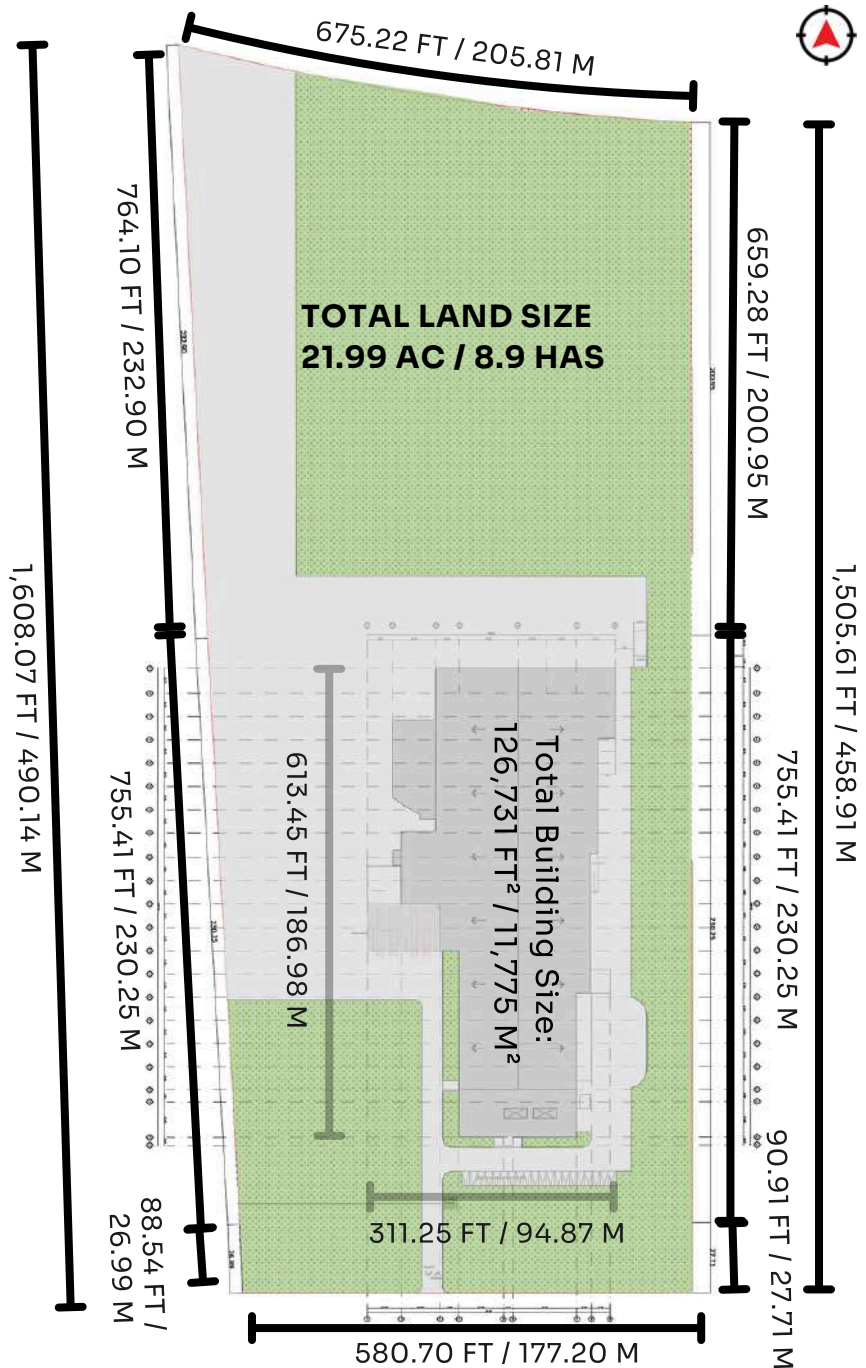
Monclova Toll Booth	
Motorcycle	\$26
Car	\$45
Bus	\$76
Truck	\$95
Truck (2 a 4 axles)	\$108
Truck (5 a 6 axles)	\$256
Truck (7 a 9 axles)	\$256
Additional Axle	\$26



# Property Highlights



-  **Total Land Size**  
21.99 AC / 8.9 HAS
-  **Total Building Size**  
126,731 FT<sup>2</sup> / 11,775 M<sup>2</sup>
-  **Total Office Size**  
2,634.94 FT<sup>2</sup> / 803 M<sup>2</sup>
-  **Warehouse Size:**  
118,102 FT<sup>2</sup> / 10,972 M<sup>2</sup>
-  **Building Dimensions**  
613.45 x 311.25 FT / 186.98 x 94.87 M
-  **Roof**  
Metal Sheet
-  **Floor Thickness**  
6 IN / 15.24 CM
-  **Skylights**  
3%
-  **KVAs Rights Available**  
450 KVAs
-  **Electrical Transformer**  
(1) 500 KVAs & (1) 1,500 KVAs
-  **Clear Height**  
22.31 - 26.24 FT / 6.80 - 8.00 M
-  **Lighting**  
T-5 Metal Hailide
-  **Drive In Doors**  
4
-  **Depressed Loading Docks**  
2
-  **Grade-level Doors**  
6
-  **Wall Type**  
Concrete Block & Metal Sheet
-  **Fire Protection System**  
Extinguisher
-  **Water**  
Well Water
-  **Sewage**  
Septic System





# Illustrative Concept of Industrial Park

For Illustration Purposes Only



# Workforce Overview

The property is strategically located at the intersection of the Apodaca, Escobedo, and Ciénega de Flores submarkets, three of the fastest-growing industrial areas within the Monterrey Metropolitan Area.

These municipalities have experienced sustained population and industrial growth over the past decade, driven by the expansion of manufacturing and logistics activities, supporting a broad and expanding regional labor base.

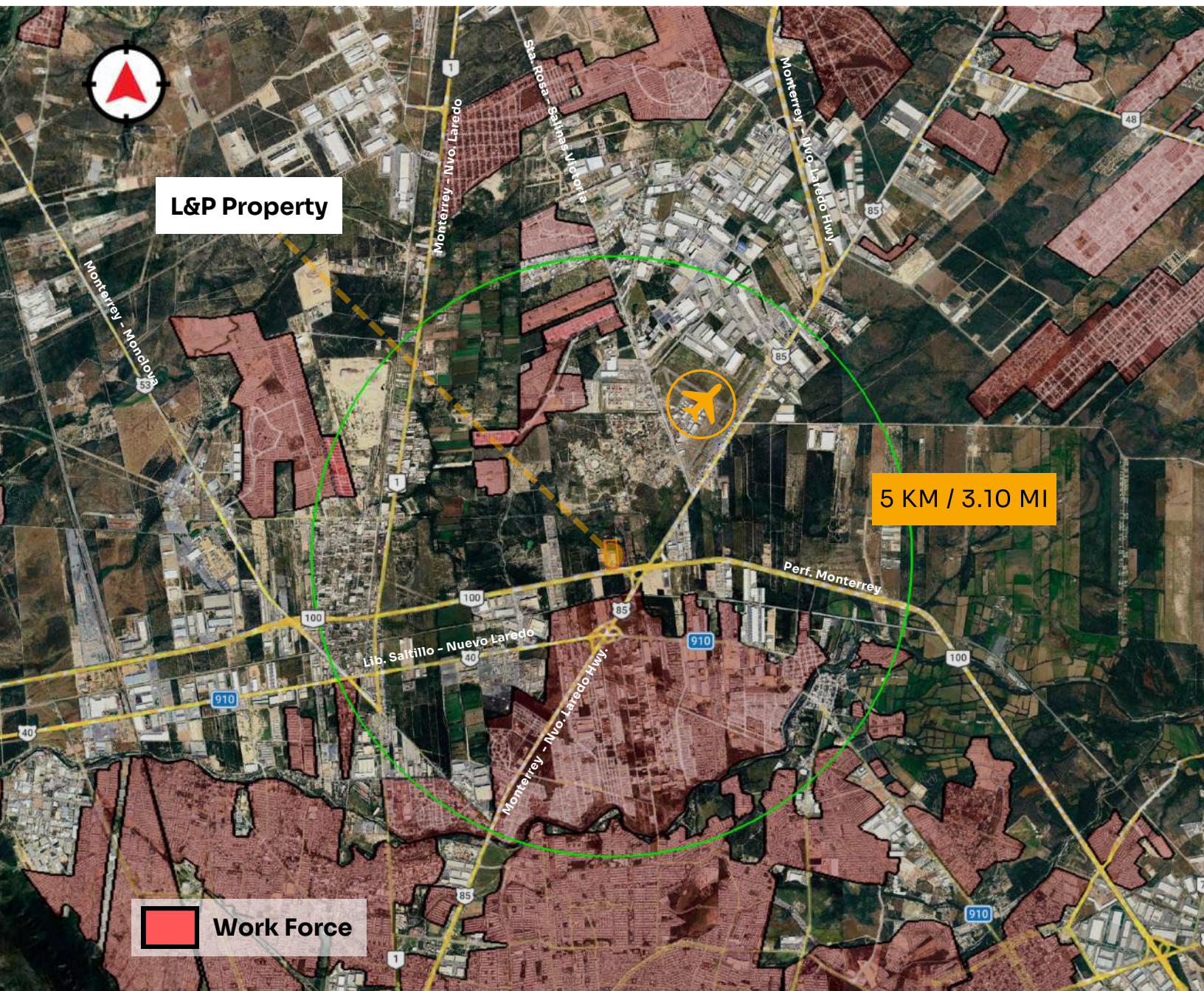
- Apodaca population: approximately 656,000 residents
- Escobedo population: approximately 481,000 residents
- Cienega de Flores population: approximately 69,000 residents



1.2 million  
combined  
population



~87,692 working-  
age population  
(Within a 5 km radius)



# Building Current Conditions

