

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 FT² / 11,775 M²



[click / scan](#)
[for location](#)

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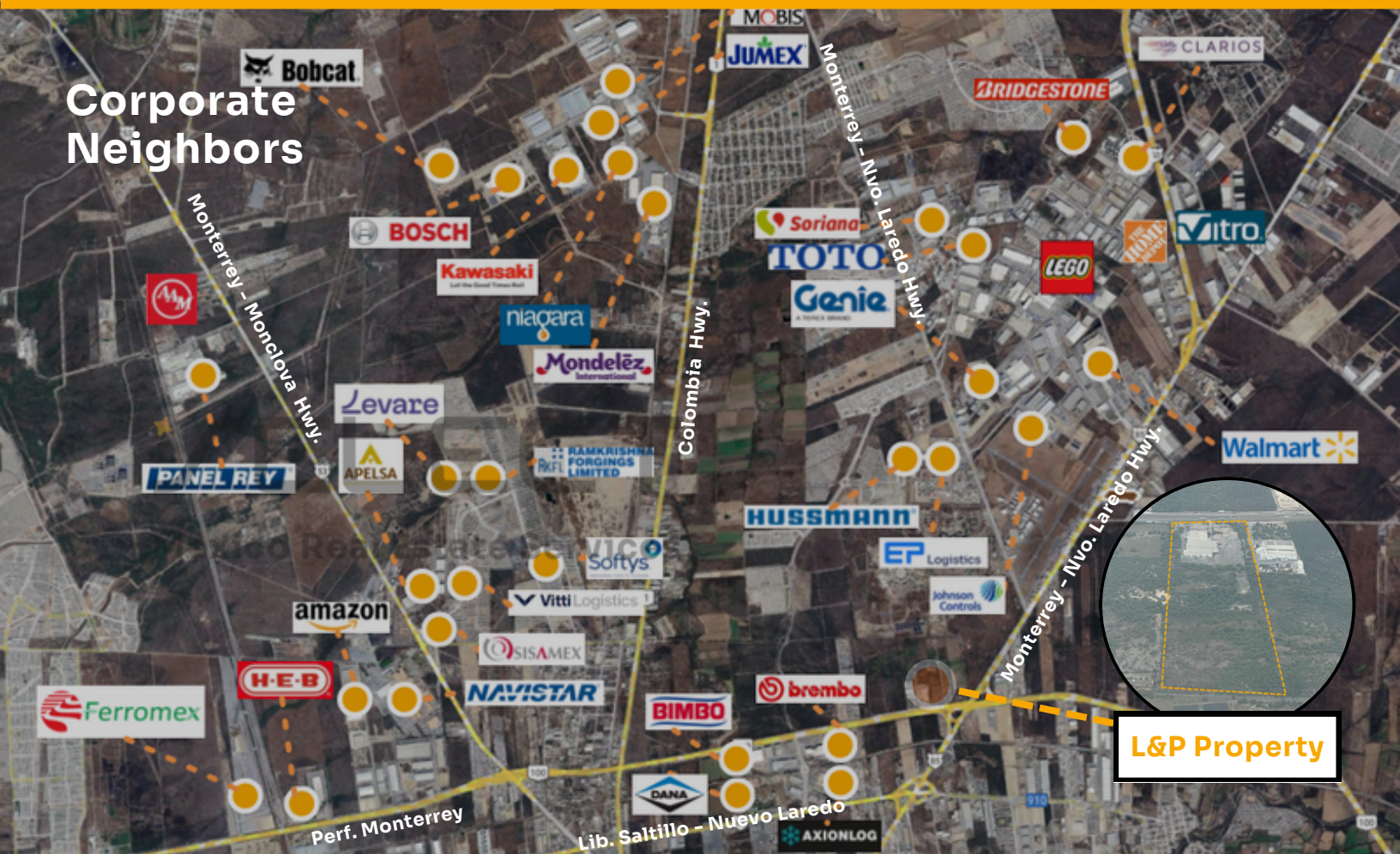


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Location



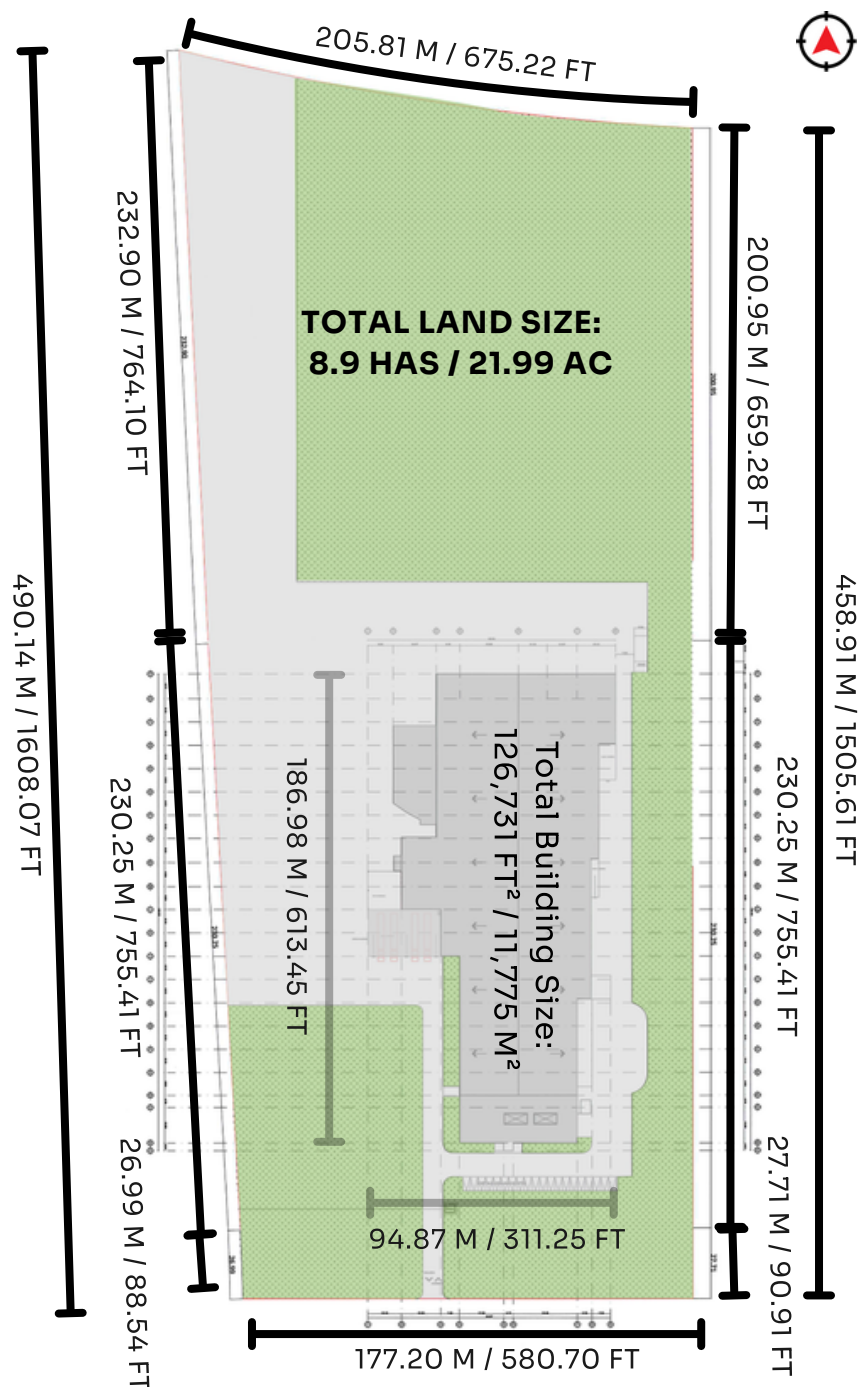
Corporate Neighbors



Property Highlights



- ★ **Total Land Size**
8.9 HAS / 21.99 AC
- ★ **Total Building Size**
126,731 FT² / 11,775 M²
- ★ **Total Office Size**
2,634.94 FT² / 803.13 M²
- ★ **Warehouse Size:**
118,102 FT² / 10,972 M²
- ★ **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**
1,500 KVAs
- ★ **Electrical Transformer**
700 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, Hoses & Cabinets



186.98 M / 613.45 FT



This detailed floor plan shows the layout of the first floor. It includes various rooms such as 'COCHEDOR GENERAL', 'SITE', 'RECEPCION', 'OFICINA', 'BIBLIOTECA', 'SALA DE JUNTAS', and 'CUARTO DE SEÑALES'. The plan also features two large 'PATIO INTERIO' areas. Dimensions are provided for the overall footprint (51.47m by 21.72m) and for individual sections. A north arrow is located in the top right corner.

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.

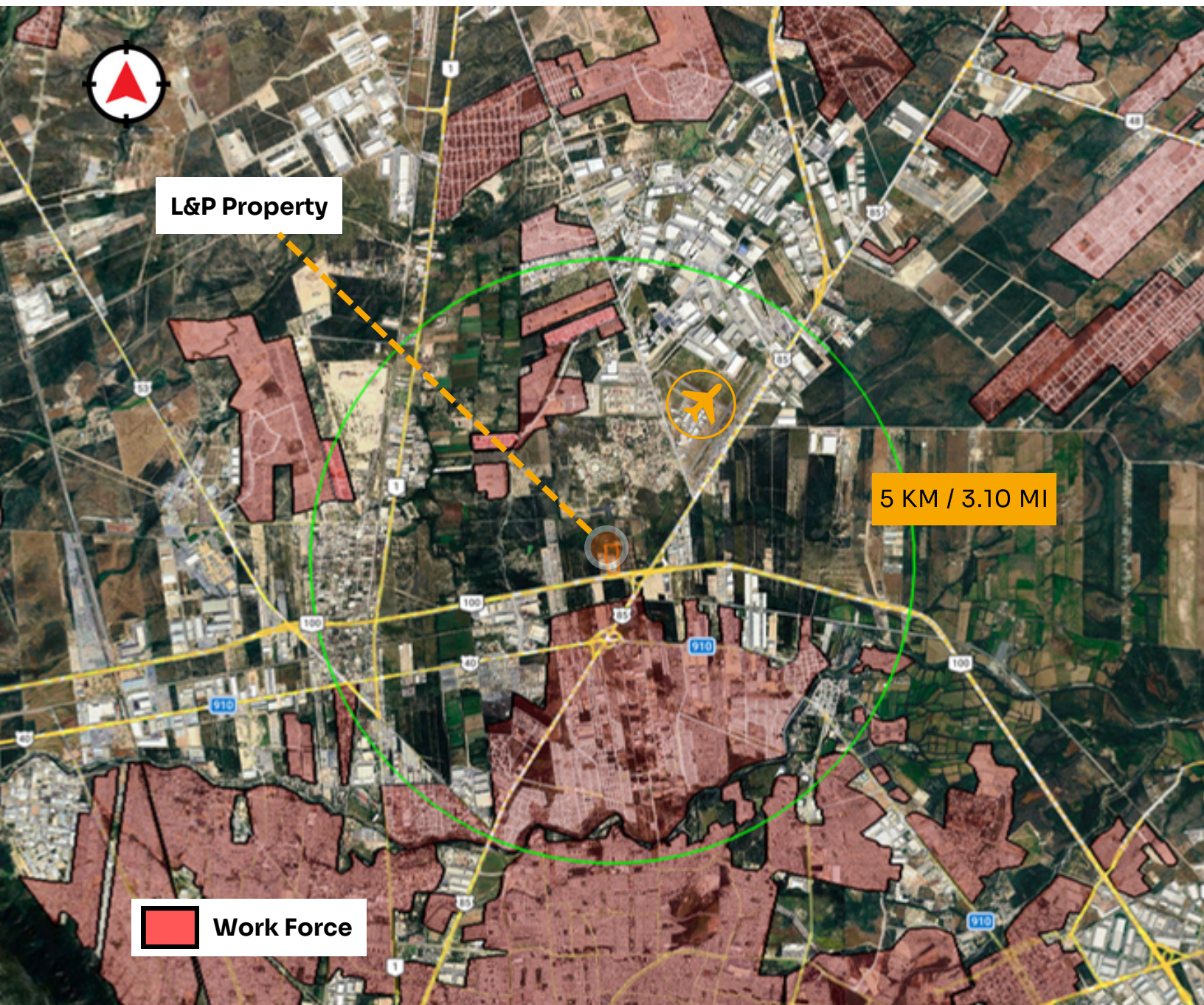
- Apodaca population: approximately 656,000 residents
- Escobedo population: approximately 481,000 residents
- Cienega de Flores population: approximately 69,000 residents



1.2 million
combined
population



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



Building Current Conditions

