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L&P Property

Anillo Periférico Km 37.5, 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

PAUL DOUGLASS
+1 (956) 802 4405
paul.douglass@select-rs.com

JUAN FELIPE ZAMORA
+52 (81) 2621 7356
juan.zamora@select-rs.com

Location

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# City	Distance
1. Saltillo Coah.	58 Mi / 94 Km
2. Laredo Tx.	138 Mi / 222 Km
3. McAllen Tx.	161 Mi / 259 Km
4. San Antonio Tx.	294 Mi / 473 Km
5. Houston Tx.	452 Mi / 728 Km
6. Mexico City	568 Mi / 914 Km



Corporate Neighbors



Access Routes to the Property

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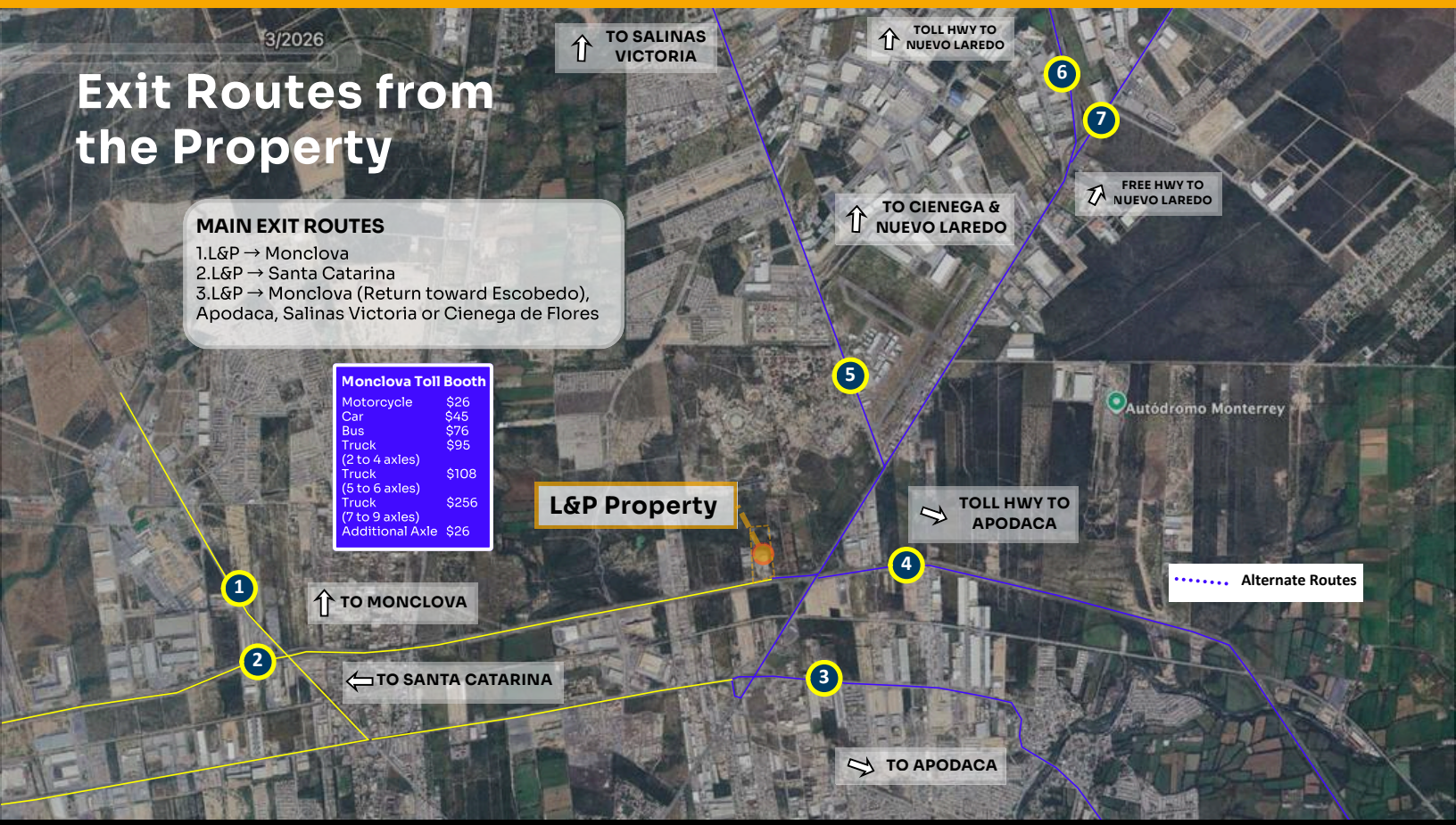
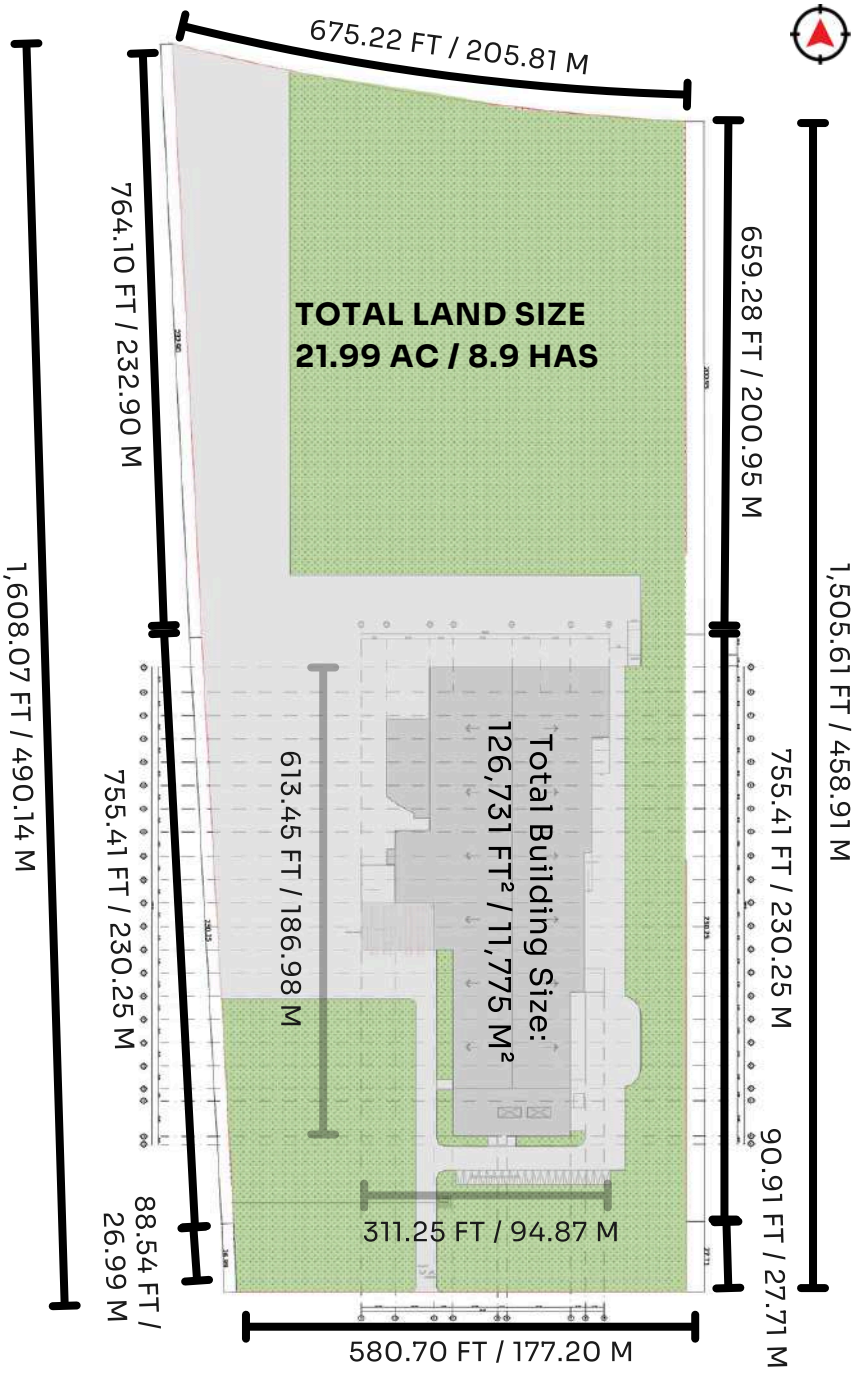
Exit Routes from the Property

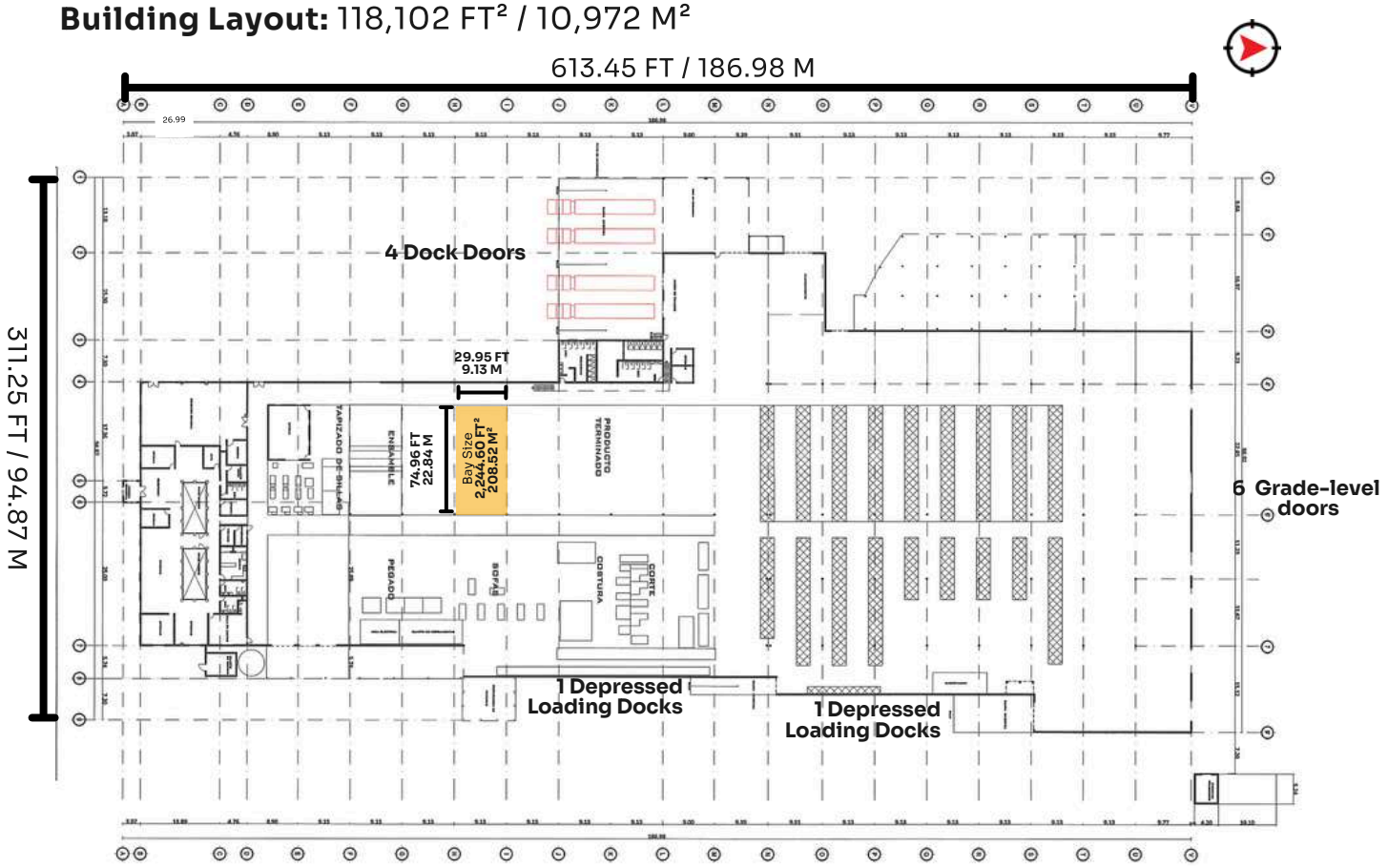


Property Highlights

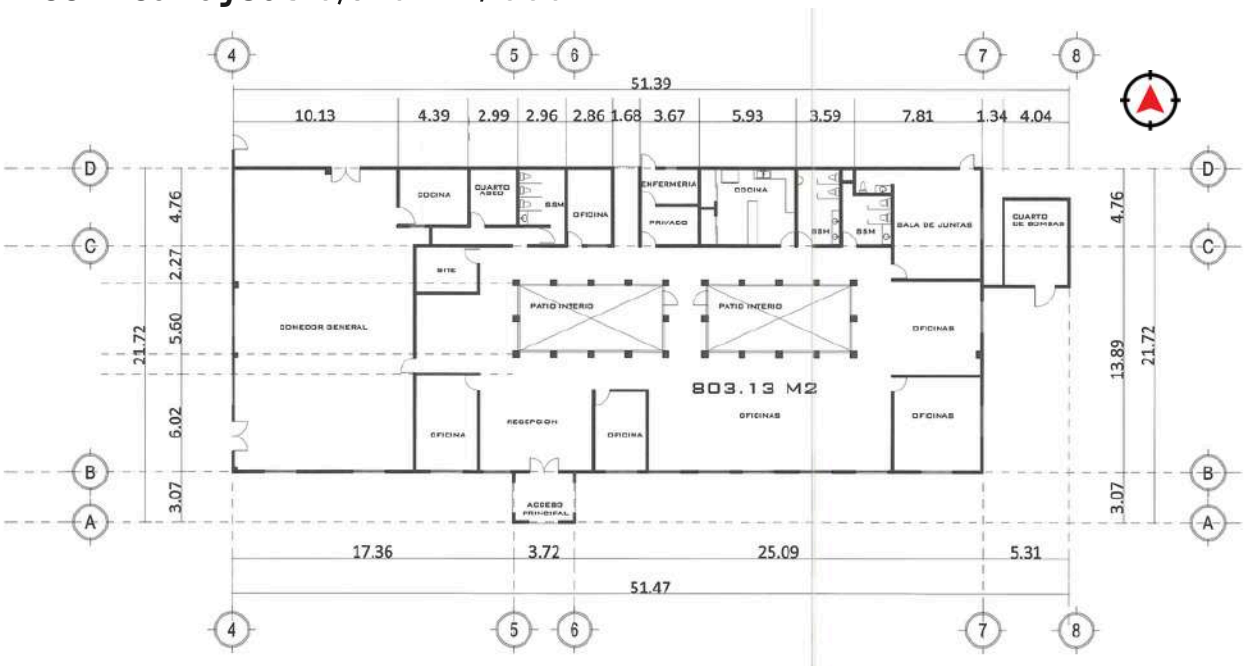
- **Total Land Size**
  21.99 AC / 8.9 HAS
- **Total Building Size**
  126,731 FT² / 11,775 M²
- **Total Office Size**
  8,643 FT² / 803 M²
- **Warehouse Size:**
  118,102 FT² / 10,972 M²
- **Building Dimensions**
  613.45 x 311.25 FT / 186.98 x 94.87 M
- **Roof**
  Metal Sheet
- **Floor Thickness**
  6 IN / 15.24 CM
- **Skylights**
  3%
- **KVAs Rights Available**
  450 KVAs
- **Electrical Transformer**
  (1) 500 KVAs & (1) 1,000 KVAs
- **Clear Height**
  22.31 - 26.24 FT / 6.80 - 8.00 M
- **Lighting**
  T-5 & Metal Halide
- **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



Building Layout: 118,102 FT² / 10,972 M²



Office Area Layout: 8,643 FT² / 803 M²



Illustrative Concept of Industrial Park

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For Illustration Purposes Only



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Workforce Overview

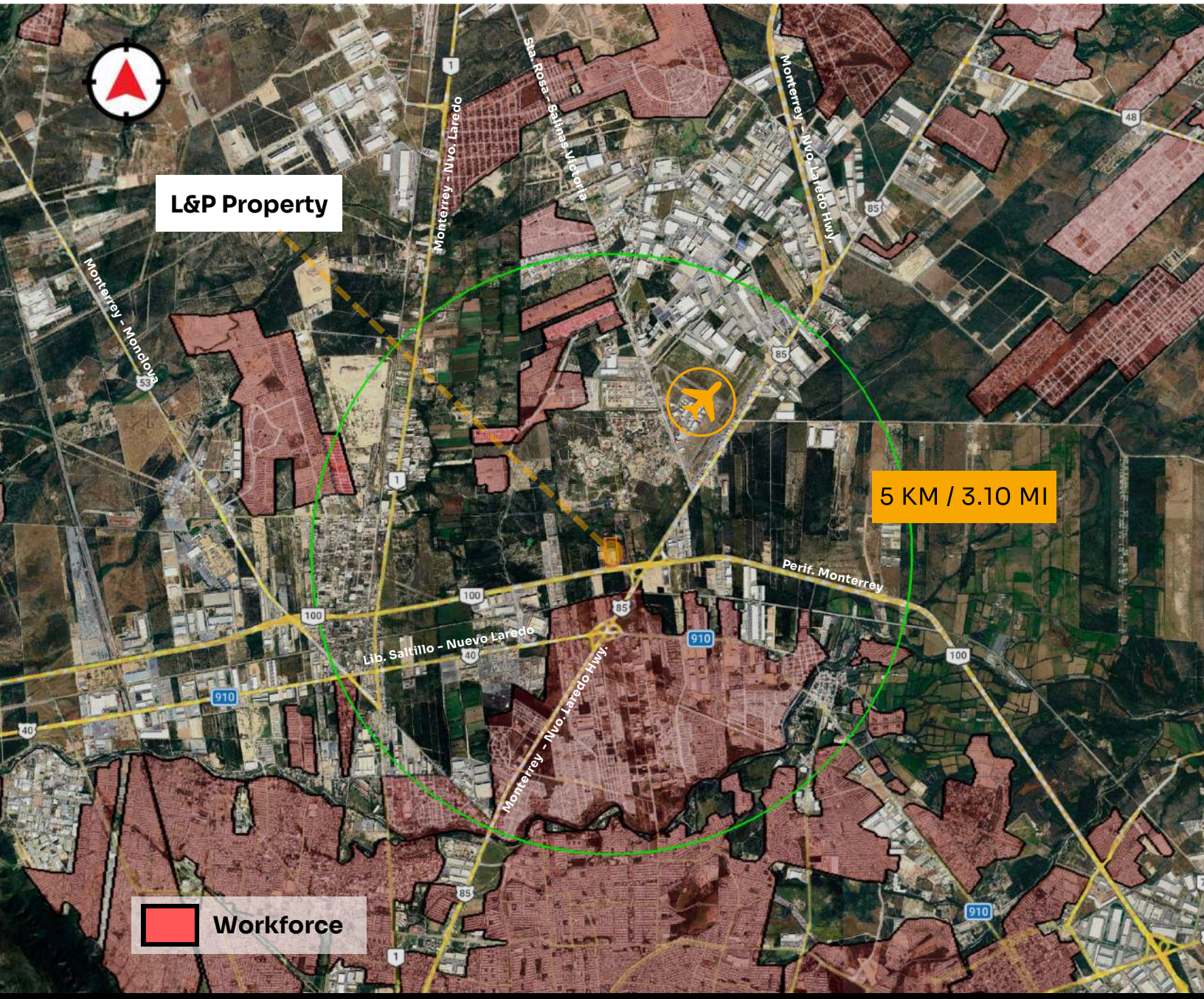
The property is strategically located at the intersection of the Apodaca, Escobedo, and Ciénega de Flores submarkets, three of the fastest-growing industrial areas within the Monterrey Metropolitan Area.

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

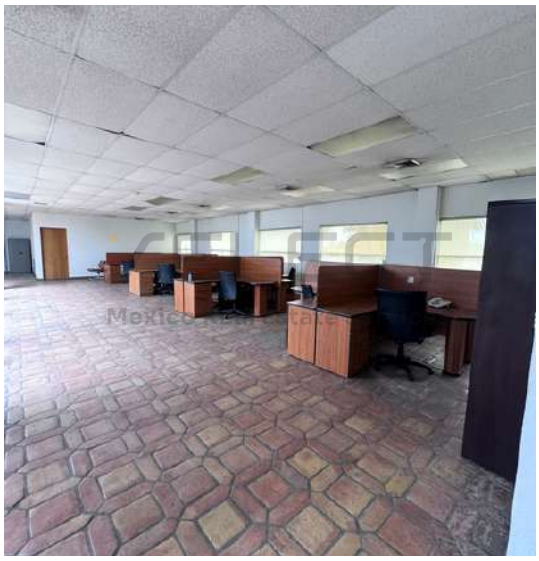
~87,692 working-age population
(Within a 5 km radius)

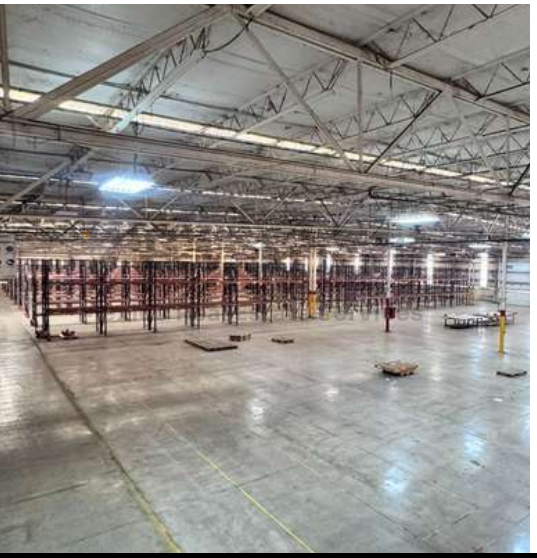
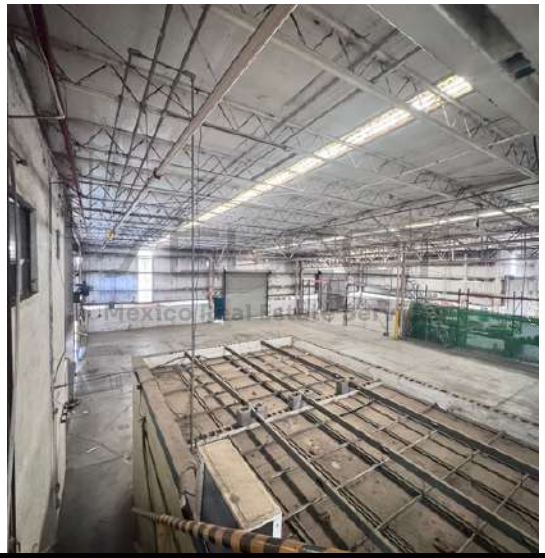
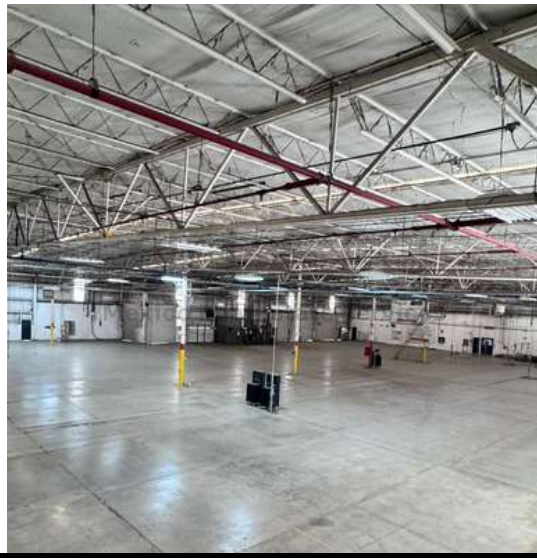


Building Current Conditions





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PAUL DOUGLASS
+1 (956) 802 4405
paul.douglass@select-rs.com

JUAN FELIPE ZAMORA
+52 (81) 2621 7356
juan.zamora@select-rs.com

US Phone: +1 (833) 227 7922
Mx Number: +52 (81) 8363 2828

www.select-rs.com