

Building 3

Kappa 5001, Millenium Aeropuerto
Industrial Park, Apodaca, N.L.



**Available Building
for Lease**

**AVAILABLE AREA:
1,319 M² / 14,197 FT²**



[click / scan
for location](#)

JUAN FELIPE ZAMORA



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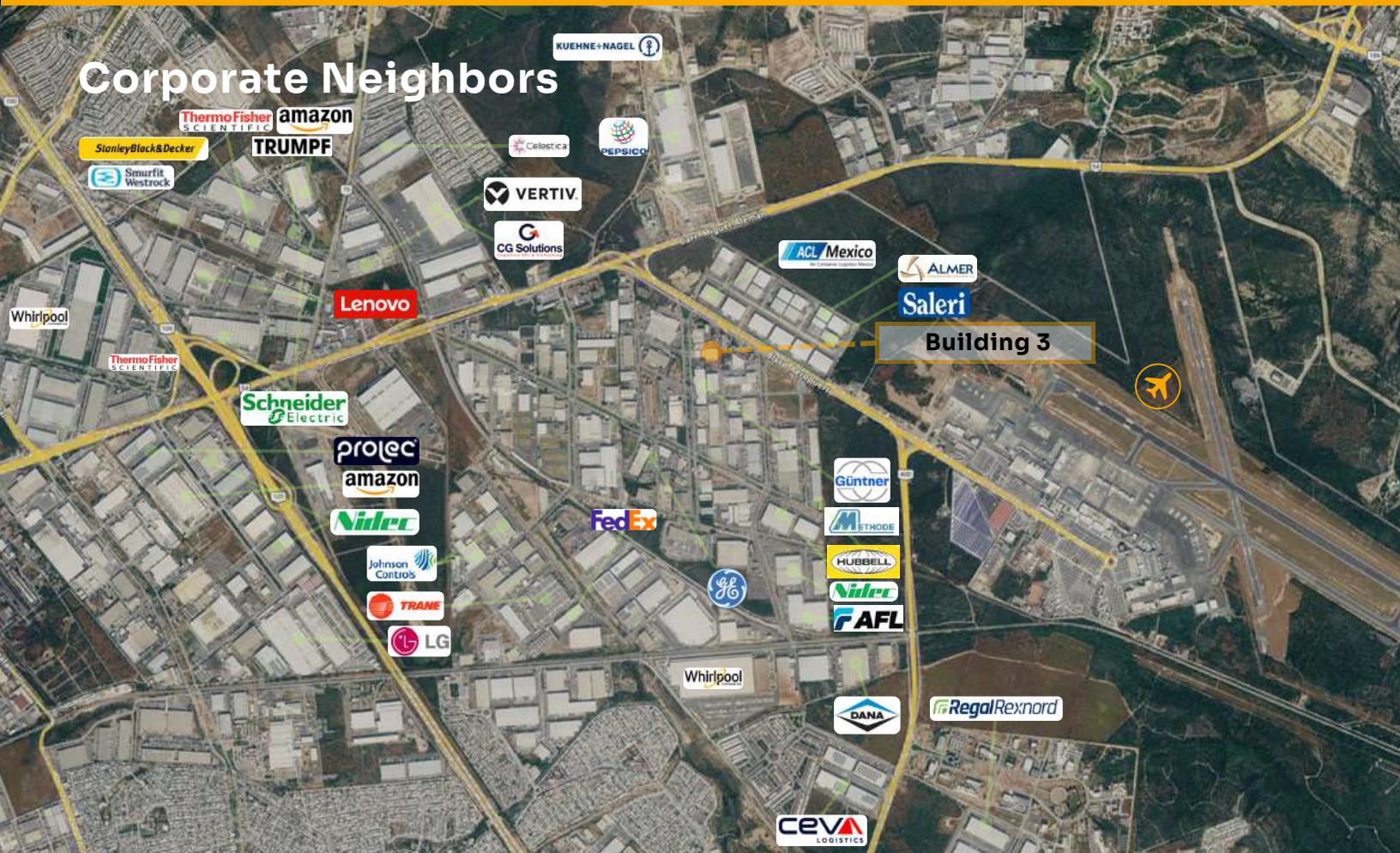


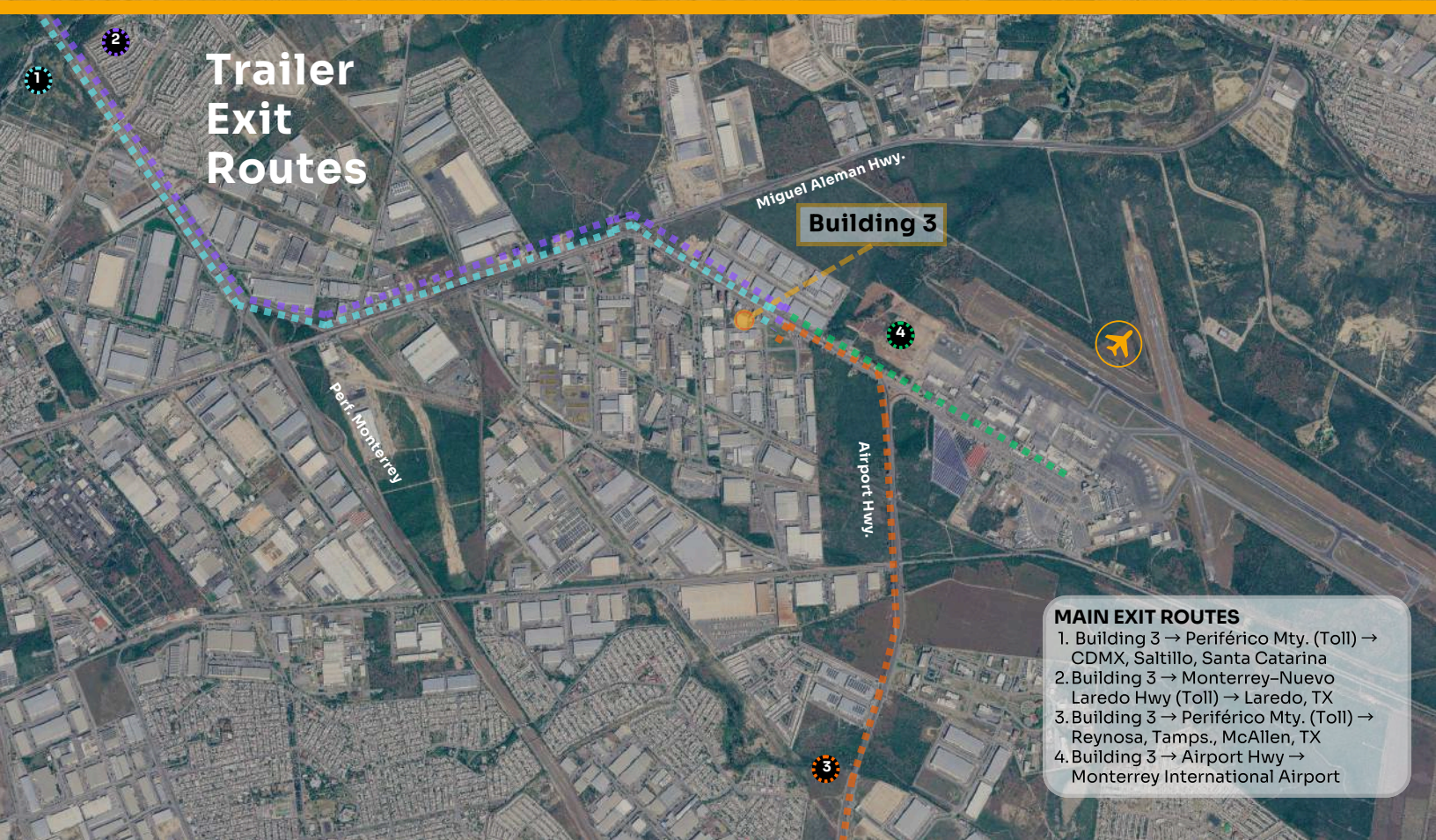
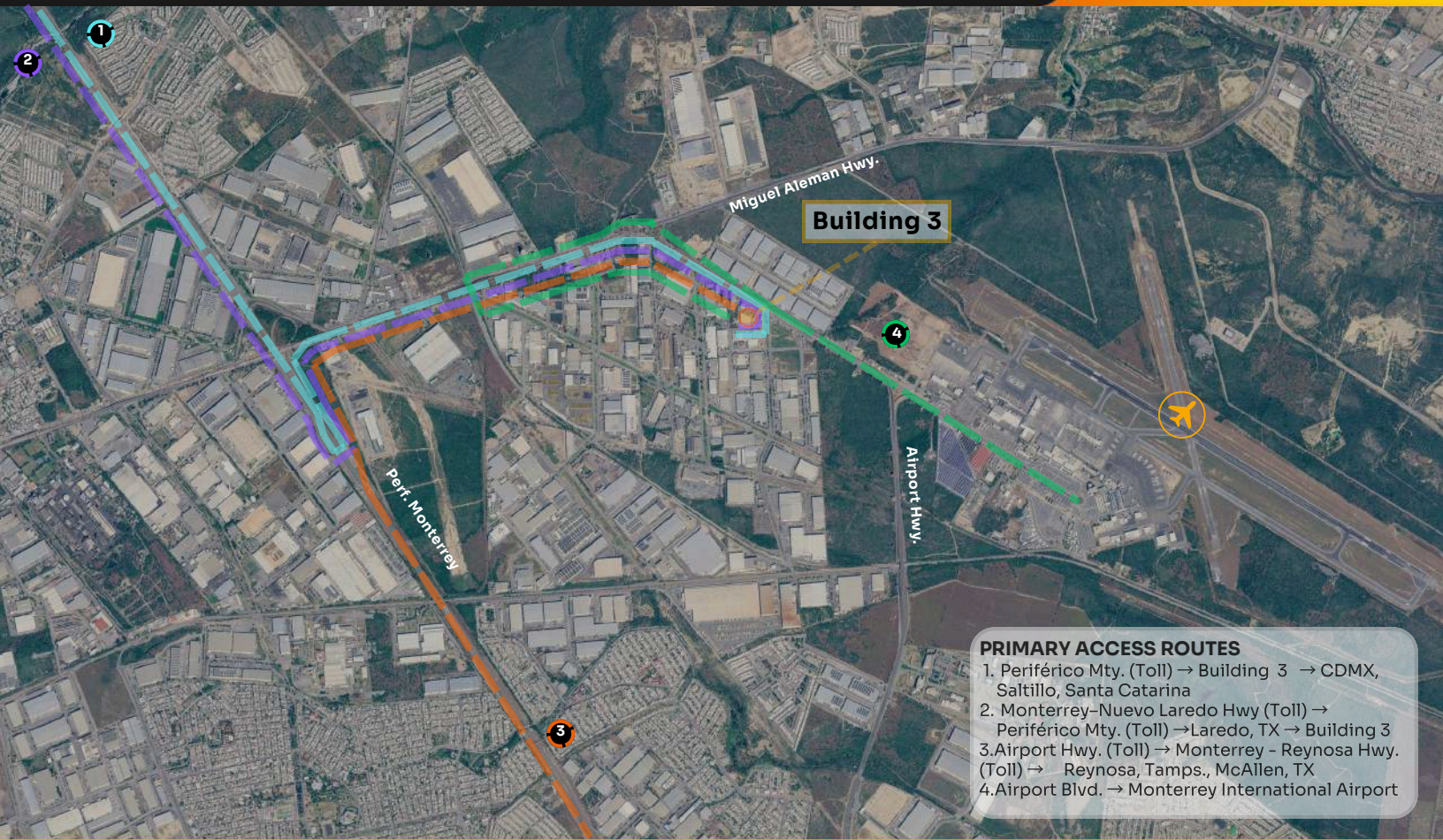
juan.zamora@select-rs.com

# City	Distancia
1. Saltillo Coah.	69 Mi / 111 Km
2. Laredo Tx.	139 Mi / 224 Km
3. McAllen Tx.	145 Mi / 233 Km
4. San Antonio Tx.	294 Mi / 474 Km
5. Houston Tx.	460 Mi / 740 Km
6. Mexico City.	580 Mi / 933 Km

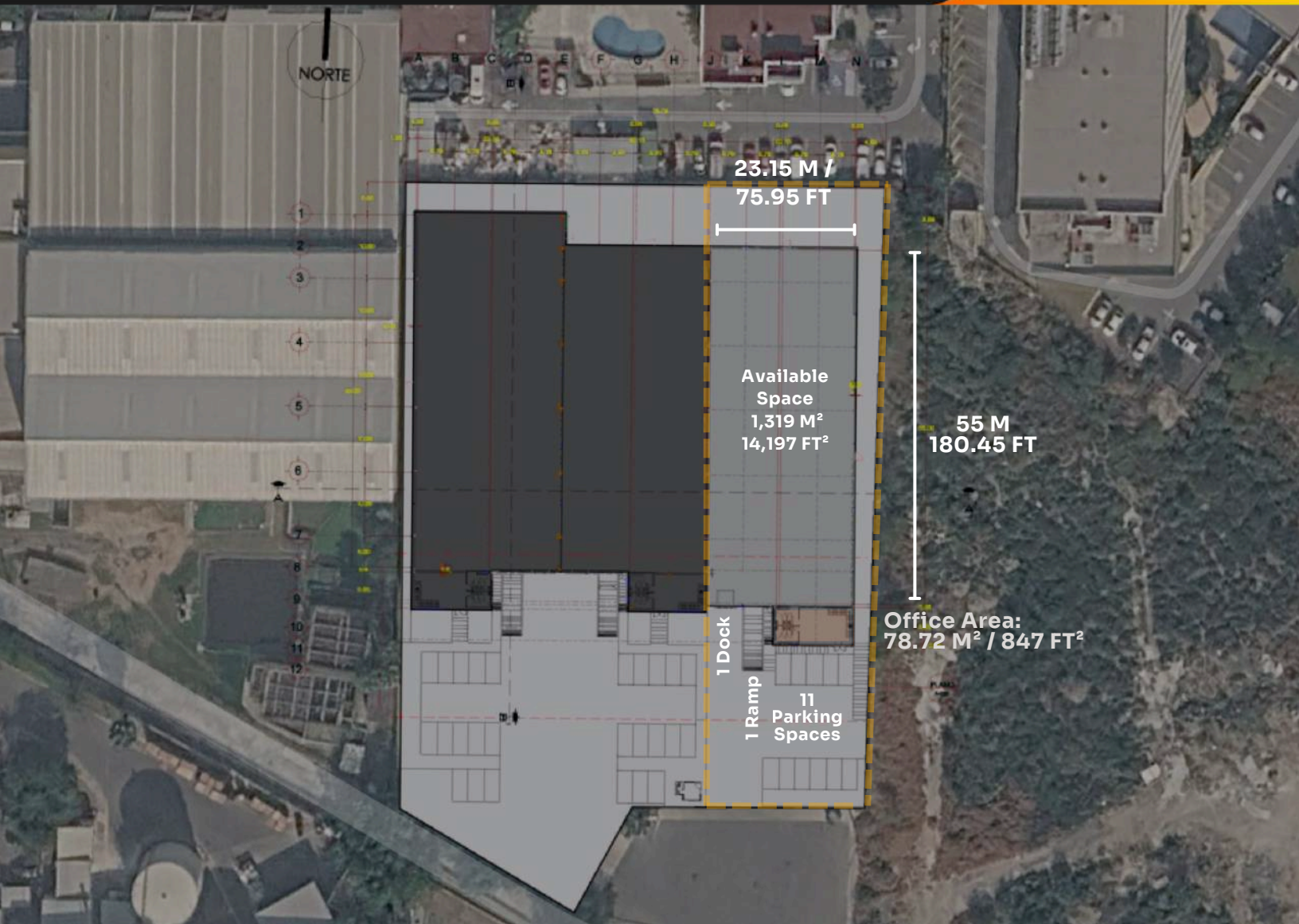


Corporate Neighbors






Building Overview



 **Available Area**
1,319 M² / 14,197 FT²

 **Column Spacing**
55 x 23.15 M /
180.45 x 75.95 FT


 **Water Supply**
City Water

 **Divisible**
No

 **Dock Door**
1 Fully Equipped

 **Sewer Connection**
City

 **Walls Material**
Concrete Block & Metal Sheet


 **Ramp**
1

 **Parking Spaces**
11 Spaces

 **Roof Type**
Standing Seam KR-18 Metal Sheet


 **Fire Protection System**
To Suit

 **Skylights**
Sidelights 3%

 **Electrical Substation**
75 Kvas

 **Floor Thickness**
15.24 Cm / 6 In reinforce concrete
floor | F' C= 250 kg/cm²

 **Lighting**
T-5 Lights

 **Clear Height**
9.14 M / 30 FT

 **Office Area**
78 M² / 847 FT²

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 in-migration 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



~432,592 working-age population (Within a 5 km radius)

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

