

# Building 3

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



**Available Building  
for Lease**

**AVAILABLE AREA:  
14,197 FT<sup>2</sup> / 1,319 M<sup>2</sup>**



[click / scan  
for location](#)

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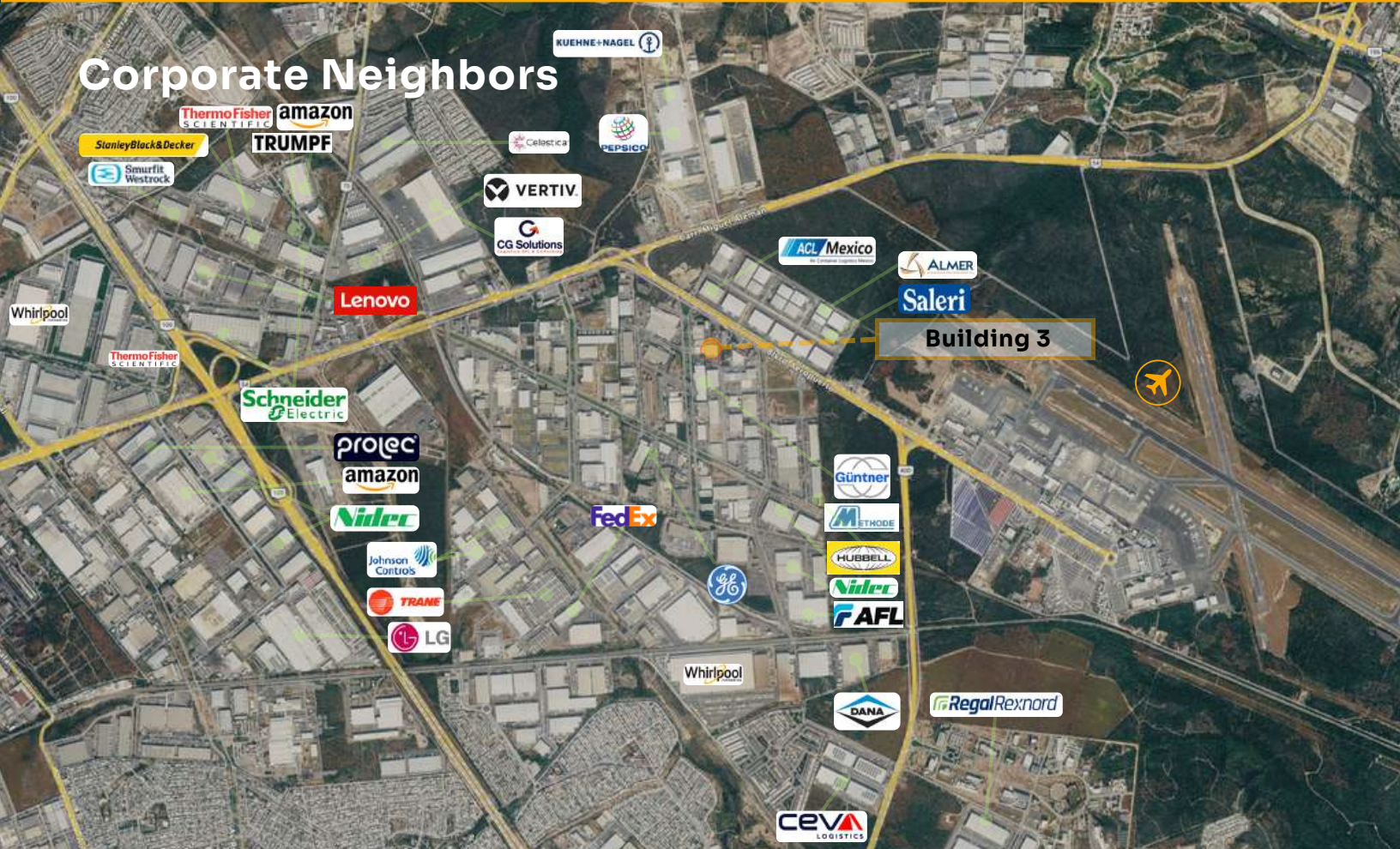


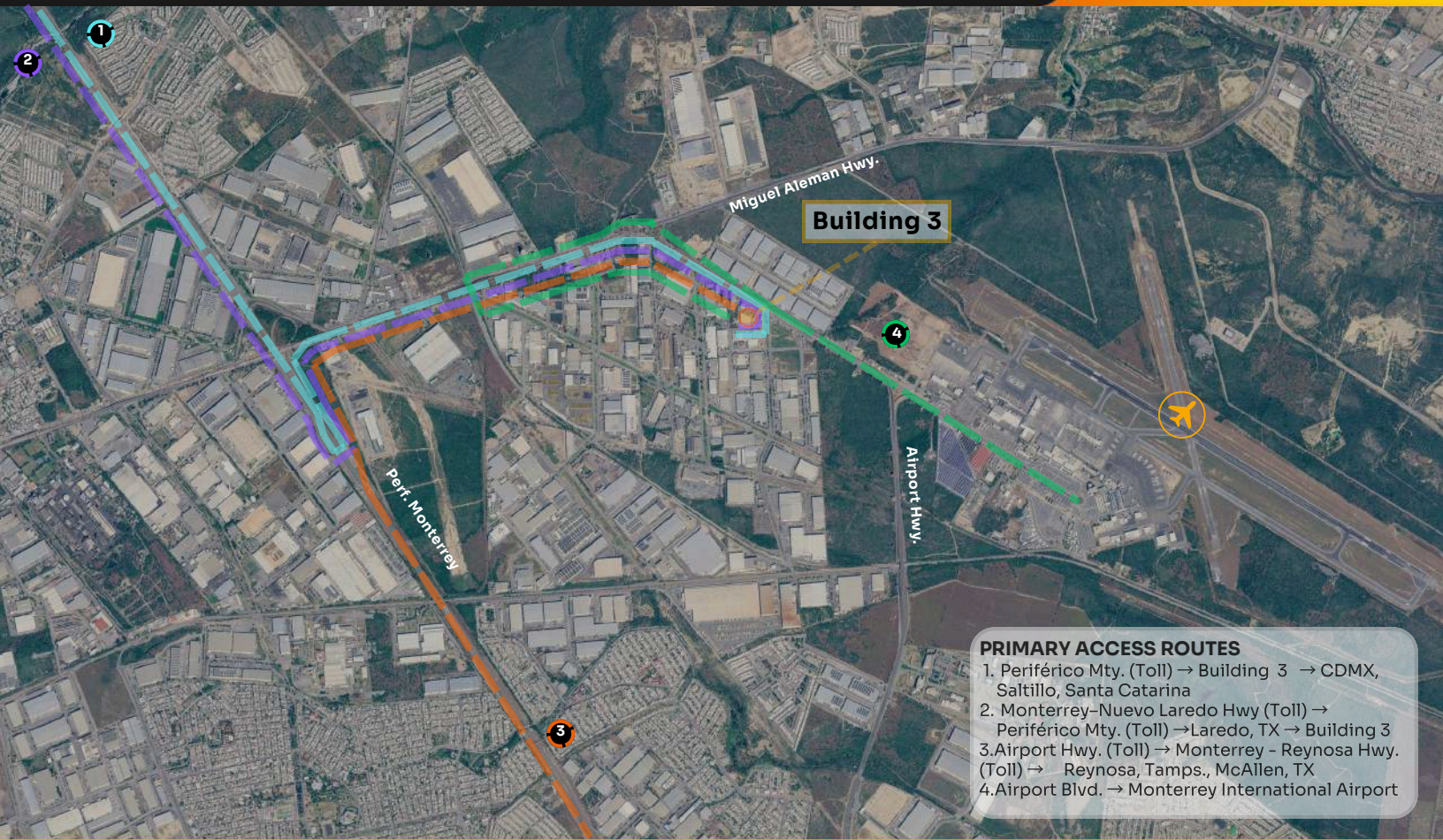
[juan.zamora@select-rs.com](mailto:juan.zamora@select-rs.com)

# 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

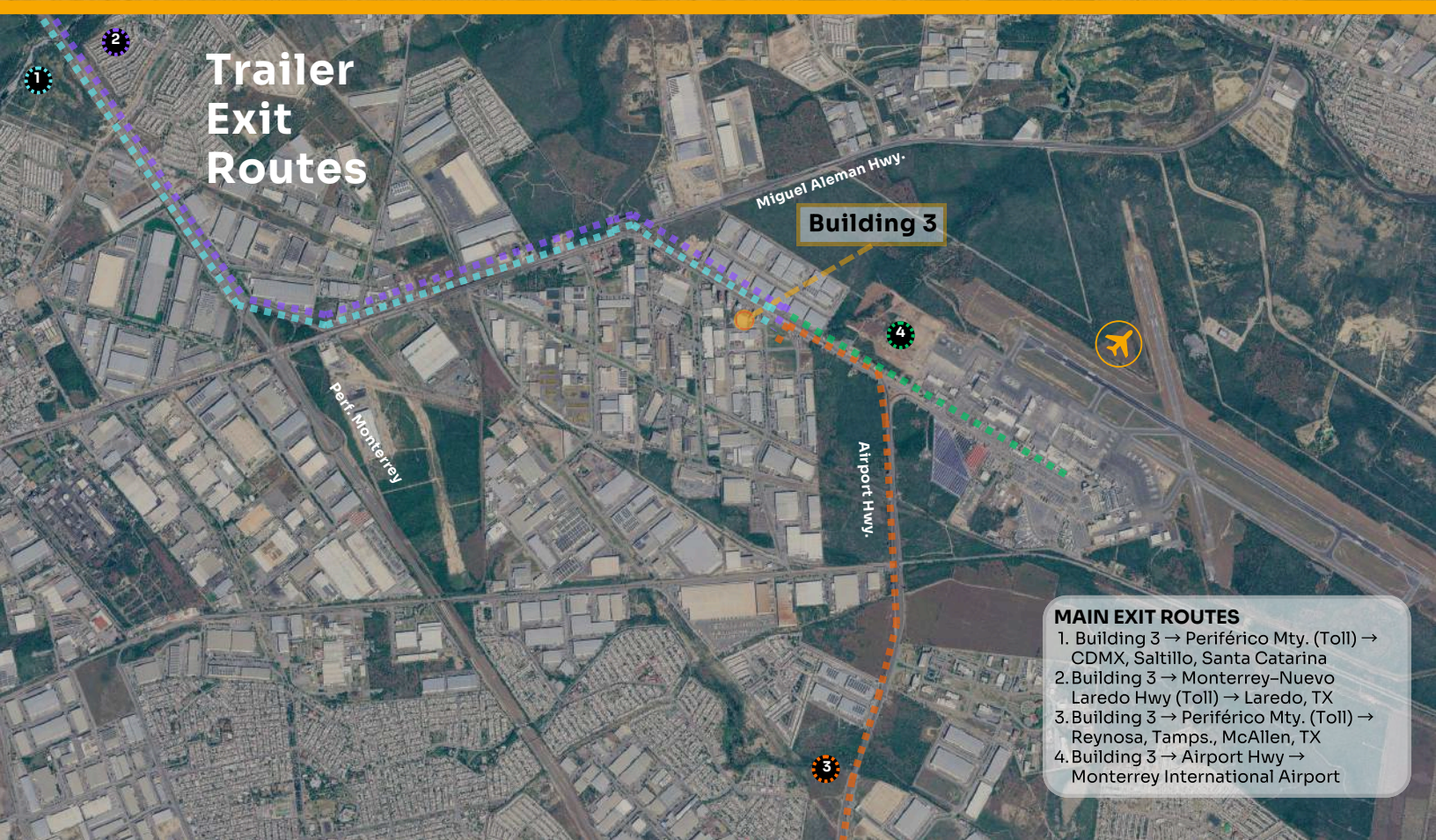


## Corporate Neighbors





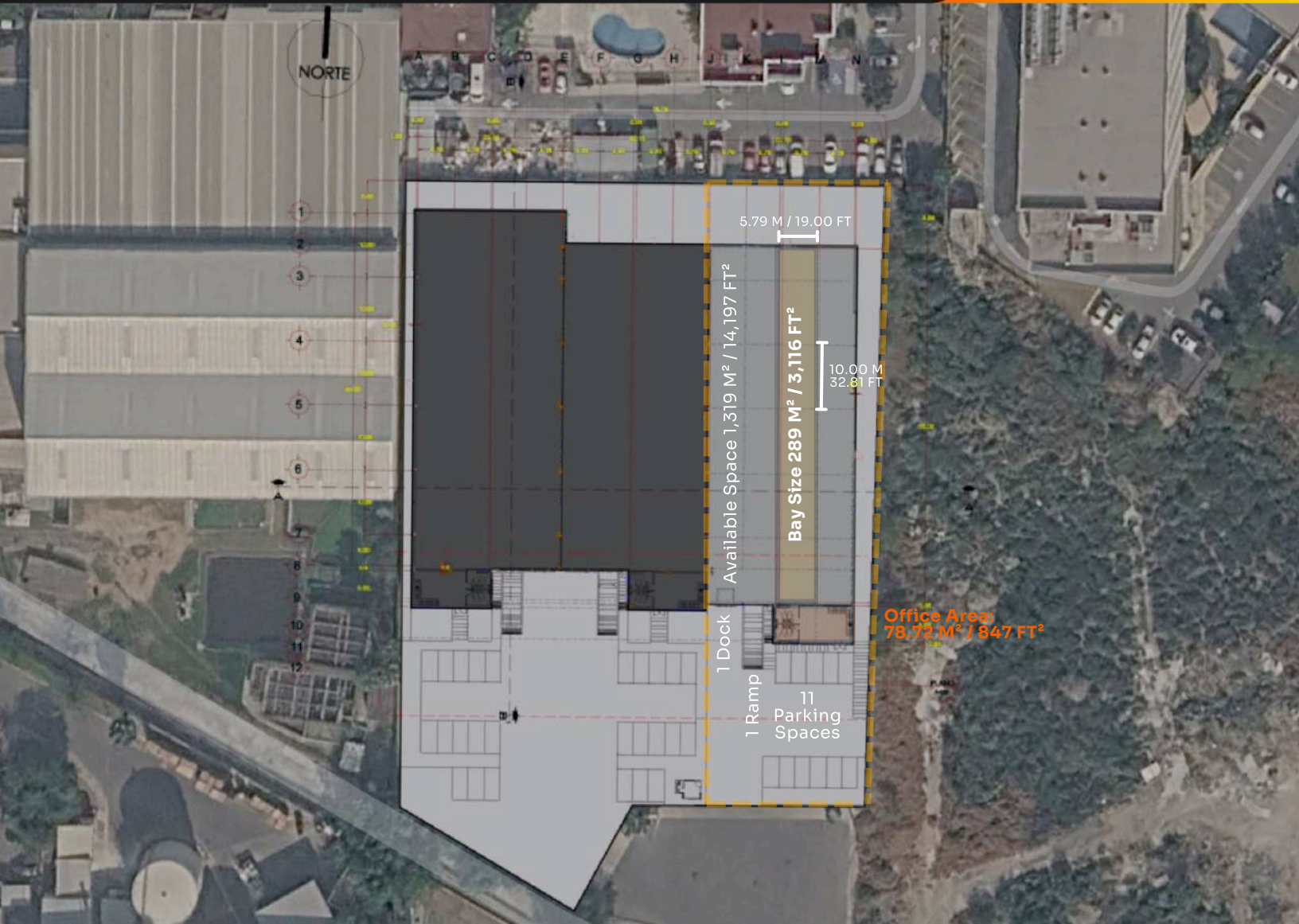
- PRIMARY ACCESS ROUTES**
1. Periférico Mty. (Toll) → Building 3 → CDMX, Saltillo, Santa Catarina
  2. Monterrey–Nuevo Laredo Hwy (Toll) → Periférico Mty. (Toll) → Laredo, TX → Building 3
  3. Airport Hwy. (Toll) → Monterrey - Reynosa Hwy. (Toll) → Reynosa, Tamps., McAllen, TX
  4. Airport Blvd. → Monterrey International Airport


















## Trailer Exit Routes

- MAIN EXIT ROUTES**
1. Building 3 → Periférico Mty. (Toll) → CDMX, Saltillo, Santa Catarina
  2. Building 3 → Monterrey–Nuevo Laredo Hwy (Toll) → Laredo, TX
  3. Building 3 → Periférico Mty. (Toll) → Reynosa, Tamps., McAllen, TX
  4. Building 3 → Airport Hwy → Monterrey International Airport

# Building Overview



-  **Available Area**  
1,319 M<sup>2</sup> / 14,197 FT<sup>2</sup>
-  **Floor**  
15.24 Cm / 6 In
-  **Fire Protection System**  
Extinguishers
-  **Divisible**  
No
-  **Clear Height**  
10.4 M / 34.12 FT
-  **Electrical Substation**  
75 Kvas
-  **Walls Material**  
Concrete Block & Metal Sheet
-  **Column Spacing**  
10 x 5.79 M / 32.81 x 19 FT
-  **Lighting**  
Fluorescent Lights
-  **Roof Type**  
KR-18 Metal Sheet
-  **Dock Door**  
1
-  **Office Area**  
78.72 M<sup>2</sup> / 847 FT<sup>2</sup>
-  **Skylights**  
Sidelights
-  **Ramp**  
1
-  **Kvas Rights**  
200 Kvas

# 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%

