Promoted by SELECT Mexico Real Estate Services + Developed by stiva

RY-INV.R2

STIVA REYNOSA INDUSTRIAL PARK, REYNOSA, TAMAULIPAS

Available Building for Lease

TOTAL BUILDING SIZE:

157,535 FT² / 14,635 M²

clic / scan for location

GERARDO PASARET
+1 (956) 802-4404
gerardo.pasaret@select-rs.com

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

Location

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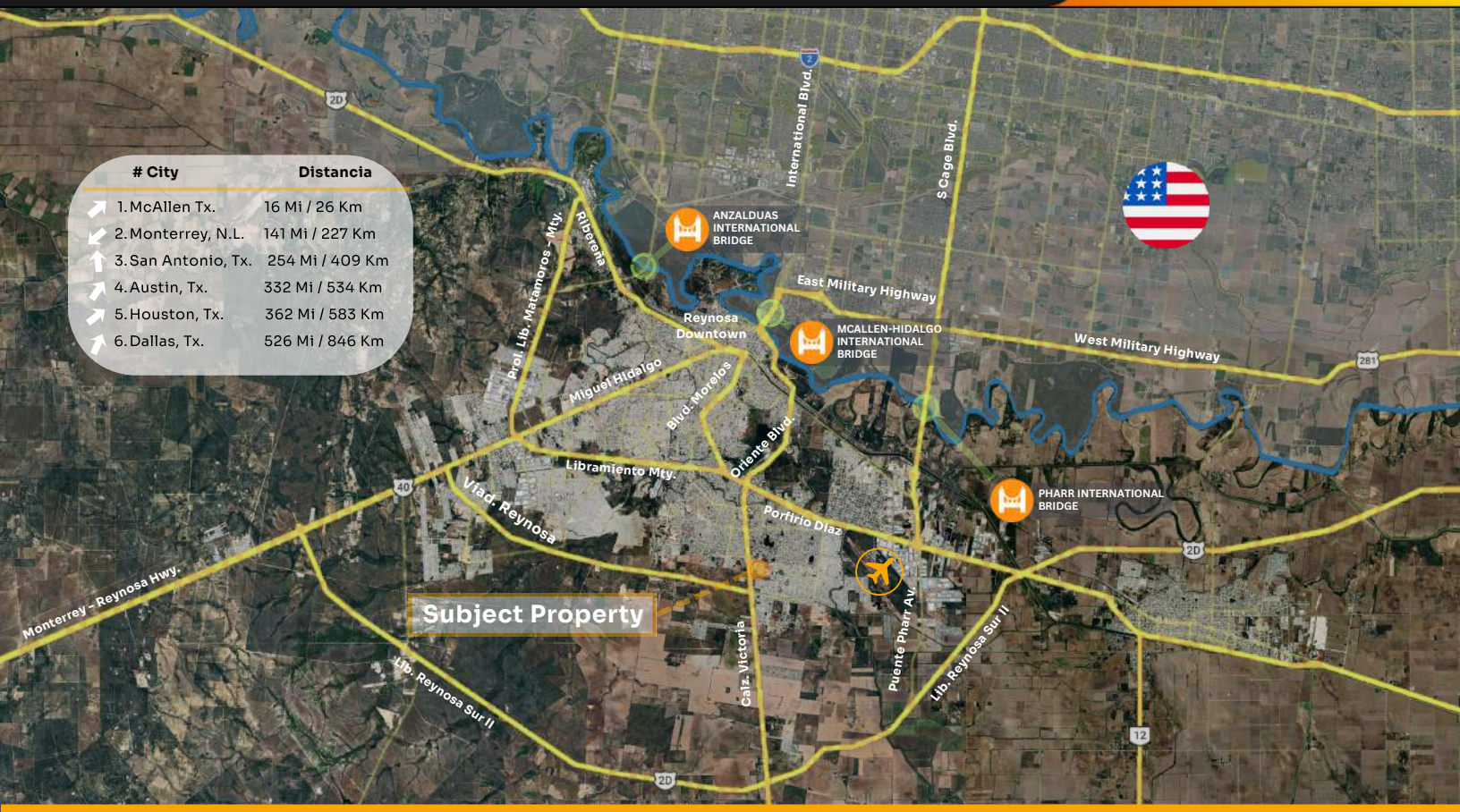

# City	Distancia
1. McAllen Tx.	16 Mi / 26 Km
2. Monterrey, N.L.	141 Mi / 227 Km
3. San Antonio, Tx.	254 Mi / 409 Km
4. Austin, Tx.	332 Mi / 534 Km
5. Houston, Tx.	362 Mi / 583 Km
6. Dallas, Tx.	526 Mi / 846 Km

Trailer Access Routes

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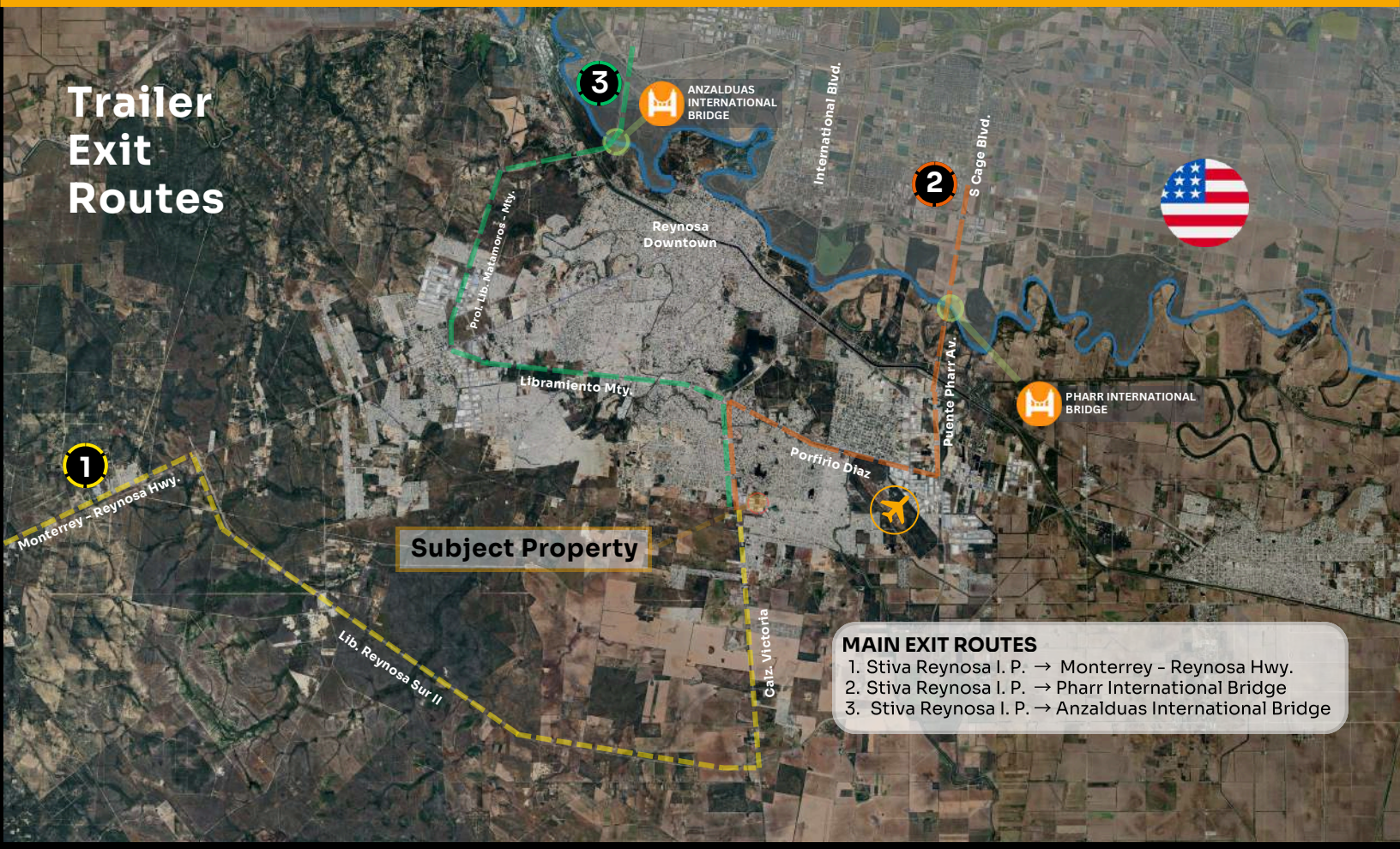

Building Specs

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- **Total Building Size**
  157,535 FT² / 14,635 M²
- **Divisible**
  No
- **Expansion Area**
  N/A
- **Clear Height**
  30 - 40 FT / 9.12 - 12.19 M
- **Bay Size**
  77.46 x 38.71 FT / 23.61 x 11.80 M
- **Building Dimensions**
  387.30 x 387.30 FT / 118.05 x 118.05 M
- **Docks**
  5
- **Ramps**
  1
- **Levelers**
  35,000 Lbs
- **Structure**
  Pre-engineered Metal Building
- **Floor**
  6 In / 15.24 Cm Reinforced Concrete
- **Roof***
  Galvalok W/3 & TPO membrane
  (recent maintenance completed)
- **Lighting Type**
  LED (30 FC)
- **Office Space**
  15,220 FT² / 1,414 M²
- **HVAC System**
  (44) 25 Ton Units (1,100 Tons Total)
- **Fire Protection System**
  Sprinklers
- **Electric Transformer**
  2 Transformers of 2,500 Kvas
- **Kvas Rights Available**
  4,800 Kvas
- **Parking Spaces**
  200 Spaces

*Above Standard Specifications

Workforce Overview

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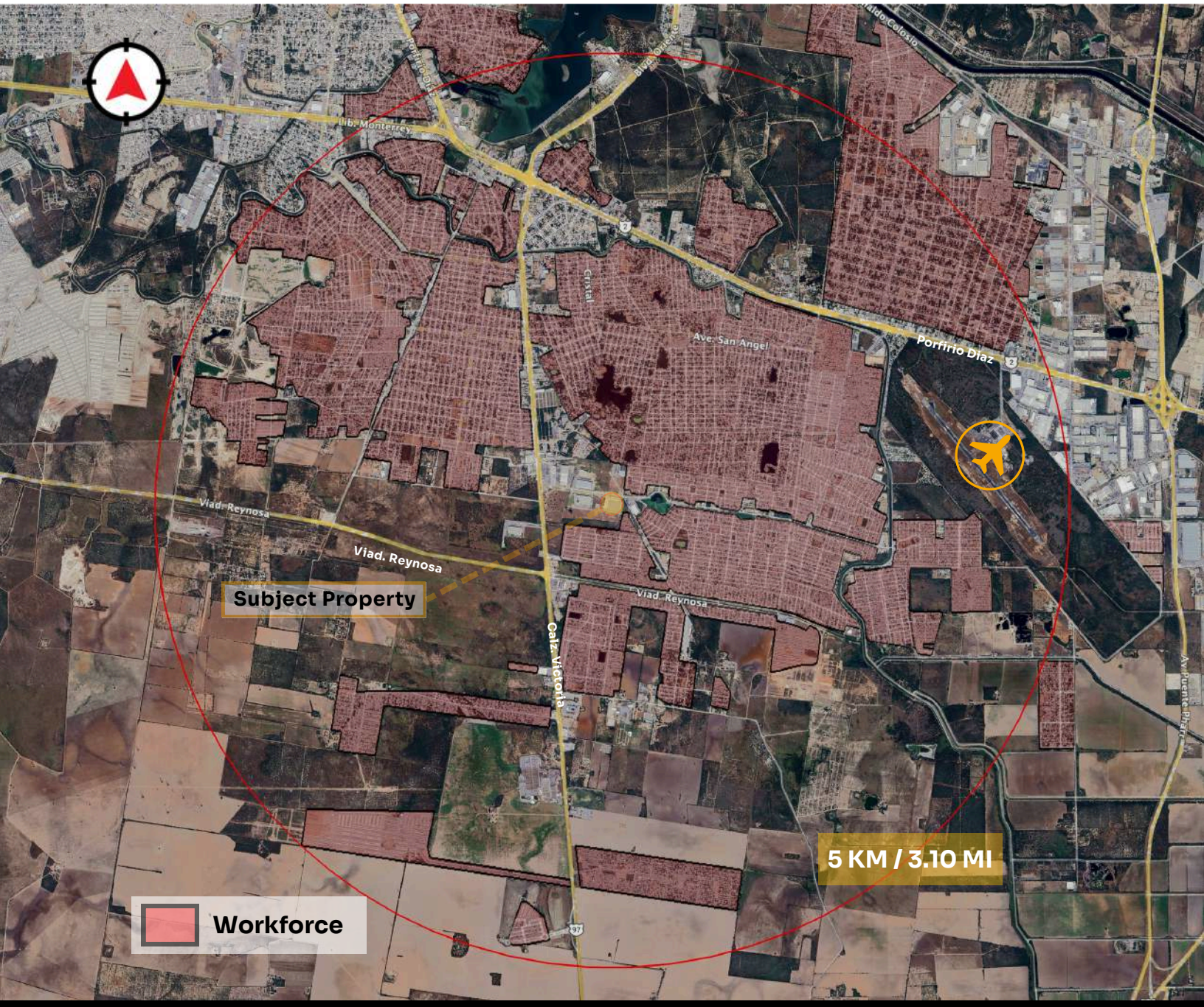
Reynosa is a mature manufacturing hub on the U.S.–Mexico border with a diversified industrial base and strong talent availability.

With a population of 704,767 (INEGI 2020), the market supports scalable hiring for manufacturing and logistics operations, reinforced by cross-border trade flows and ongoing industry collaboration initiatives (e.g., the region's electronics manufacturing cluster)

704,767
population

~164,910 working-age population
(Within a 5 km radius)



Building Pictures

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JUAN FELIPE ZAMORA

+52 (81) 2621 7356

juan.zamora@select-rs.com

US Phone: +1 (833) 227 7922
Mx Number: +52 (899) 929 3830

www.select-rs.com