

RY-INV.R2

STIVA REYNOSA INDUSTRIAL PARK,
REYNOSA, TAMAULIPAS



**↖ ↗ Available Building
↙ ↘ for Lease**

TOTAL BUILDING SIZE:

157,535 FT² / 14,635 M²



[click / scan
for location](#)

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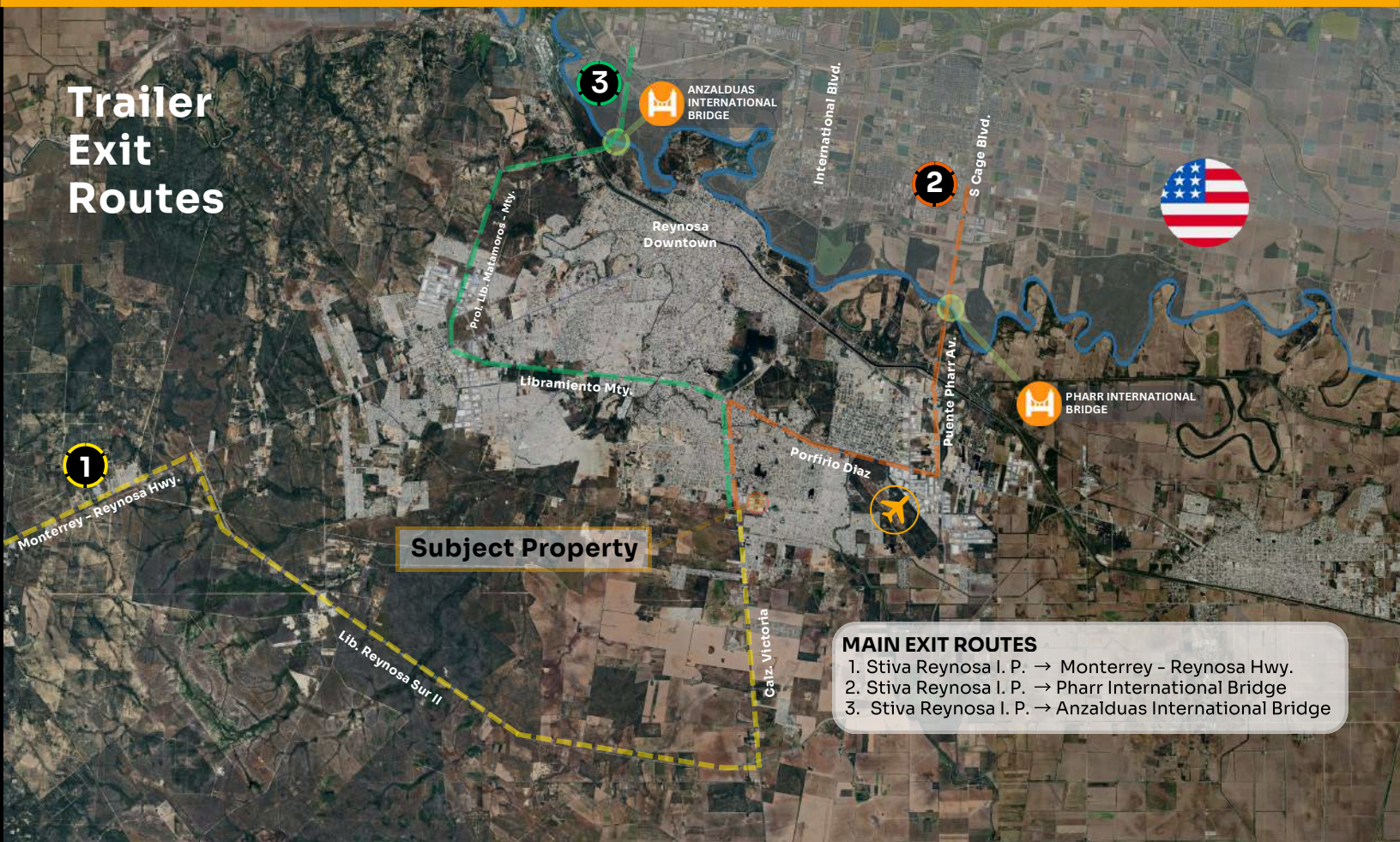
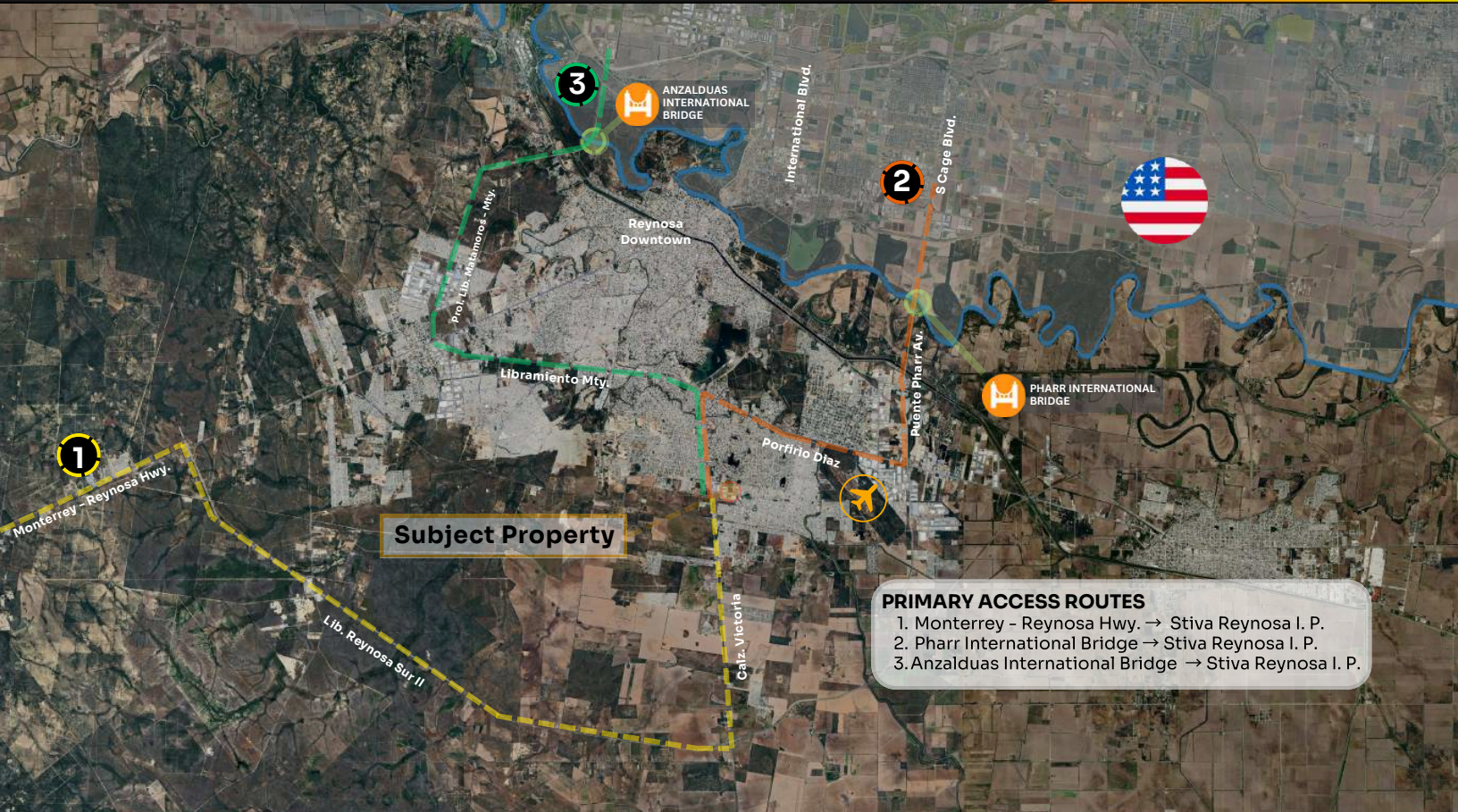
Location

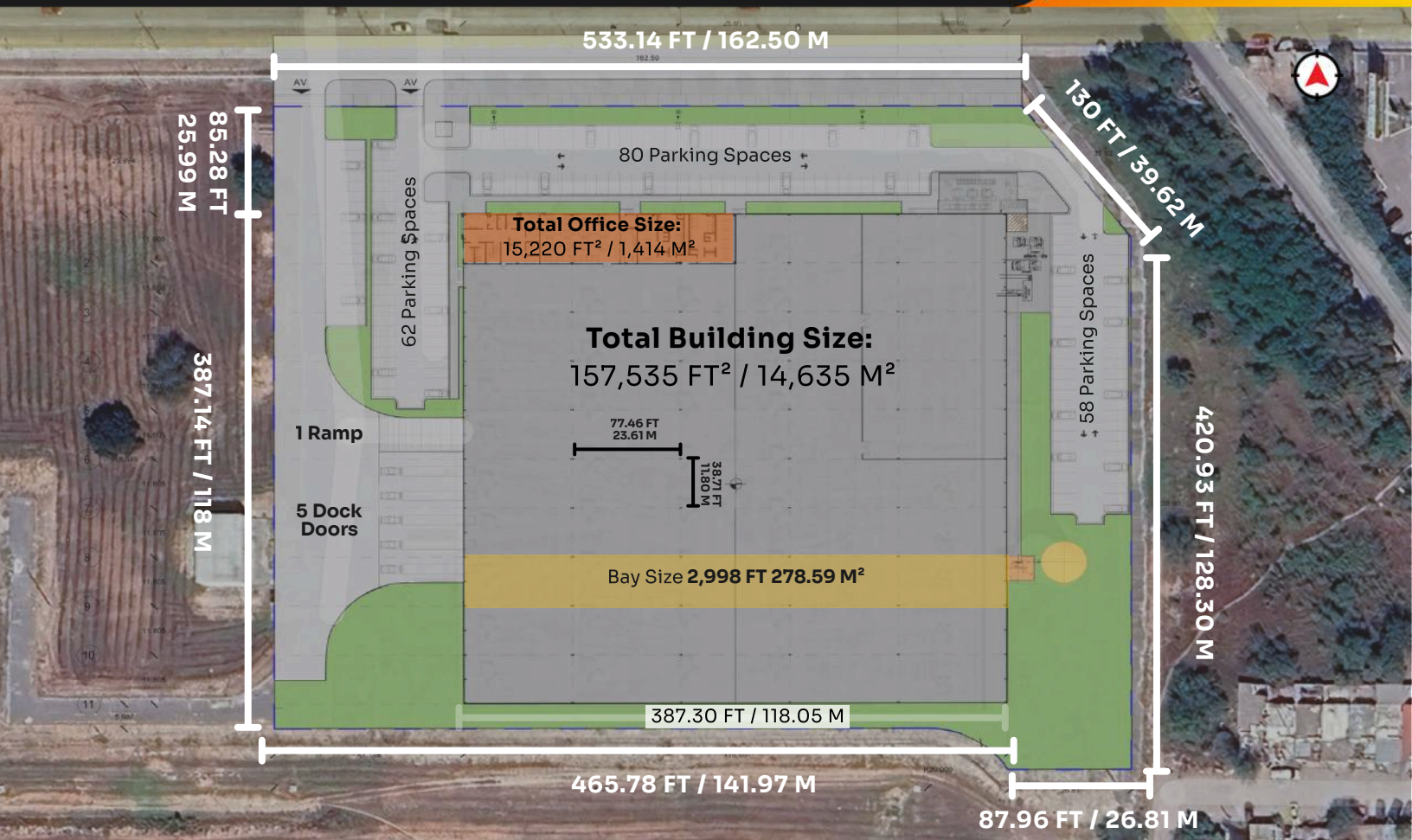
# City	Distancia
➤ 1. McAllen Tx.	16 Mi / 26 Km
➤ 2. Monterrey, N.L.	141 Mi / 227 Km
➤ 3. San Antonio, Tx.	254 Mi / 409 Km
➤ 4. Austin, Tx.	332 Mi / 534 Km
➤ 5. Houston, Tx.	362 Mi / 583 Km
➤ 6. Dallas, Tx.	526 Mi / 846 Km



Corporate Neighbors







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
613.45 x 311.25 FT / 186.98 x 94.87 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

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

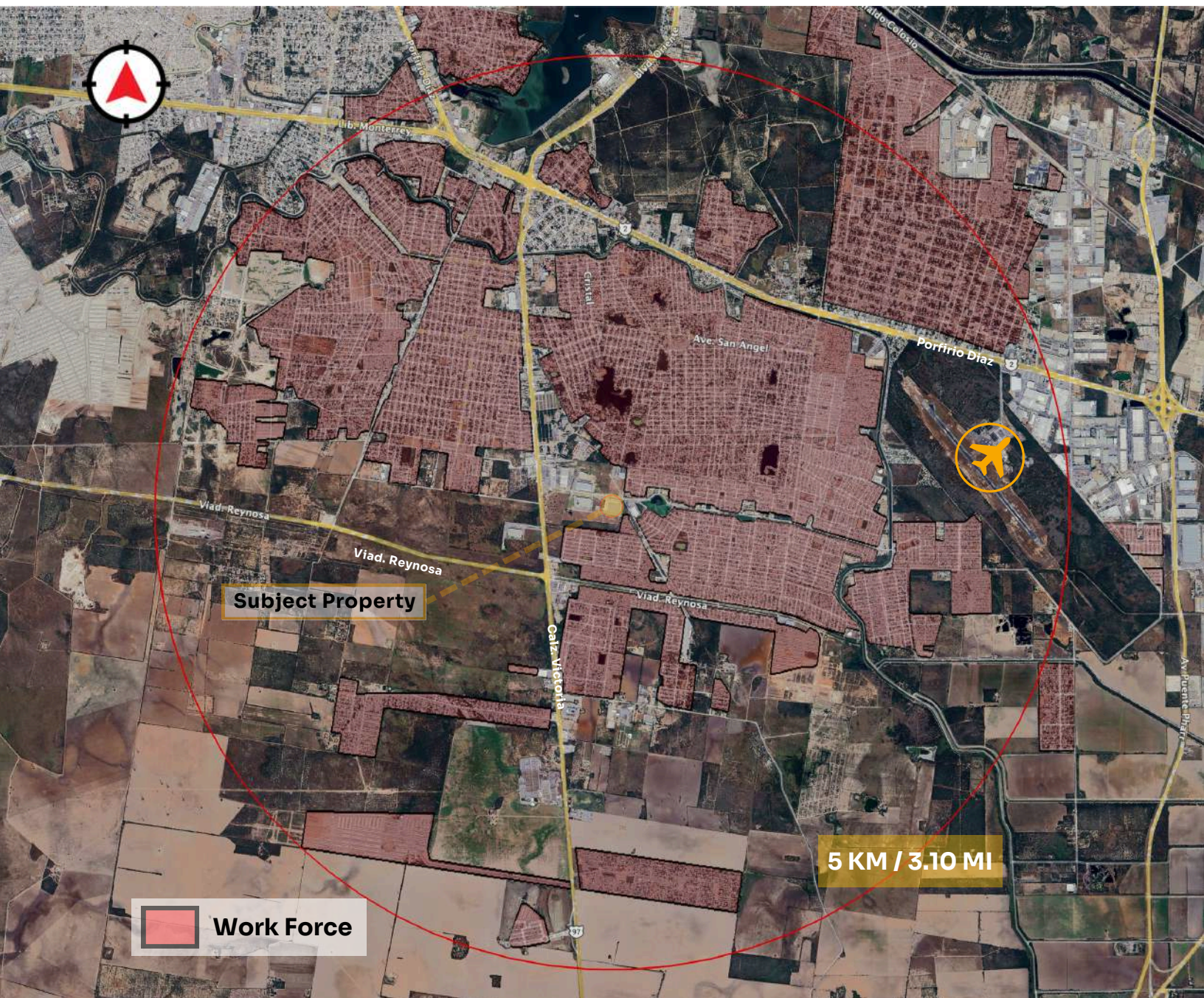
With a population of 704,767 (INEGI 2020), the market supports scalable hiring for manufacturing and logistics operations, reinforced by cross-border trade flows and ongoing industry collaboration initiatives (e.g., the region's electronics manufacturing cluster)



704,767
population



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





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