

# RY-INV.R2

STIVA REYNOSA INDUSTRIAL PARK,  
REYNOSA, TAMAULIPAS



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

TOTAL BUILDING SIZE:

**157,535 FT<sup>2</sup> / 14,635 M<sup>2</sup>**



[click / scan  
for location](#)

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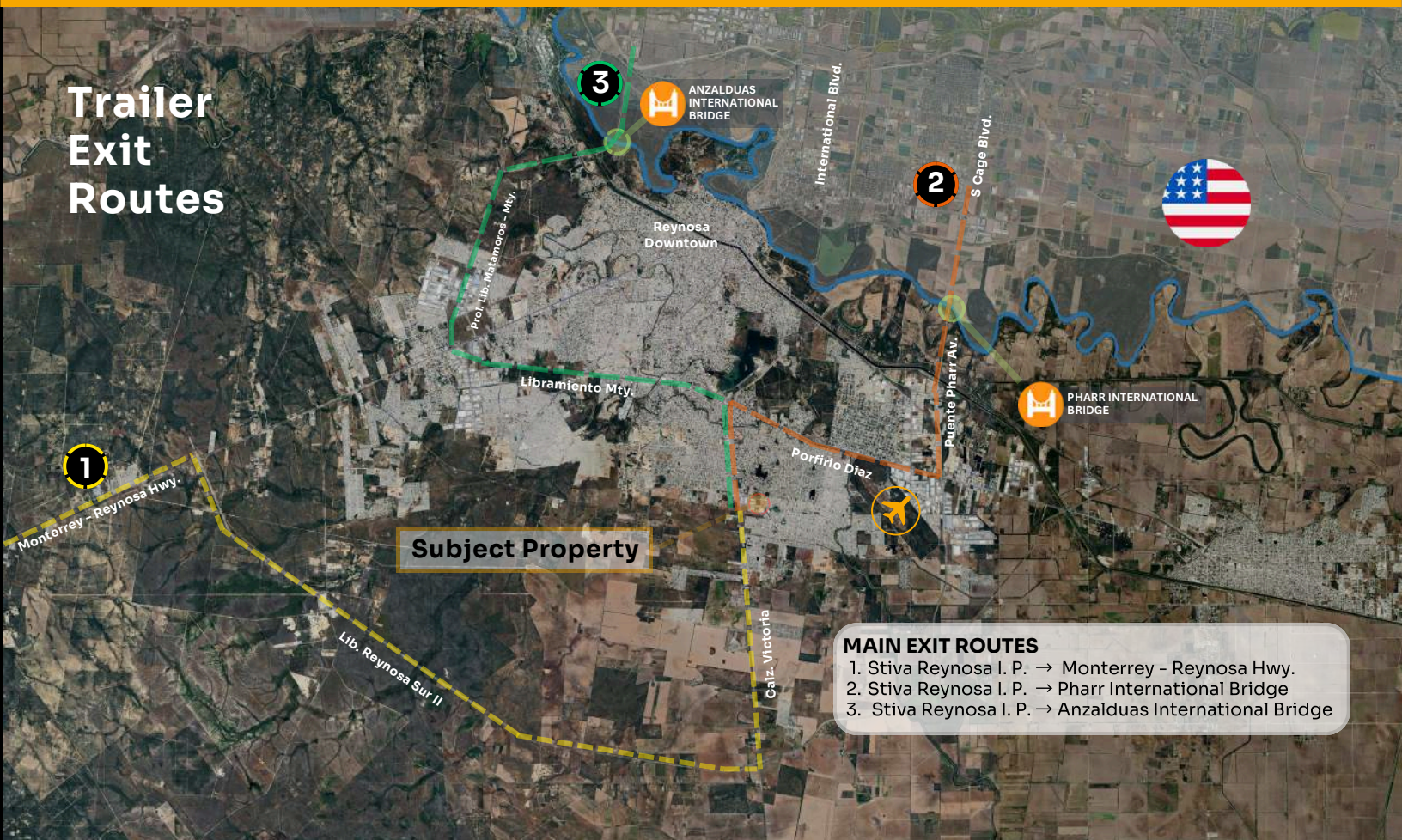
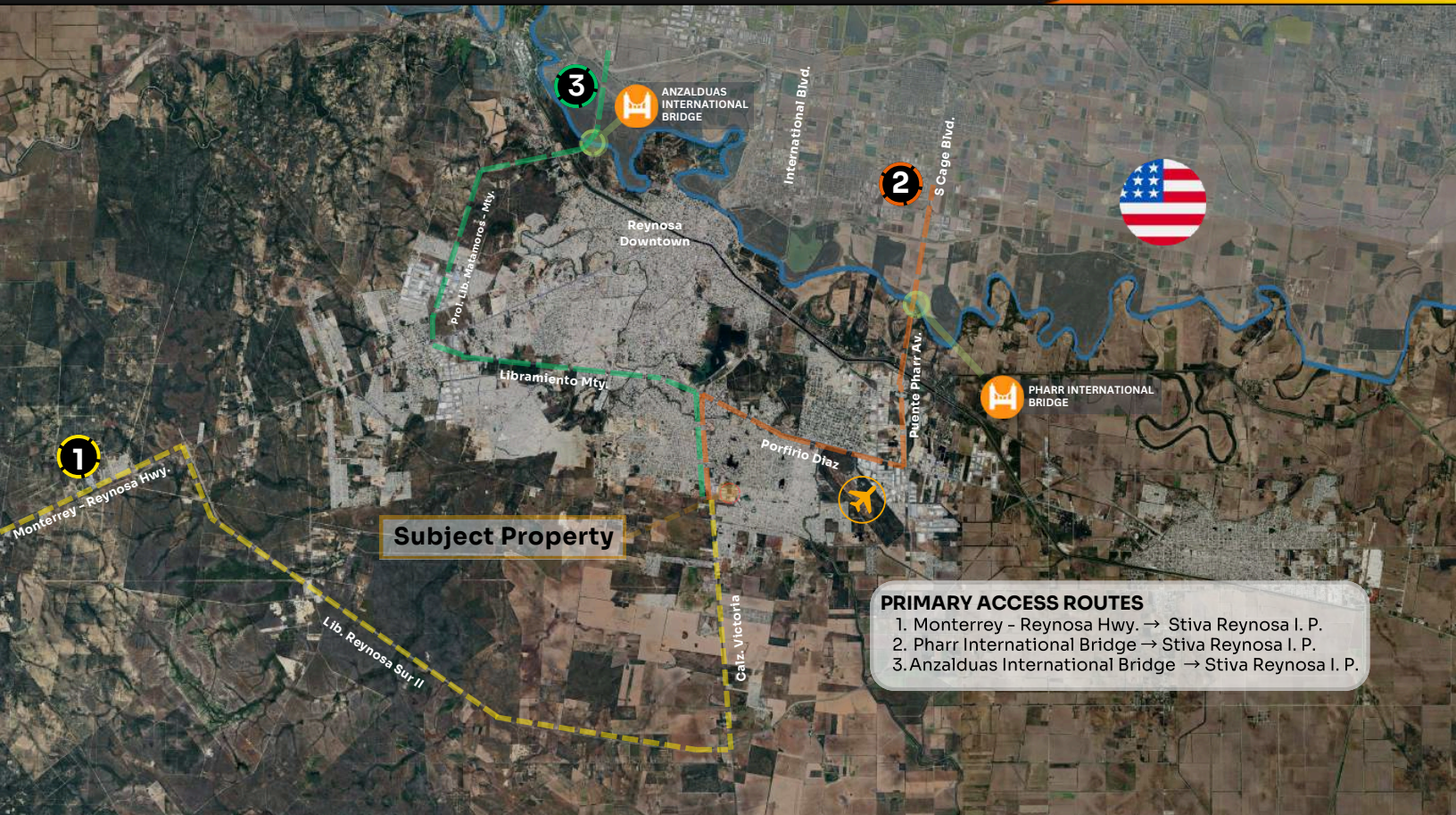
# Location

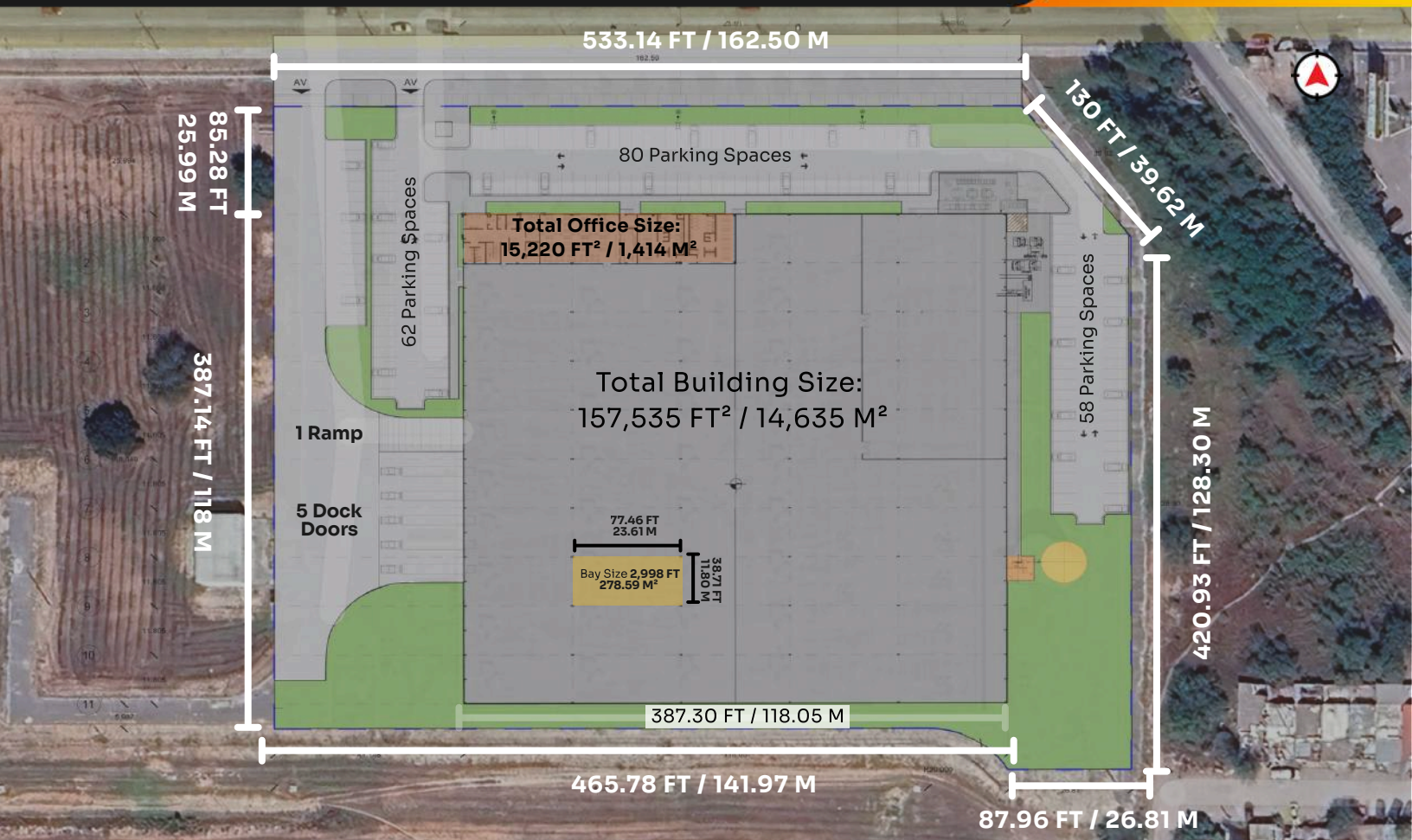
# City	Distancia
➤ 1. McAllen Tx.	16 Mi / 26 Km
➤ 2. Monterrey, N.L.	141 Mi / 227 Km
➤ 3. San Antonio, Tx.	254 Mi / 409 Km
➤ 4. Austin, Tx.	332 Mi / 534 Km
➤ 5. Houston, Tx.	362 Mi / 583 Km
➤ 6. Dallas, Tx.	526 Mi / 846 Km



# Corporate Neighbors








 **Total Building Size**  
157,535 FT<sup>2</sup> / 14,635 M<sup>2</sup>

 **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 FT<sup>2</sup> / 1,414 M<sup>2</sup>

 **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 Space**  
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.

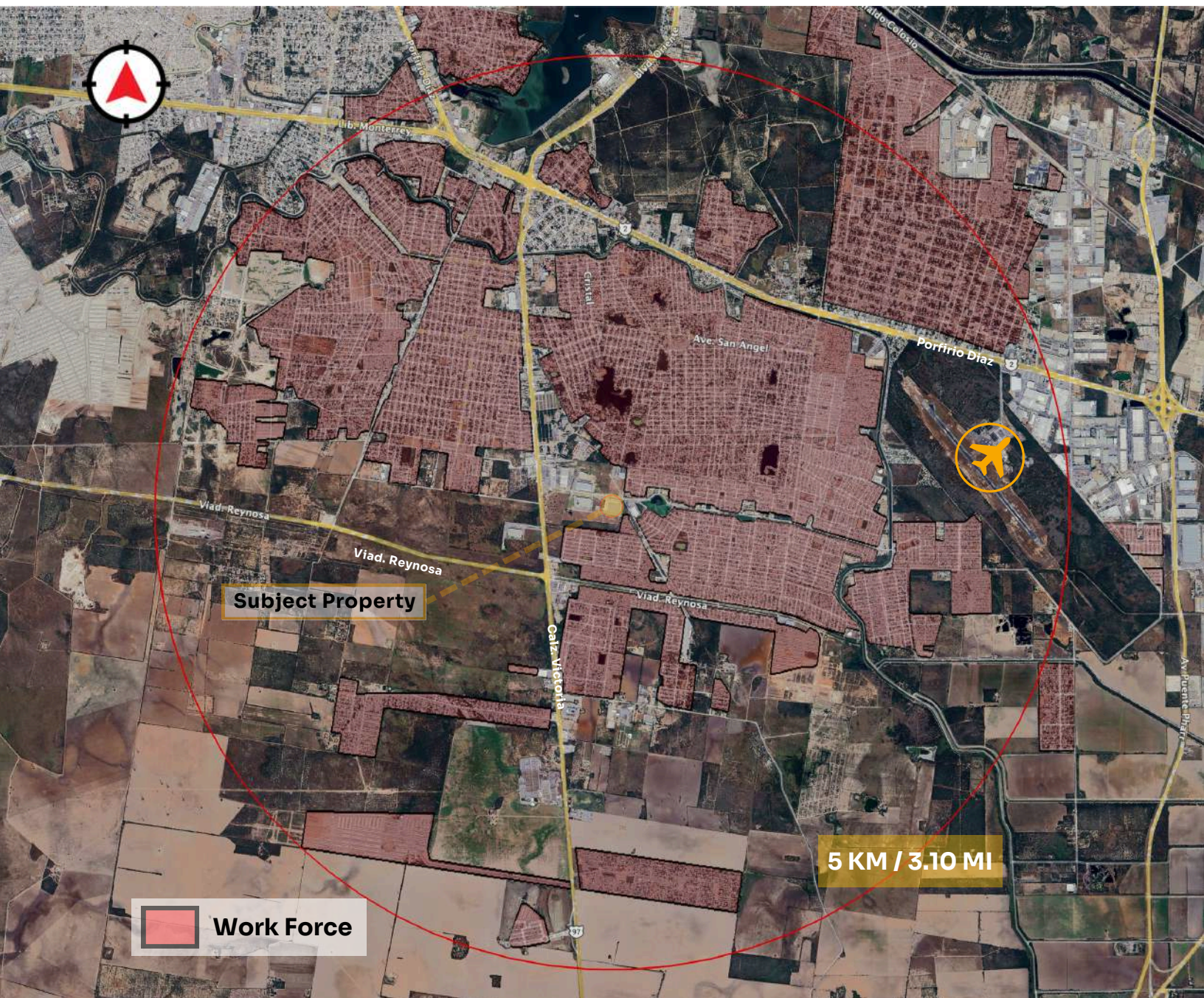
With a population of 704,767 (INEGI 2020), the market supports scalable hiring for manufacturing and logistics operations, reinforced by cross-border trade flows and ongoing industry collaboration initiatives (e.g., the region's electronics manufacturing cluster)



704,767  
population



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





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