

MARKETED BY

SELECT
Mexico Real Estate Services

+

JLL

DEVELOPED BY

PROSPERITY
REAL ESTATE

AVAILABLE • FOR LEASE

STRATEGIC LOGISTIC ZONE



MTY-SPEC04-PIP

Class A industrial building at Monterrey Prosperity Industrial Complex — Salinas Victoria, Nuevo León, México.
78,000 SQFT (7,246 SQM) available bay for lease alongside Hussmann and EP Logistics.

AVAILABLE AREA

78,000 SQFT

7,246 SQM

CLEAR HEIGHT

32 FT

9.75 M

DOCKS

4+4

equipped + knockouts

PARKING

43

spaces

02 · LOCATION —

An important **logistic corridor.**



Carretera Santa Rosa – Salinas Victoria, Nuevo León, México. Direct connections to the Monterrey–Nuevo Laredo Hwy, Monterrey–Reynosa Hwy and the Airport Highway place the site alongside neighbors such as Lego, Bosch, Kawasaki, Walmart, Amazon, Hussmann, Toyo, Genie, Navistar and Bimbo.

SALTILLO

105 KM

65 mi

LAREDO TX

211 KM

131 mi

MCALLEN TX

252 KM

157 mi

SAN ANTONIO

462 KM

287 mi

HOUSTON TX

720 KM

447 mi

MEXICO CITY

924 KM

574 mi

03 · WORKFORCE & POPULATION GROWTH —

A rapidly growing workforce nearby.

The site sits within Monterrey's expanding northern industrial corridor, where adjacent municipalities have posted some of the strongest population growth rates in the metropolitan area — adding housing, services and labor availability to the submarket. (Population base: INEGI Census 2020).

5 KM WORKING-AGE
POP.**44,320+**

within 3.10 mi radius

SALINAS VICTORIA

+166%

population growth 2010–2020

EL CARMEN

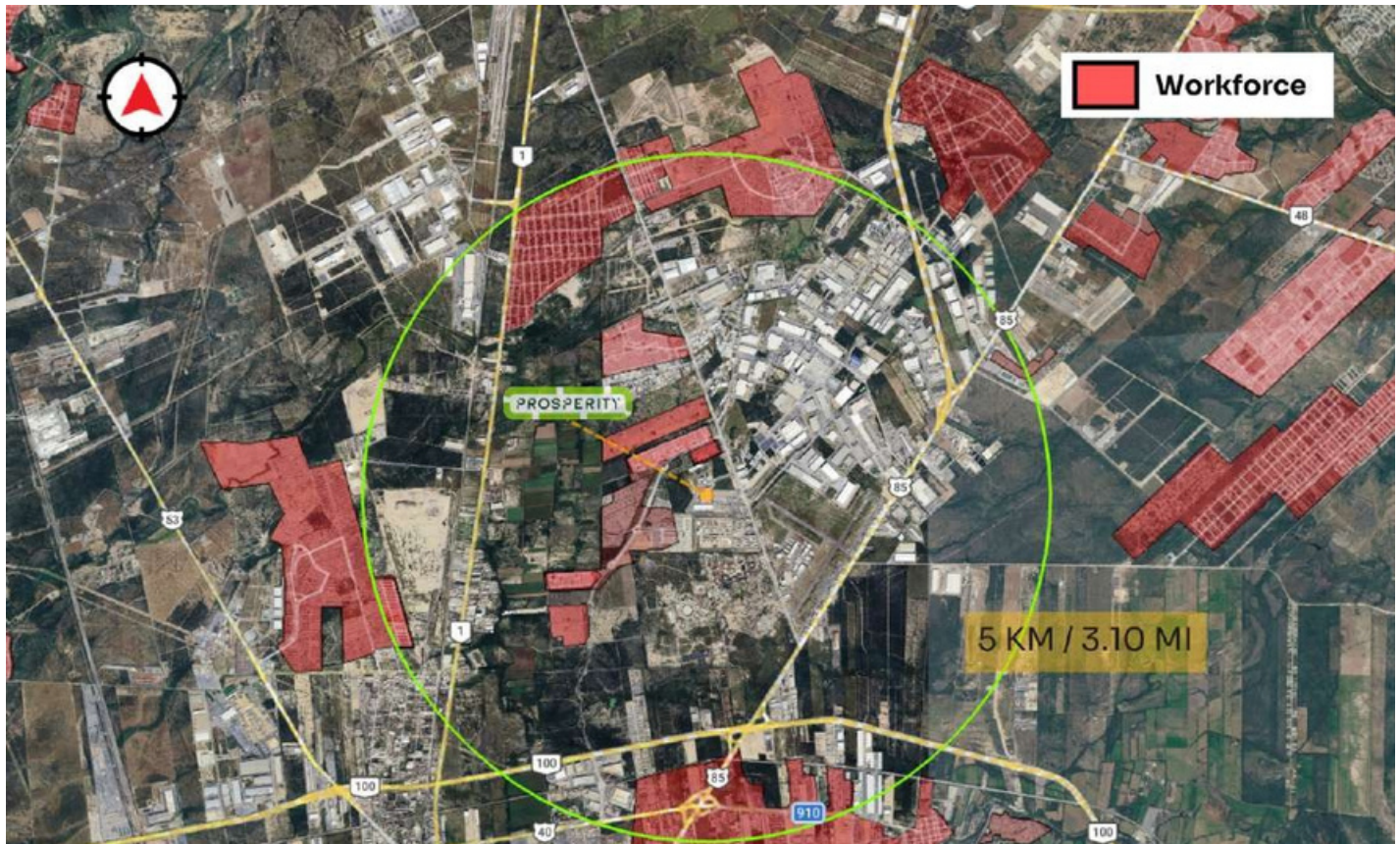
+549%

population growth 2010–2020

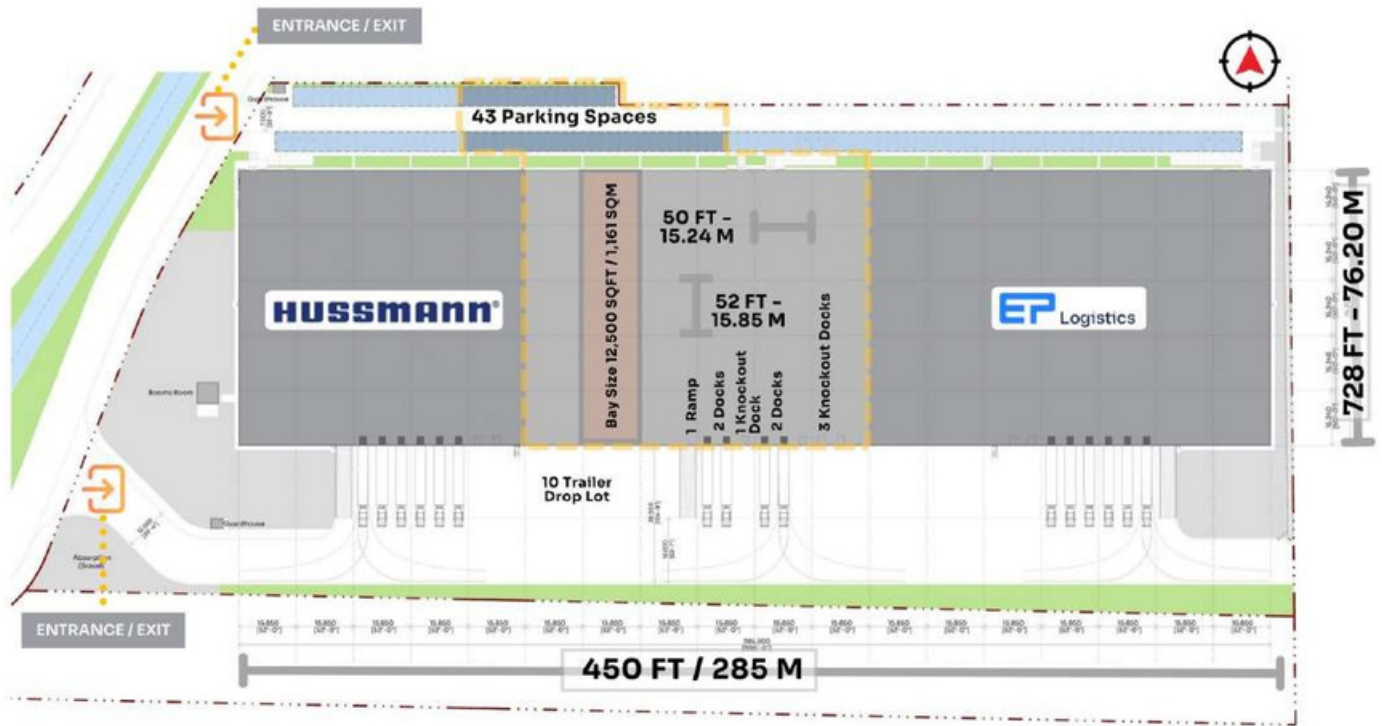
CIÉNEGA DE FLORES

+180%

population growth 2010–2020



01 · BUILDING OVERVIEW —

Class A **industrial** building.

SPECIFICATIONS

TOTAL BUILT AREA 234,000 SQFT / 21,739 SQM	BAY SIZE 12,500 SQFT / 1,161 SQM	ACCESS RAMPS 1	ELECTRICAL TRANSFORMER 500 KVAs
AVAILABLE AREA 78,000 SQFT / 7,246 SQM	CLEAR HEIGHT 32 FT / 9.75 M	DOCKS 4 + 4 Knockouts	LIGHTS LED 300 lux
DIVISIBLE No	WALL TYPE Tilt-Up	PARKING 43 Spaces	VENTILATION 3 CPH
BUILDING DIM. 935' x 250' (285 x 76.20 M)	ROOF KR18 / R11	OFFICE SPACE To Suit	
COLUMN SPACING 52' x 50' (15.85 x 15.24 M)	SKYLIGHTS 5%	FIRE PROTECTION Hose System	

04 · PICTURES —

Facility features.

EXTERIOR



INTERIOR



05 · CONTACT —

Let's open the **conversation.**

Schedule a site visit or request the information memorandum. This listing is marketed exclusively by Select + JLL and developed by Prosperity.

SELECT REAL ESTATE SERVICES

Gerardo Pasaret

Principal · IndustrialAdvisor·SIOR

M +52 81 1999 9765

E gerardo.pasaret@select-rs.com

JLL · INDUSTRIAL ADVISORY

Jorge Ortega

Director Industrial Services · SIOR

M +52 81 2002 8983

E jorge.ortega@jll.com

SELECT REAL ESTATE SERVICES

Juan Felipe Zamora

Industrial Services

M +52 81 2621 7356

E juan.zamora@select-rs.com

PROSPERITY · DEVELOPER

Norma Gómez

Monterrey ProsperityI.P.

M +52 81 1636 1388

E norma.gomez@prosperityindustrial.com