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PROSPERITY
REAL ESTATE

AVAILABLE • FOR LEASE

STRATEGIC LOGISTIC ZONE



MTY-SPEC07-PIP

Class A speculative building at Monterrey Prosperity Industrial Complex — Salinas Victoria, Nuevo León, México. 286,000 SQFT divisible into modular bays inside one of Monterrey's most important logistic corridors.

AVAILABLE AREA

286,000 SQFT

26,570 SQM • Divisible

CLEAR HEIGHT

32 FT

9.75 M

DOCKS

12+14

equipped + knockouts

PARKING

171

spaces + 18 trailer drop

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, Husmann, 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

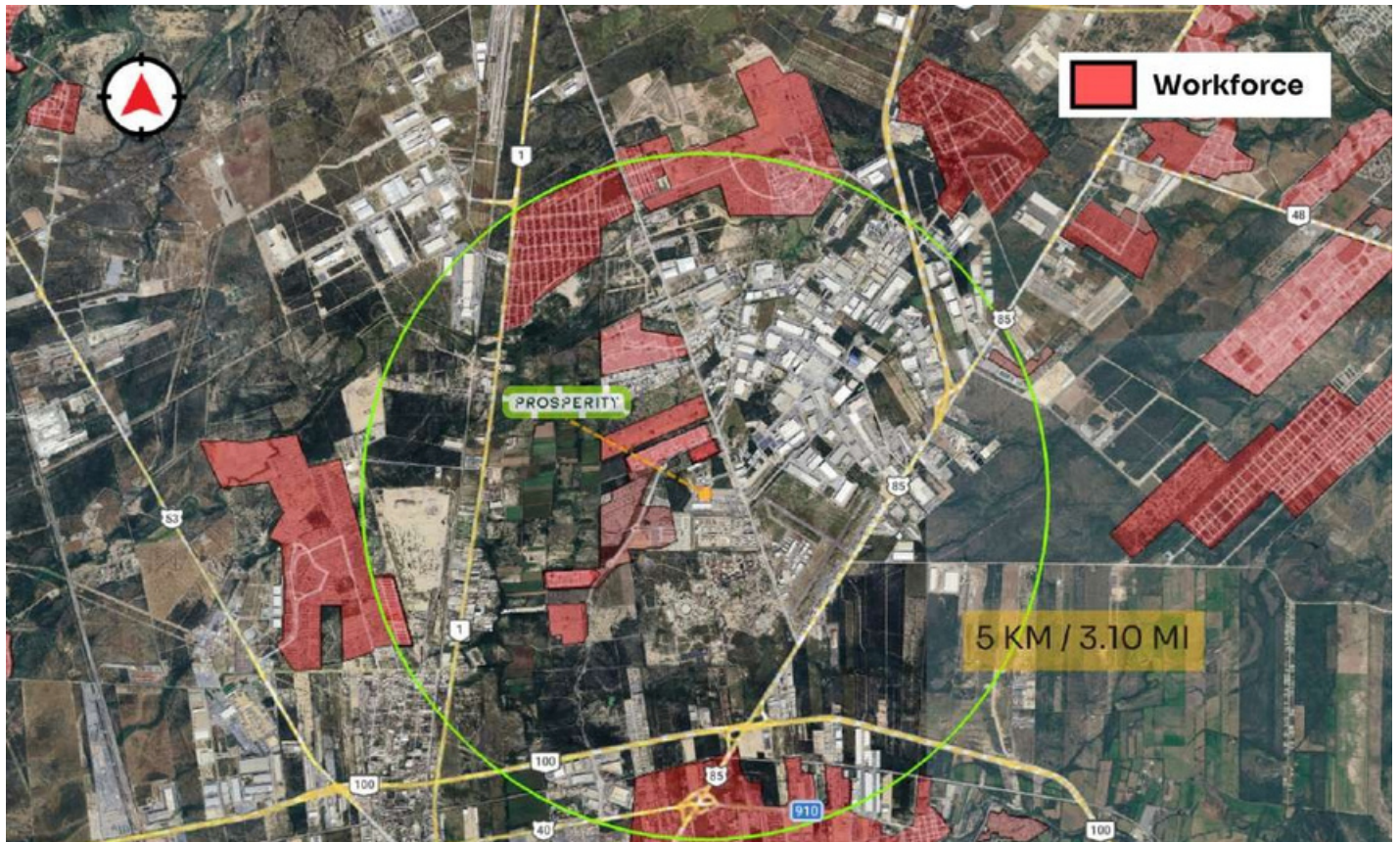
+549%

population growth 2010–2020

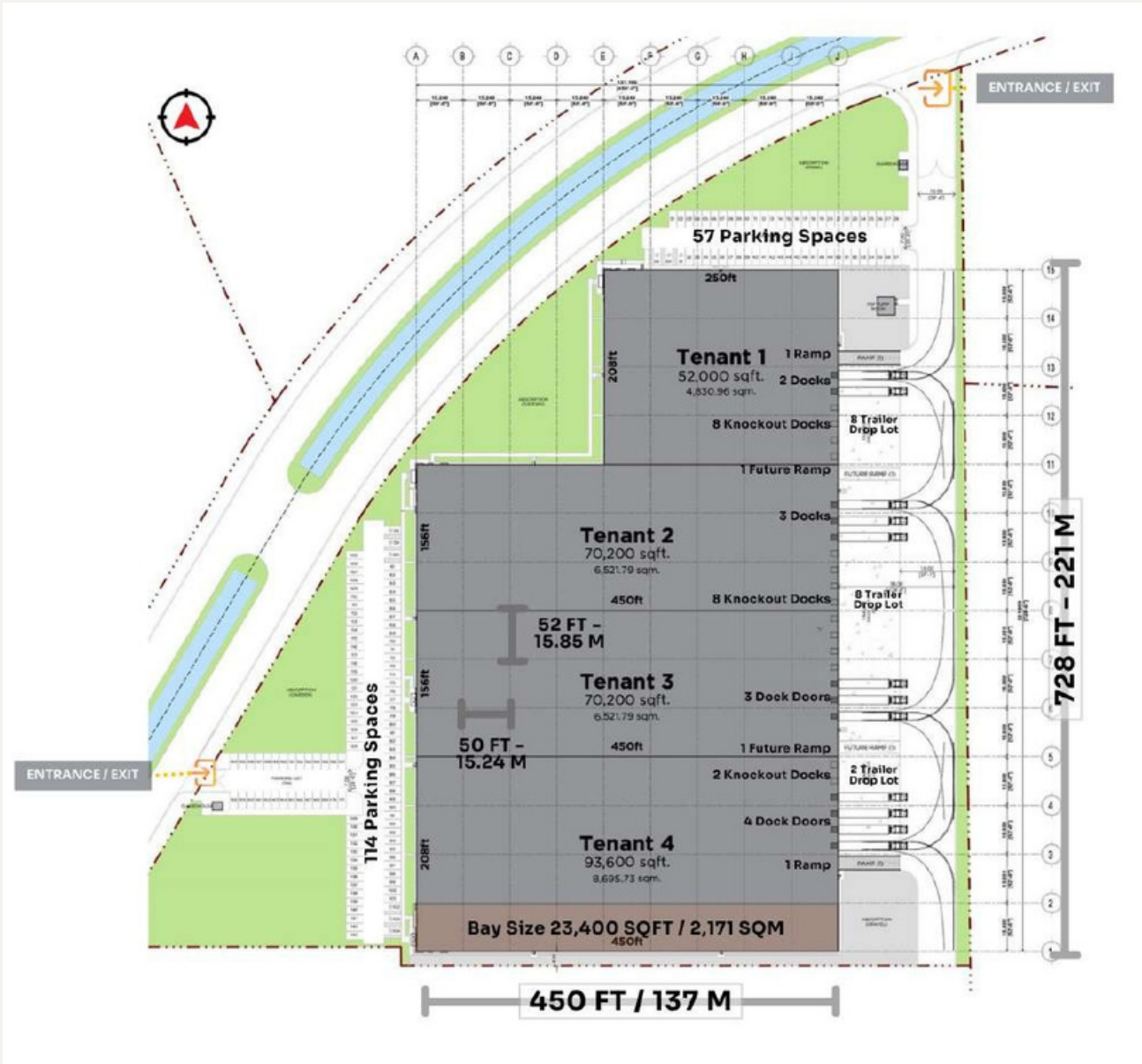
CIÉNEGA DE FLORES

+180%

population growth 2010–2020



01 · BUILDING OVERVIEW —

Modular Class A **divisible** building.

SPECIFICATIONS

TOTAL BUILT AREA
286,000 SQFT / 26,570 SQMAVAILABLE AREA
286,000 SQFT / 26,570 SQMDIVISIBLE
Yes (4 tenants)BUILDING DIM.
728' × 450' (221 × 137 M)COLUMN SPACING
52' × 50' (15.85 × 15.24 M)BAY SIZE
23,400 SQFT / 2,171 SQMCLEAR HEIGHT
32 FT / 9.75 MWALL TYPE
Tilt-UpROOF
KR18 / R11SKYLIGHTS
5%ACCESS RAMPS
2 + 2 KnockoutsDOCKS
12 + 14 KnockoutsPARKING
171 SpacesTRAILER DROP LOT
18 (8+8+2)OFFICE SPACE
To SuitFIRE PROTECTION
Hose SystemELECTRICAL
To SuitLIGHTS
LED 300 luxVENTILATION
3 CPH

04 · PICTURES —

Facility features.



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.

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