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Mexico Real Estate Services

Developed by

**NIVA**

# Module 1 - 6

Niva Industrial Park I, Apodaca,  
Nuevo Leon, Mexico



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

AVAILABLE AREA:

**9,000 SQM / 96,875 SQFT**

CONFIGURABLE IN SIX MODULAR UNITS OF

**1,496 SQM / 16,092 SQFT**



[click / scan  
for location](#)

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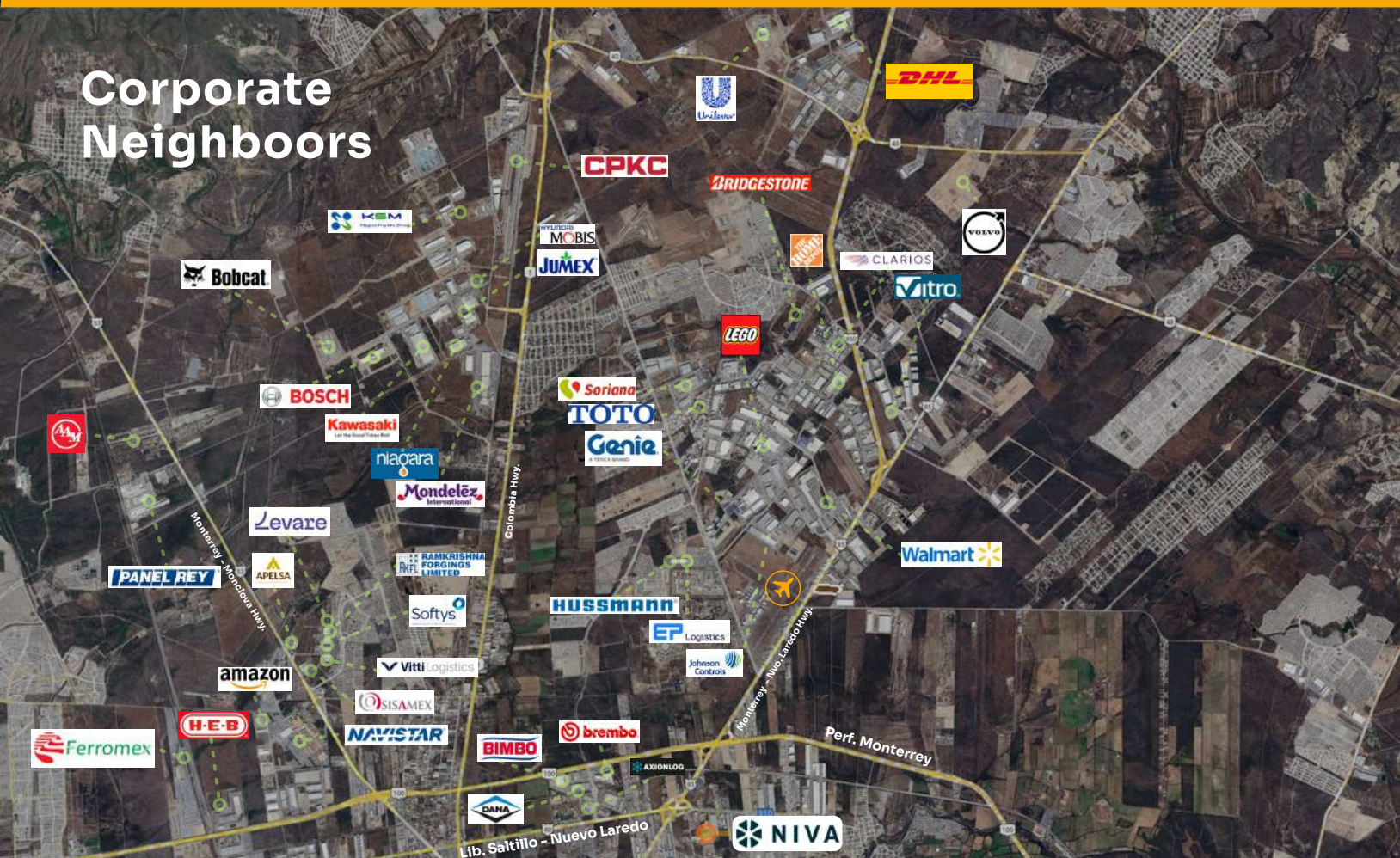
+52 81 2621 7356

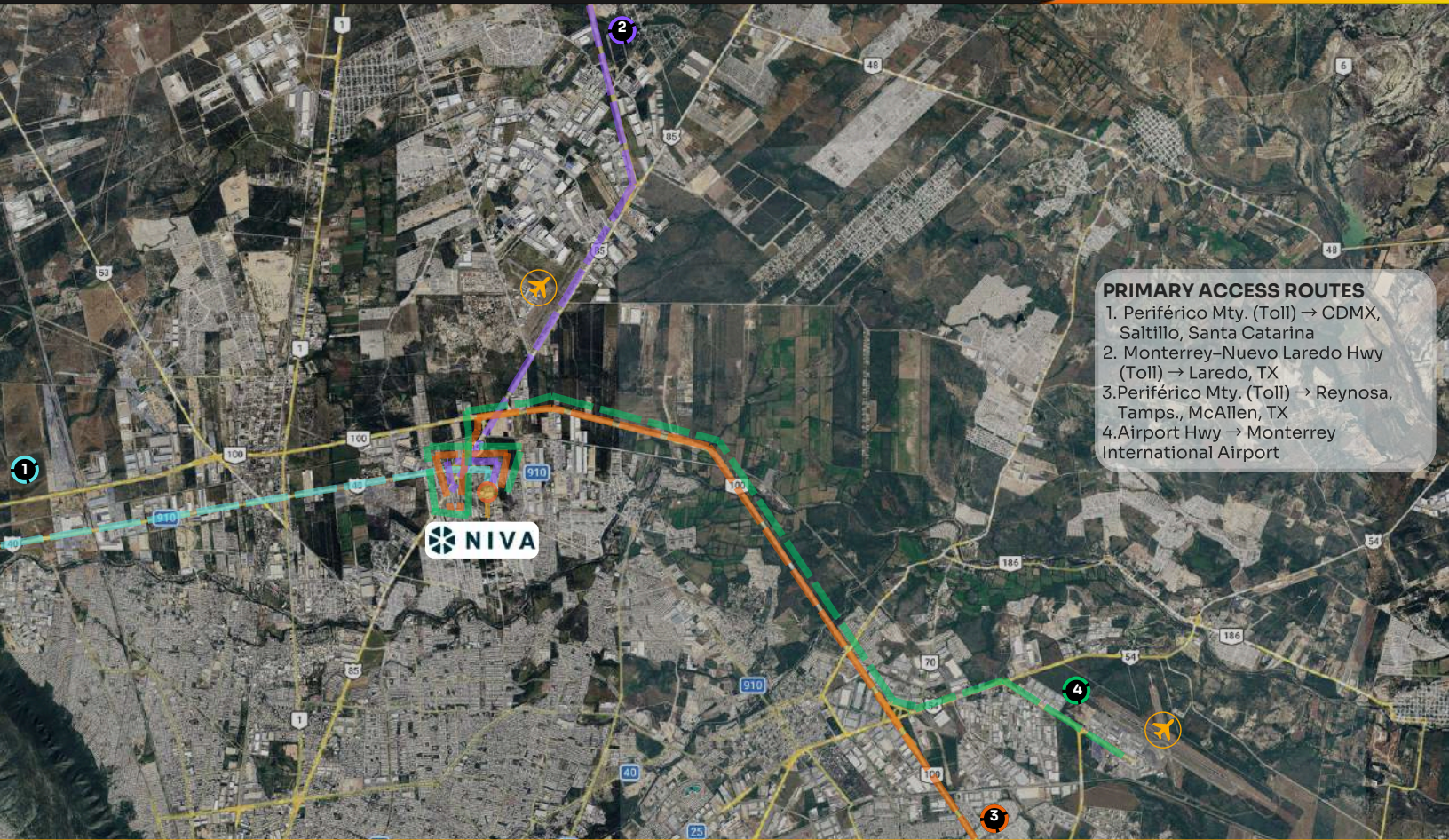


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## Corporate Neighbors

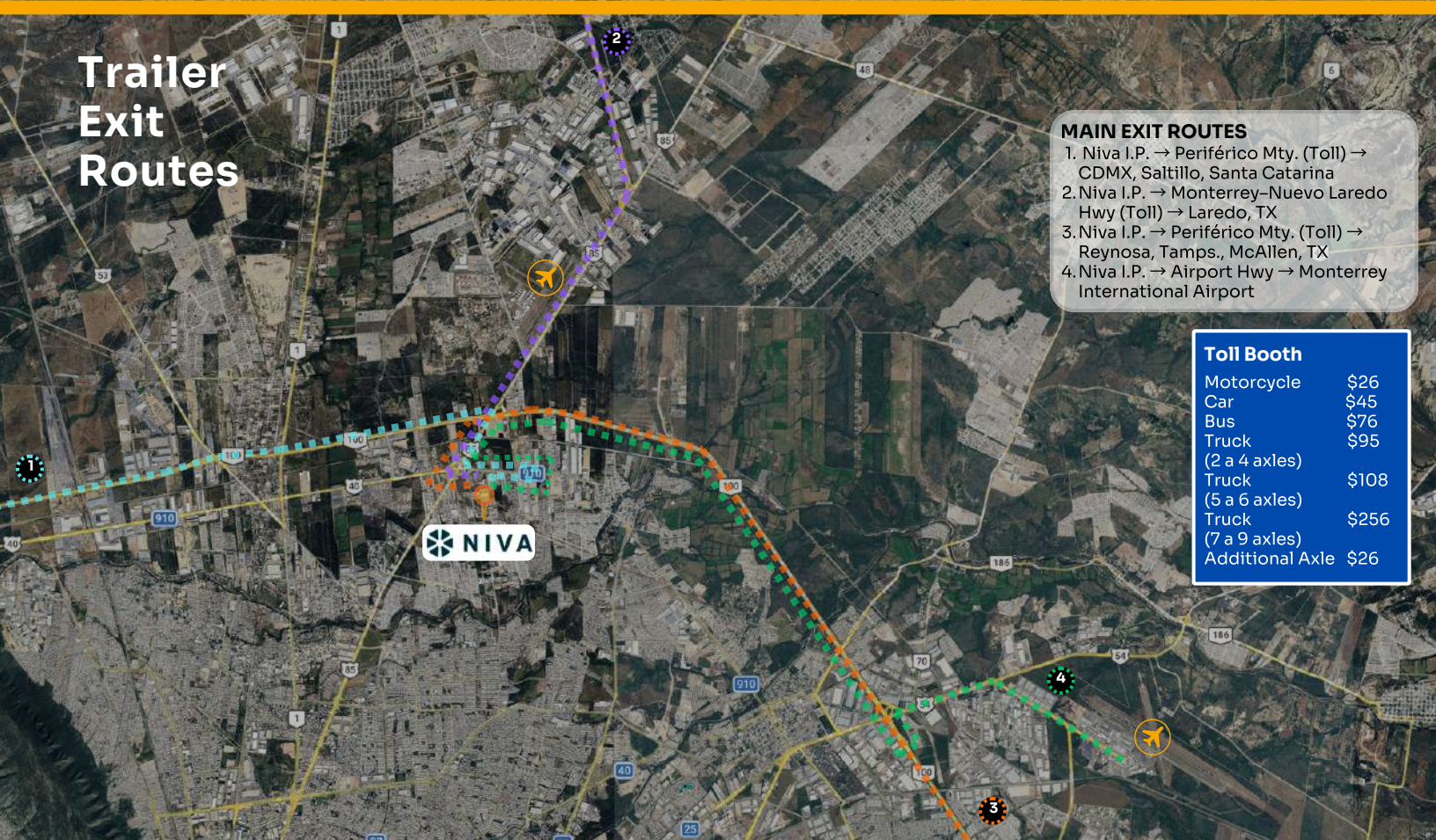




### PRIMARY ACCESS ROUTES

1. Periférico Mty. (Toll) → CDMX, Saltillo, Santa Catarina
2. Monterrey–Nuevo Laredo Hwy (Toll) → Laredo, TX
3. Periférico Mty. (Toll) → Reynosa, Tamps., McAllen, TX
4. Airport Hwy → Monterrey International Airport

# Trailer Exit Routes

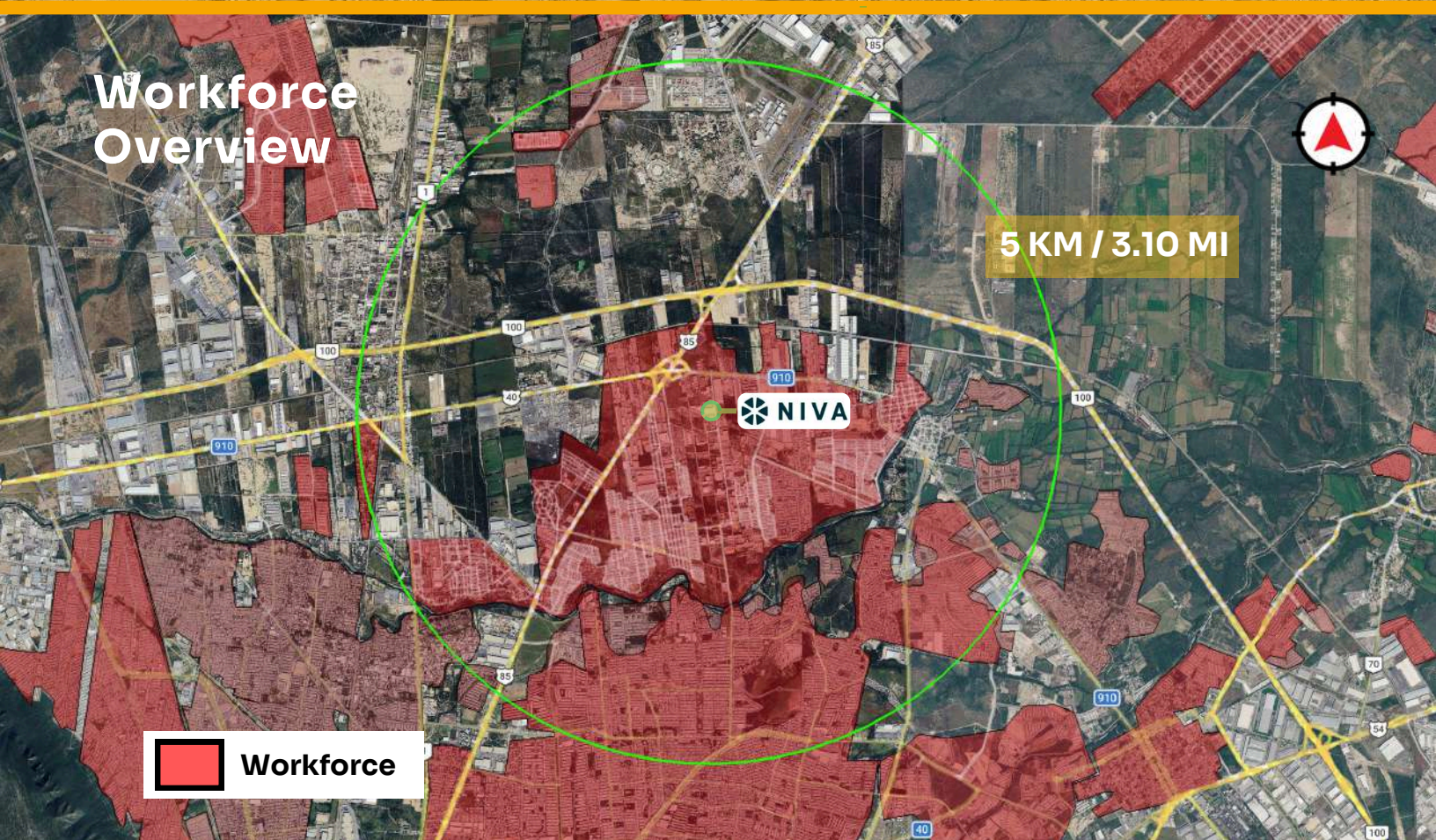
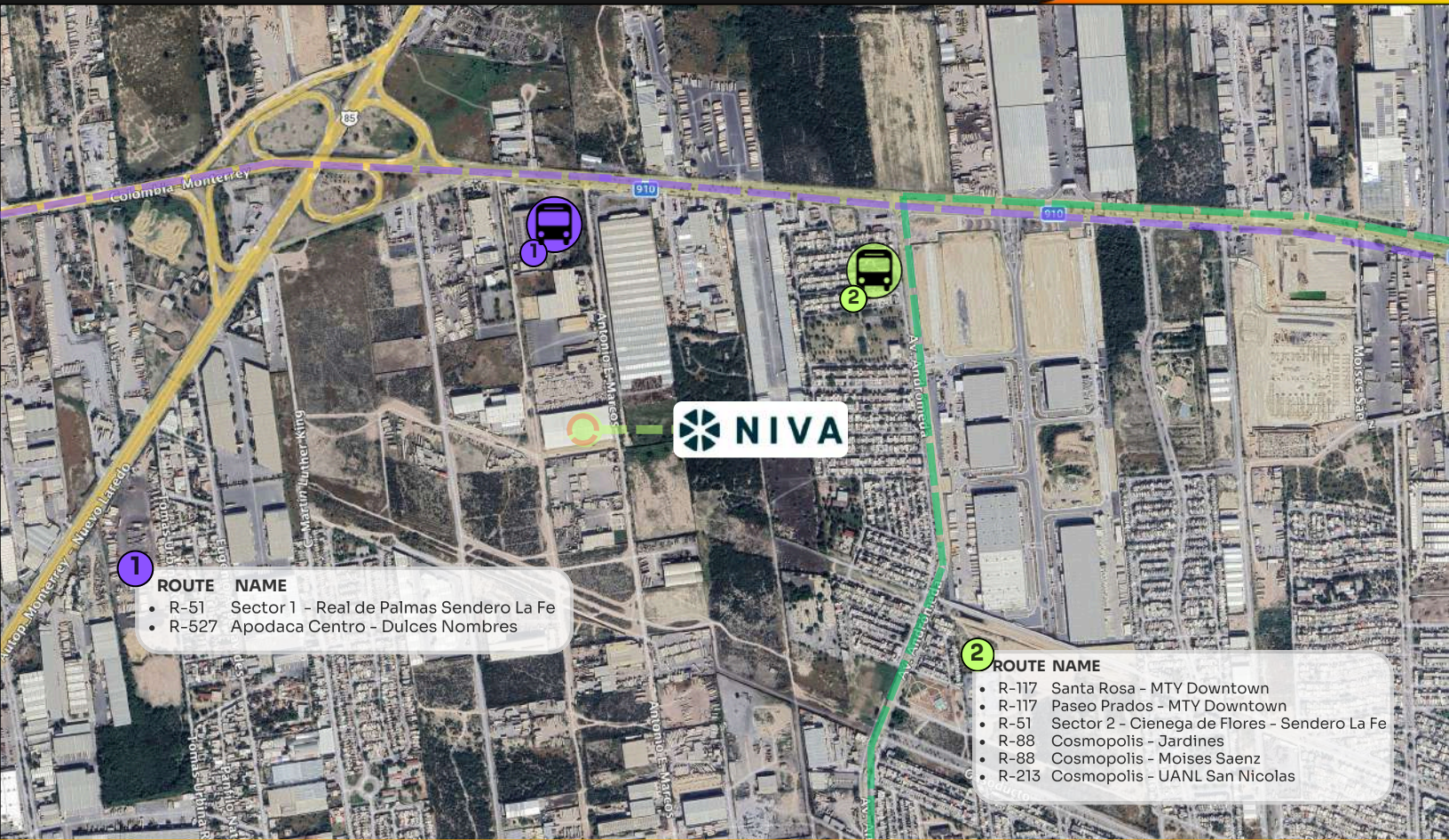


### MAIN EXIT ROUTES

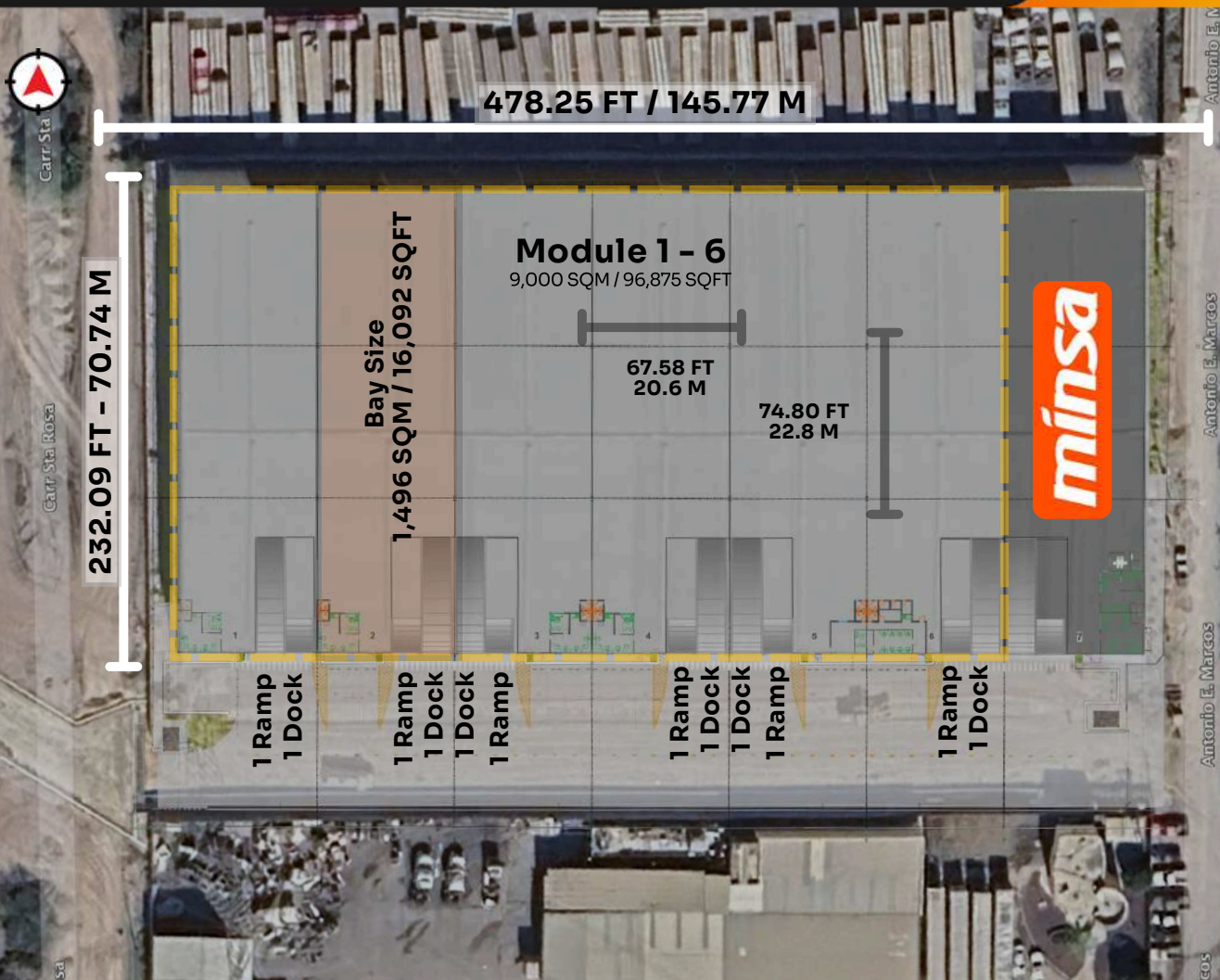
1. Niva I.P. → Periférico Mty. (Toll) → CDMX, Saltillo, Santa Catarina
2. Niva I.P. → Monterrey–Nuevo Laredo Hwy (Toll) → Laredo, TX
3. Niva I.P. → Periférico Mty. (Toll) → Reynosa, Tamps., McAllen, TX
4. Niva I.P. → Airport Hwy → Monterrey International Airport

### Toll Booth

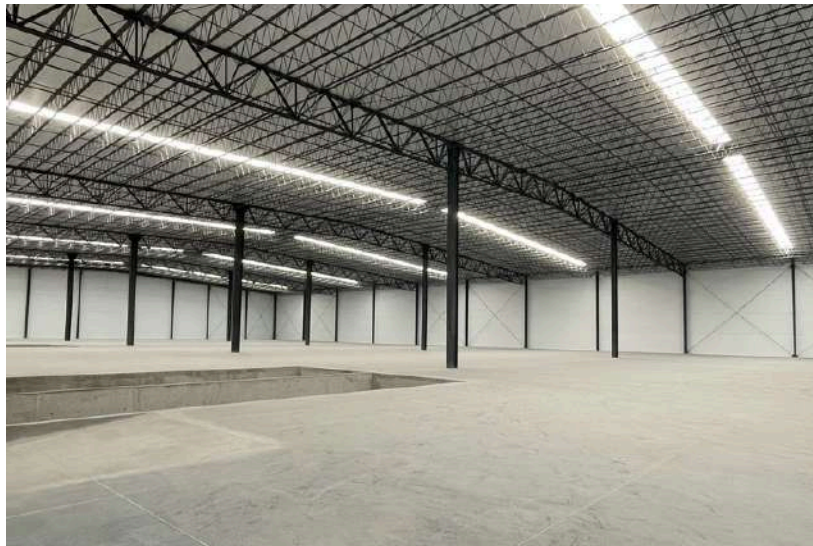
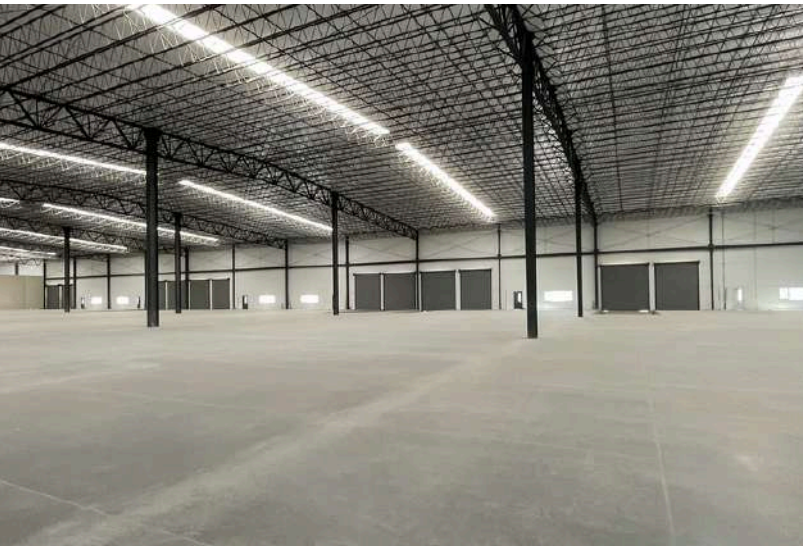
|                     |       |
|---------------------|-------|
| Motorcycle          | \$26  |
| Car                 | \$45  |
| Bus                 | \$76  |
| Truck (2 a 4 axles) | \$95  |
| Truck (5 a 6 axles) | \$108 |
| Truck (7 a 9 axles) | \$256 |
| Additional Axle     | \$26  |



# Building Overview



- ★ **Available Area**  
9,000 SQM / 96,875 SQFT
- ★ **Total Building Size**  
10,500 SQM / 113,021 SQFT
- ★ **Divisible**  
Yes — configurable in six modular units of 1,496 SQM / 16,092 SQFT
- ★ **Column Spacing**  
22.8 × 20.6 M / 74.80 × 67.58 FT
- ★ **Clear Height**  
9.15 M / 30.02 FT
- ★ **Office Space**  
To Suit
- ★ **Fire Protection System**  
To Suit
- ★ **Electrical Transformer**  
Shared Transformer: 500 Kvas
- ★ **Roof**  
KR-18 Metal Sheet (22 Gauge)
- ★ **Skylights**  
3%
- ★ **Access Ramps**  
6 (1 per Module)
- ★ **Docks**  
6 (1 per Module)
- ★ **Parking Spaces**  
26 Spaces
- ★ **Ventilation**  
To Suit
- ★ **Wall Type**  
Precast Concrete Walls
- ★ **Lights**  
To Suit
- ★ **Water Treatment Plant**  
Yes
- ★ **Floor Thickness**  
6 IN / 15 CM



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