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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 M² / 96,875 SF²

CONFIGURABLE IN SIX MODULAR UNITS OF

1,500 M² / 16,146 SF²



[click / scan
for location](#)

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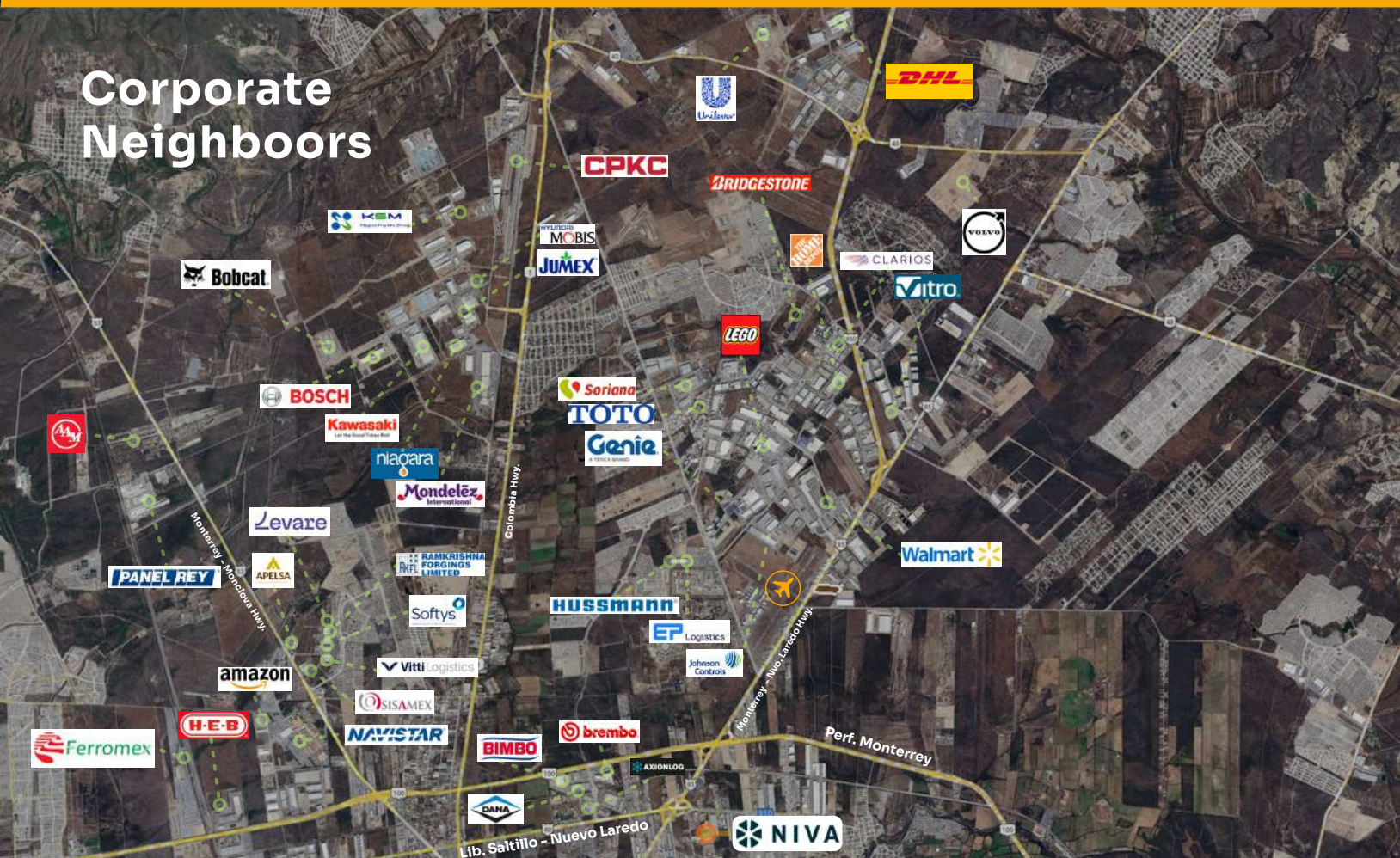


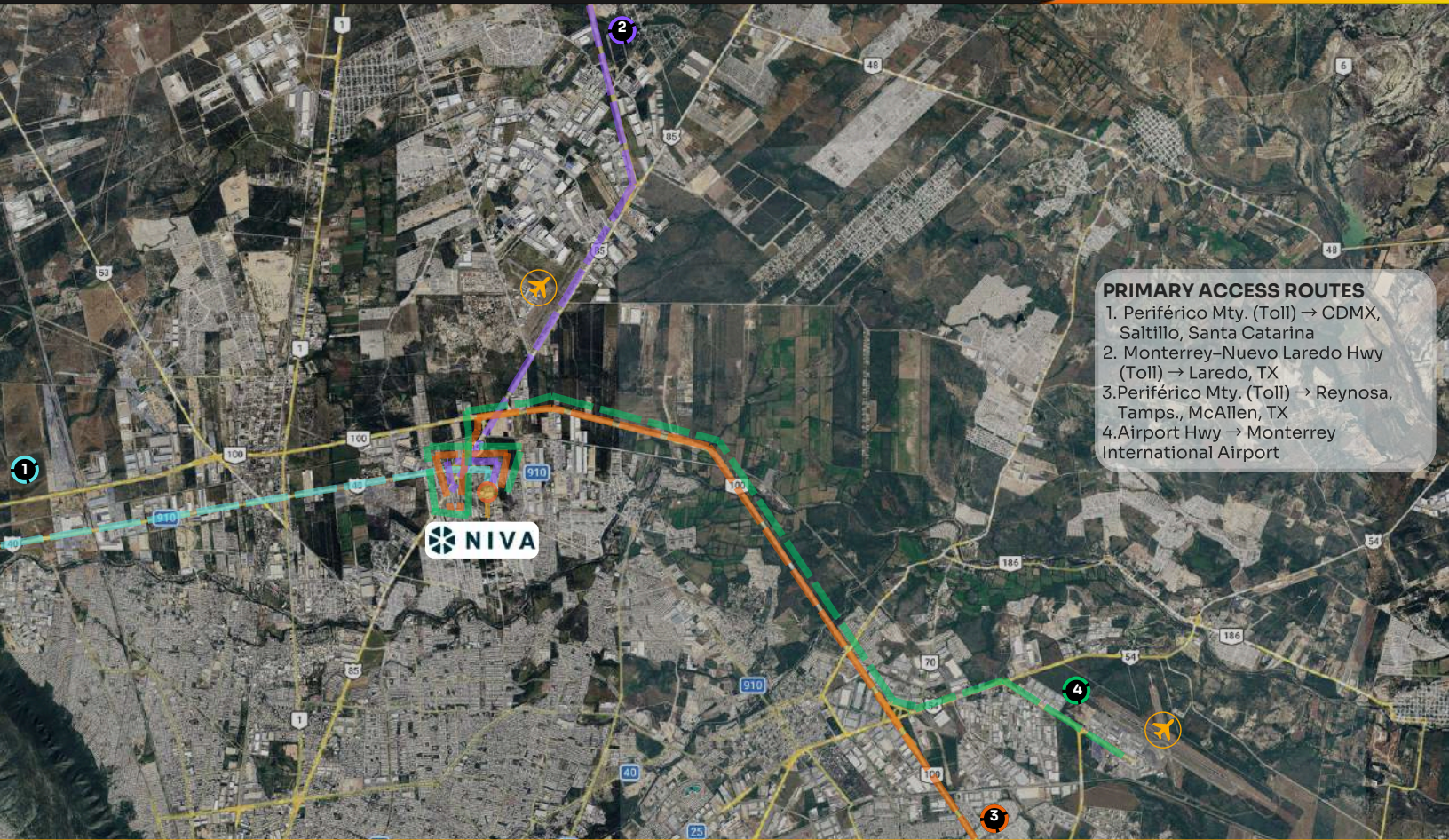
juan.zamora@select-rs.com

Location



Corporate Neighbors

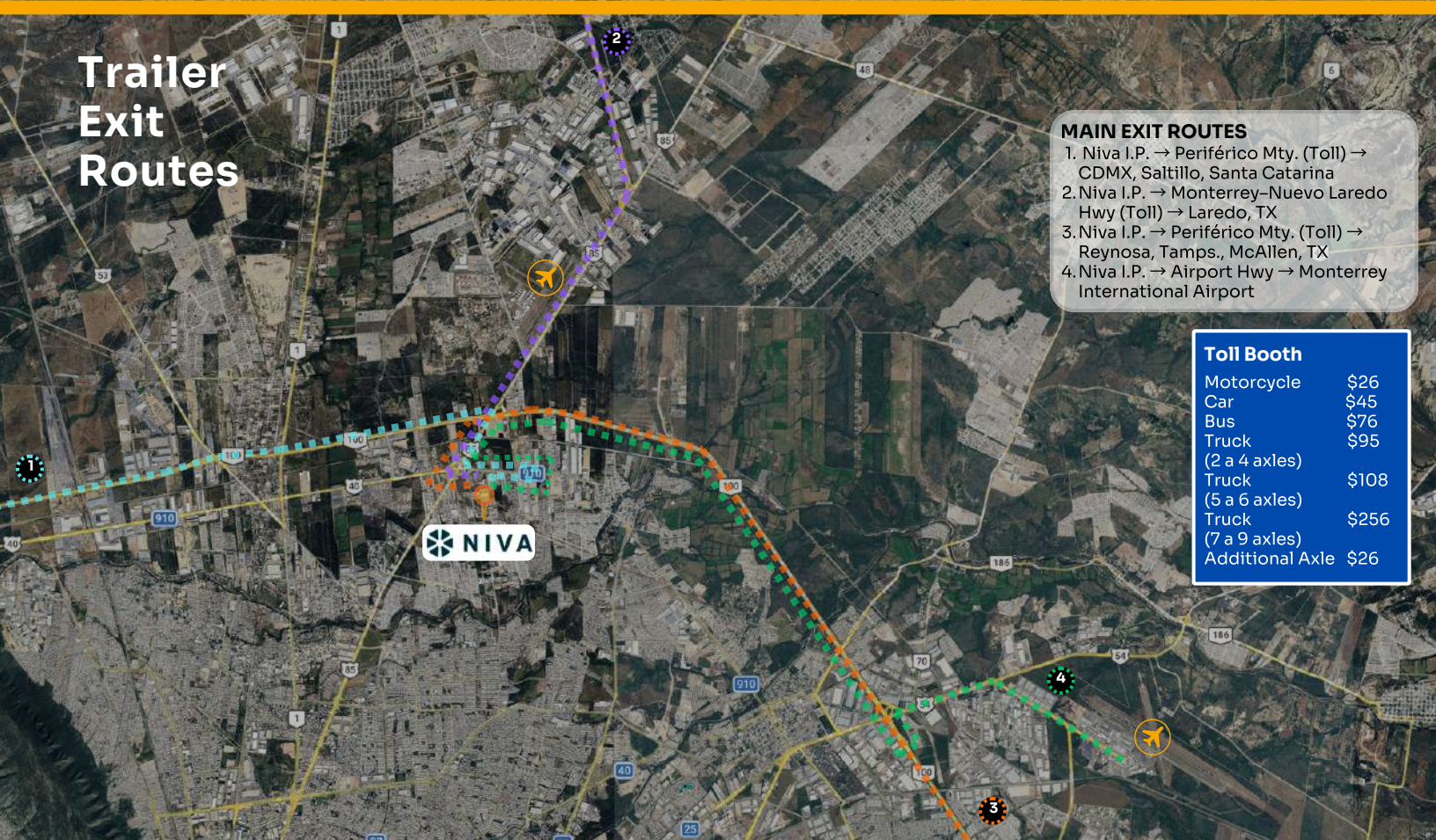




PRIMARY ACCESS ROUTES

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

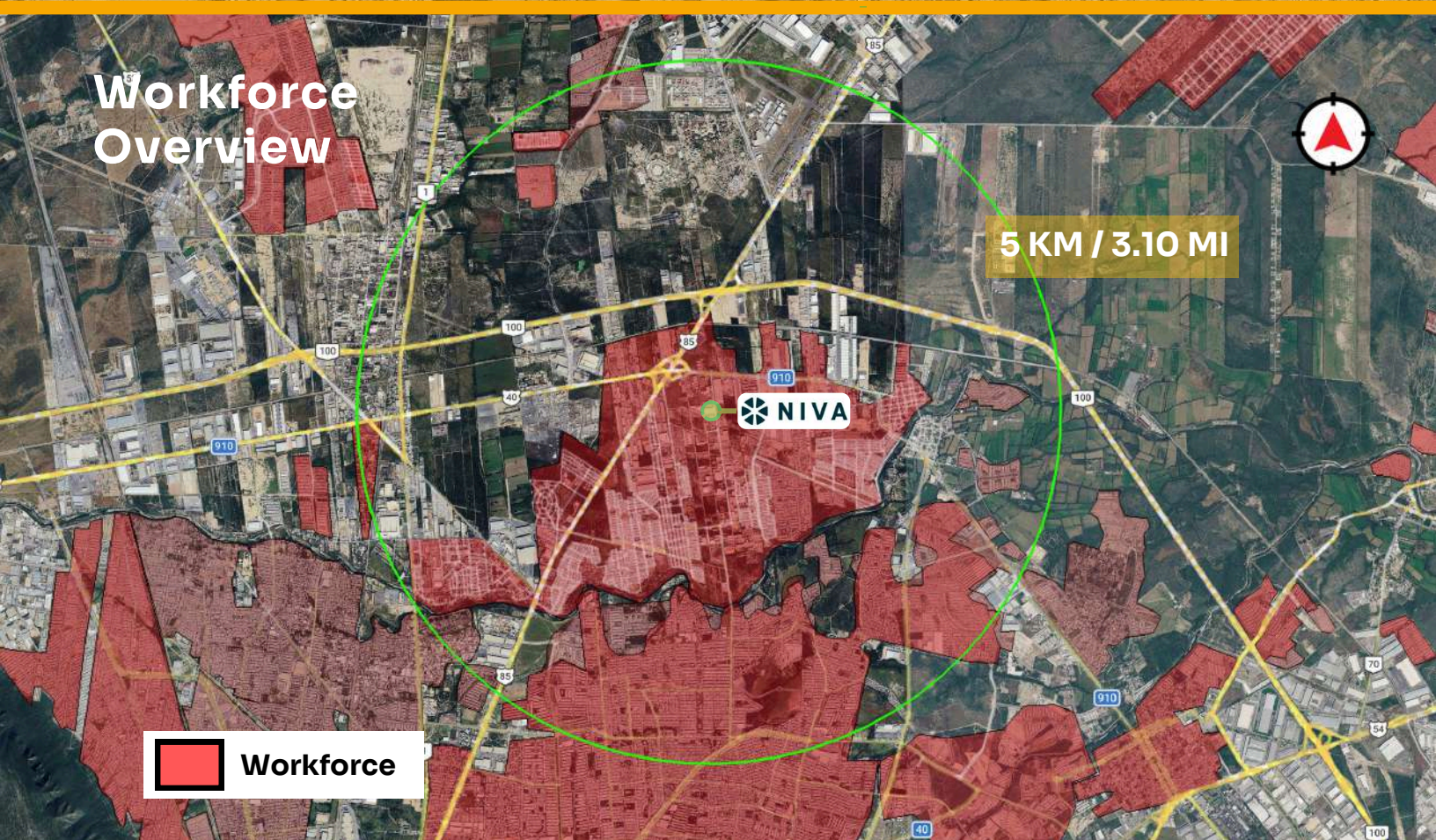
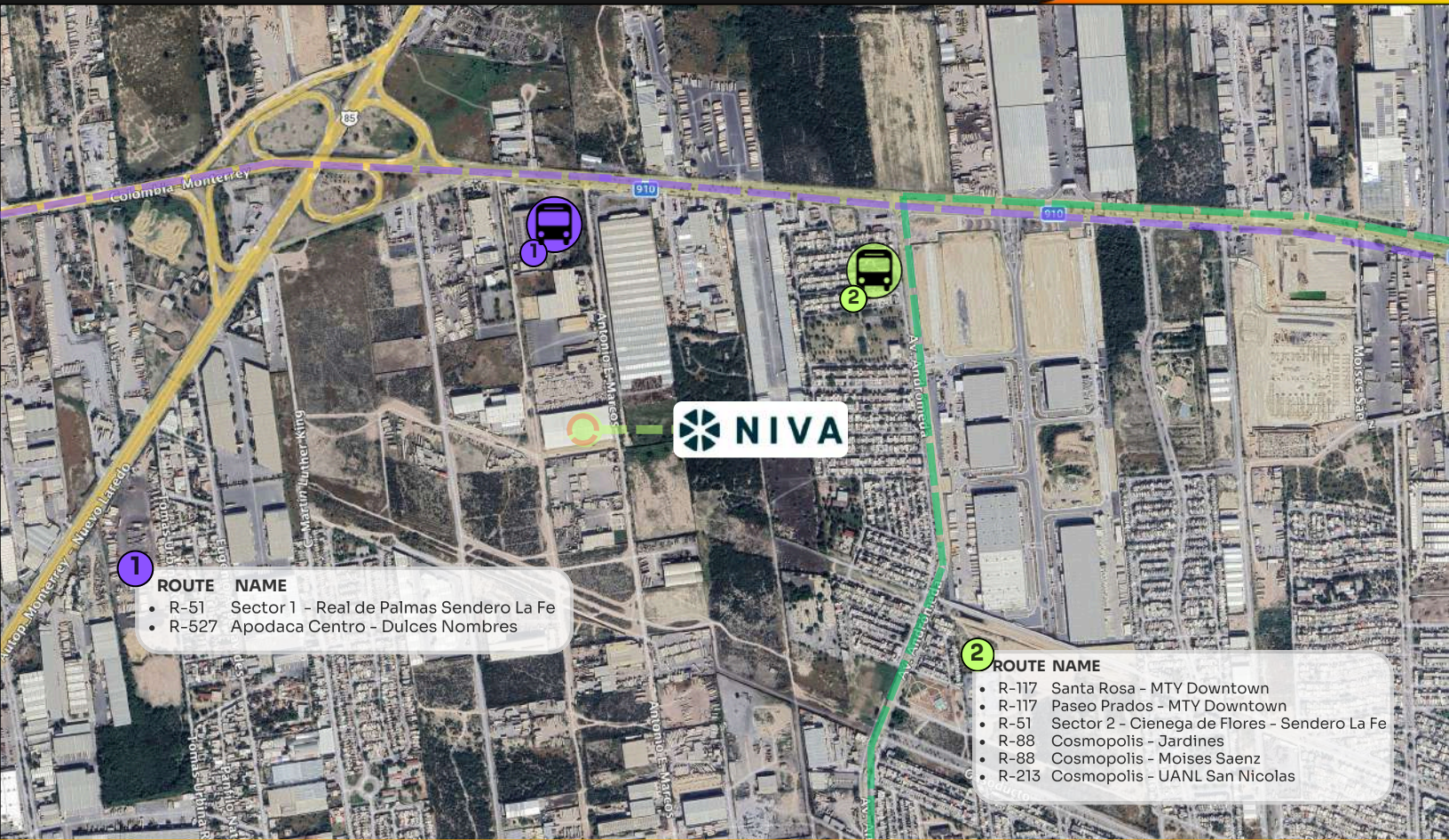


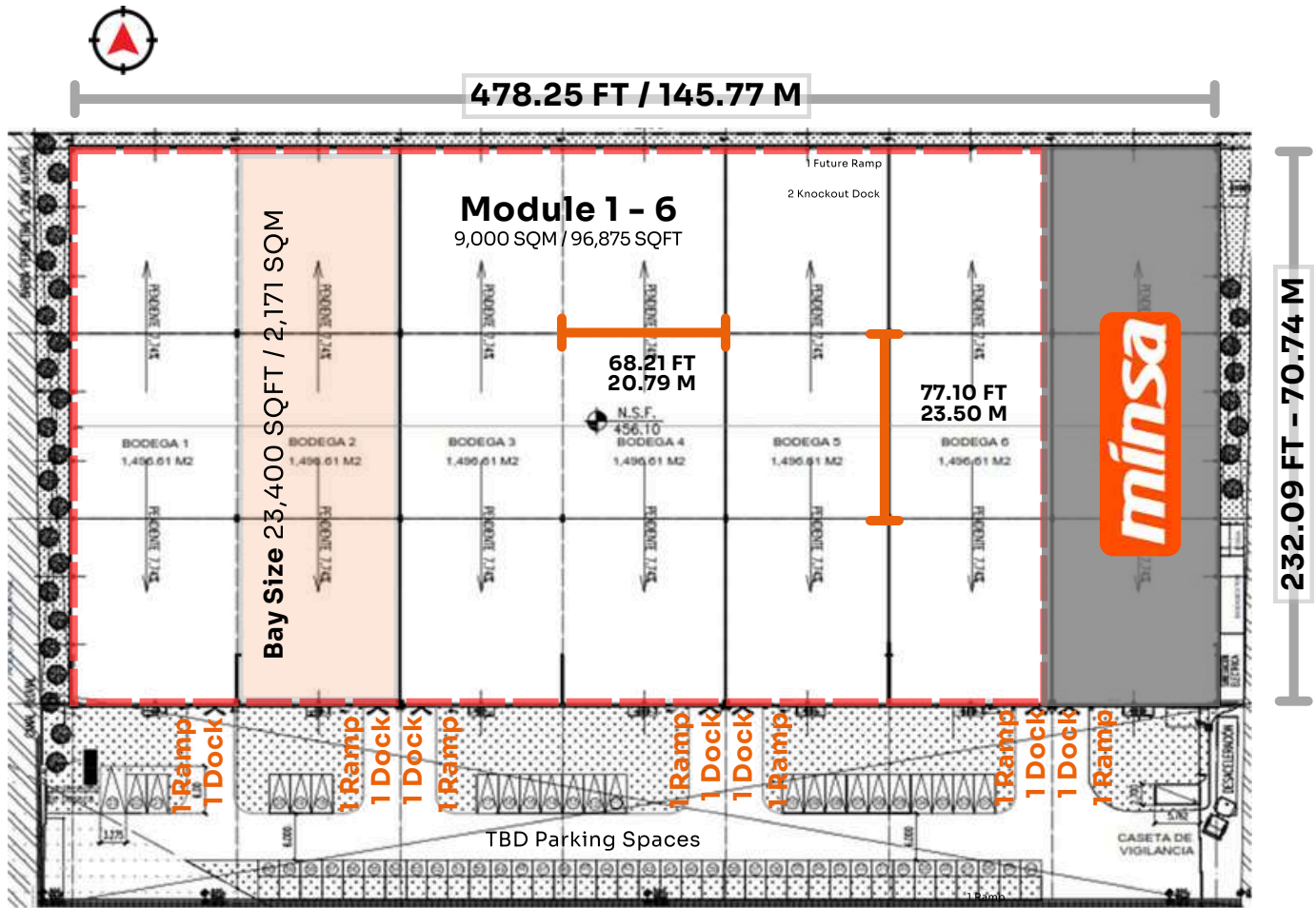
MAIN EXIT ROUTES


















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

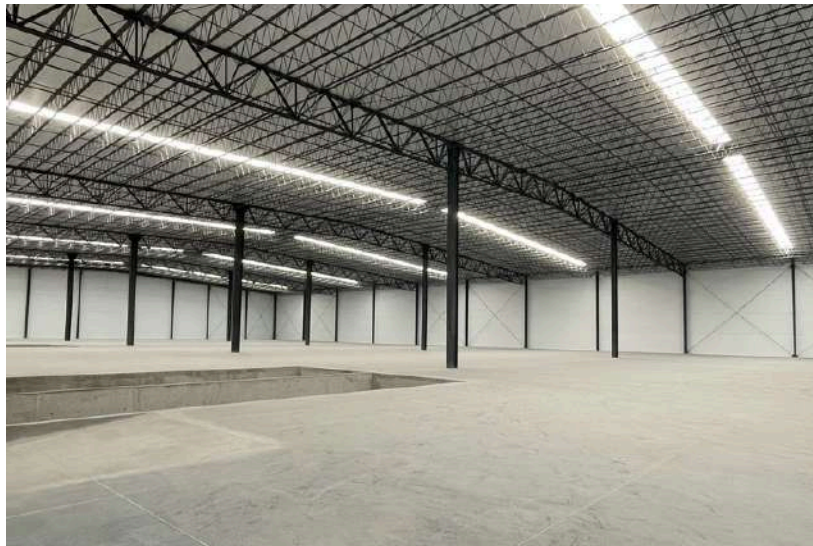
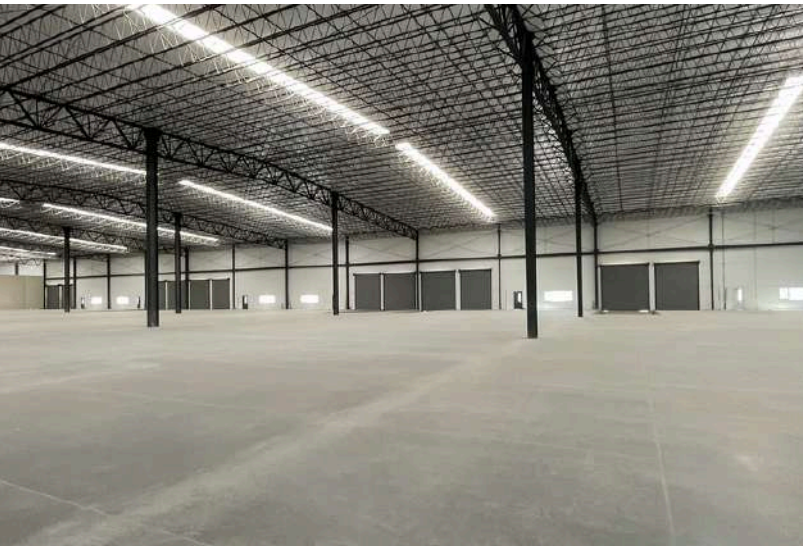
Toll Booth

| | |
|---------------------|-------|
| 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 |





-  **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 1,500 SQM / 16,146 SQFT eac
-  **Column Spacing**
23.50 × 20.79 M / 77.10 × 68.21 FT
-  **Clear Height**
15 M / 30.02 FT
-  **Office Space**
To Suit
-  **Fire Protection System**
To Suit
-  **Electrical Transformer**
360 Kvas (60 KVA per Module)
-  **Roof**
KR-18 Metal Sheet (22 Gauge)
-  **Skylights**
5%
-  **Access Ramps**
6 (1 per Module)
-  **Docks**
6 (1 per Module)
-  **Parking Spaces**
TBD
-  **Ventilation**
To Suit
-  **Wall Type**
Precast Concrete Walls
-  **Lights**
To Suit
-  **Water Treatment Plant**
Yes



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