

Huinala V

Estados Unidos Street, Huinala Industrial Park,
Apodaca, Nuevo Leon, Mexico



click / scan
for location

 **Available Building
for Lease**

TOTAL BUILDING SIZE

21,839 SQFT / 2,028 SQM



**Plug and Play
Building**



**Close Access
to Airport**



**1,000 Kvas Transformer &
750 Kvas Rights Available**



**Bus Stop within
walking distance**



**Climate -
Controlled
Facility**



**Ready-to-Run Power:
Transformer Installed
& Operating**



ALEJANDRO ANAYA



+52 (81) 1909 3908



alex.anaya@select-rs.com

JUAN FELIPE ZAMORA

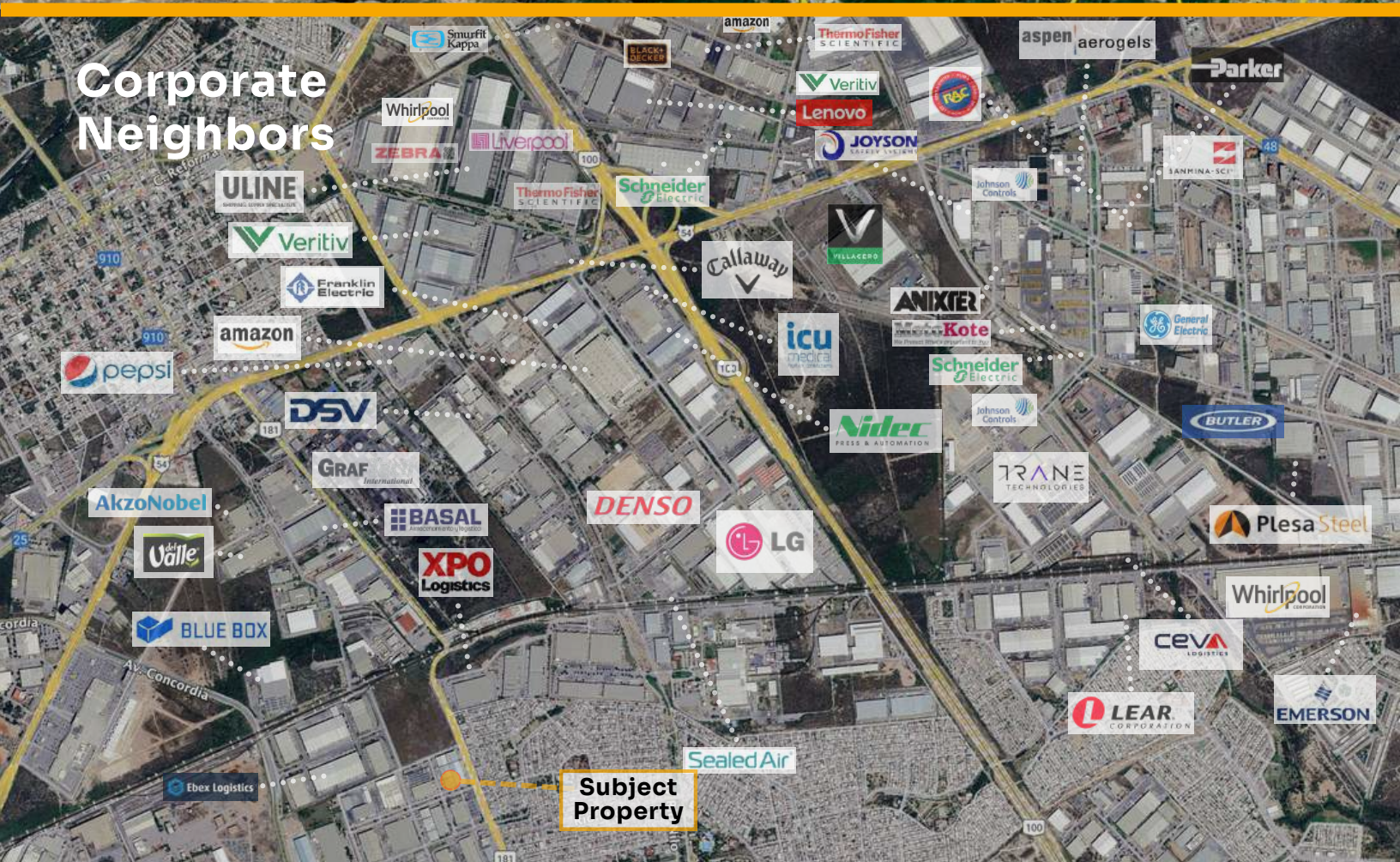


+52 (81) 2621 7356



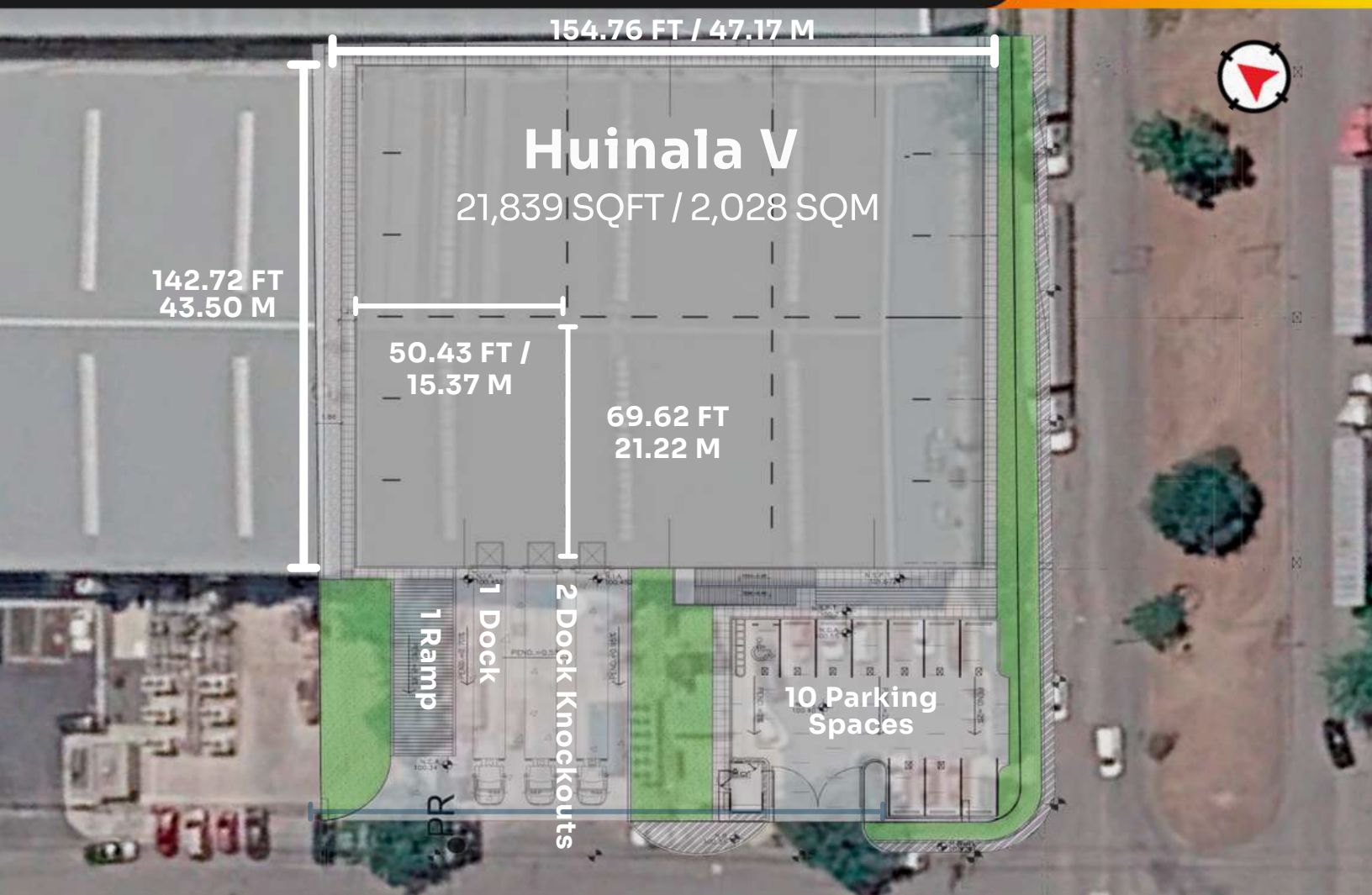
juan.zamora@select-rs.com

Location



Huinala V | Industrial Huinala, Apodaca, Nuevo Leon

Building Overview



Available Area
21,839 SQFT / 2,028 SQM



Access Ramps
1



Lighting
LED



Minimum Divisible
No



Parking Spaces
10 Spaces



Water
City Water



Building Dimensions
154.76 × 142.72 FT / 47.17 × 43.50 M



Office Space
Yes



Sewer
City Sewer



Column Spacing
50.43 × 69.62 FT / 15.37 × 21.22 M



Wall Type
Concrete Pre Cast Walls



Fiber / Telecom
Yes



Clear Height
31 FT / 9.45 M



HVAC
(3) 36 Ton Units (108 Tons Total)



Floor Thickness
6 IN / 15.24 CM



Electrical Transformer
1,000 Kvas Transformer



Skylights
5%



Kvas Rights Available
750 Kvas



Dock Doors
1 + 2 Knockouts



Fire Protection System
Hose System

Workforce Overview

Apodaca—within the Monterrey Metropolitan Area—offers a deep and scalable labor pool supported by one of Mexico's most active industrial and logistics corridors.

The local talent base is experienced across a broad mix of operations, including automotive and auto parts, electronics and electrical equipment, metal-mechanics and steel processing, appliances/consumer goods, and 3PL/logistics and distribution, backed by a mature supplier network and continued industrial investment in Nuevo León.

Apodaca's economy is strongly export-oriented, which reinforces workforce familiarity with quality systems, compliance, and high-volume production environments.



Apodaca Municipality
Population (2020):
656,464
(+25.4% vs. 2010)



~170,569 working-
age population
(Within a 5 km radius)

