

Building 3

Kappa 5001, Millenium Aeropuerto
Industrial Park, Apodaca, N.L.



**Available Building
for Lease**

AVAILABLE AREA:

1,498 M² / 16,124 FT²



click / scan
for location

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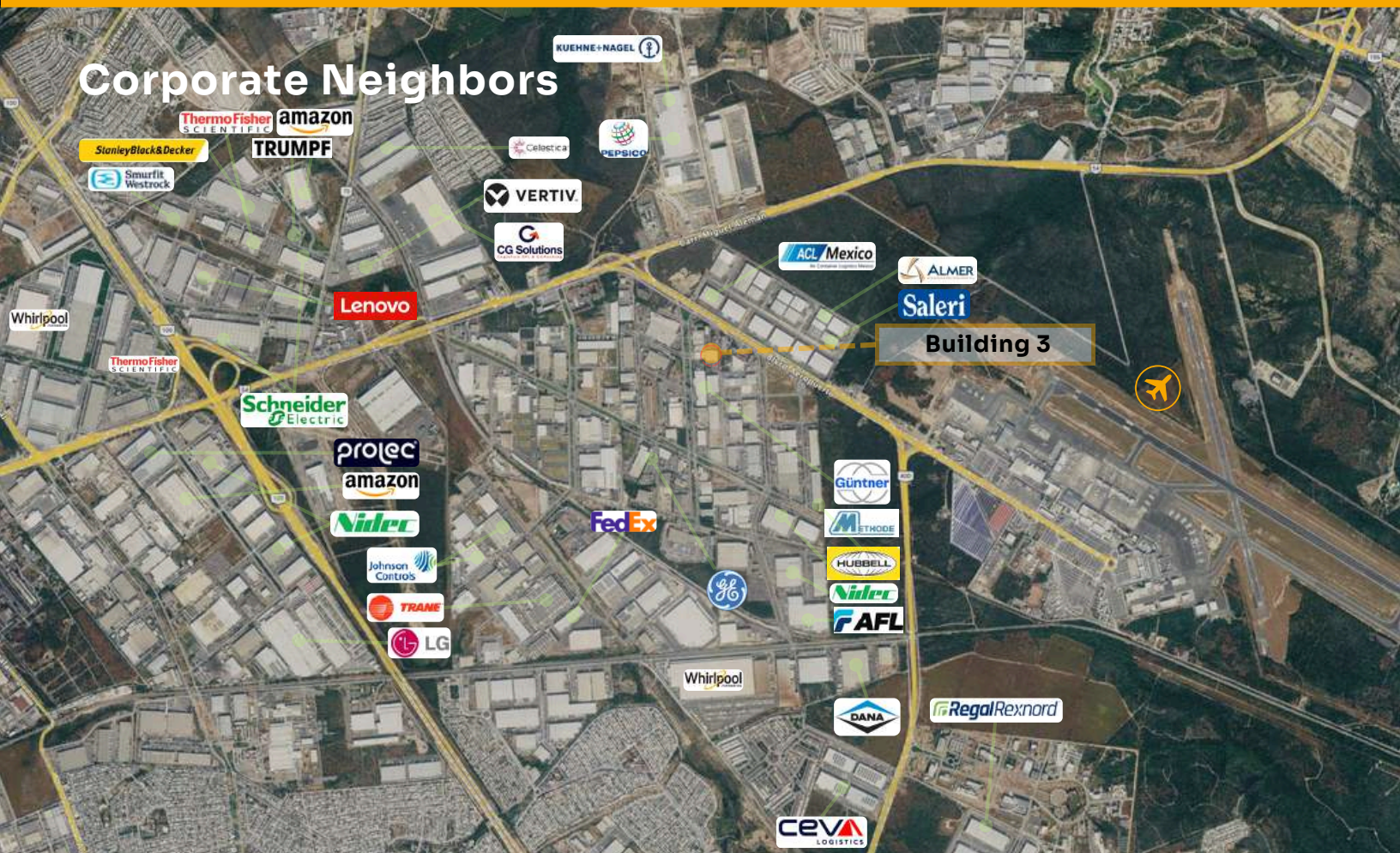
juan.zamora@select-rs.com

Location

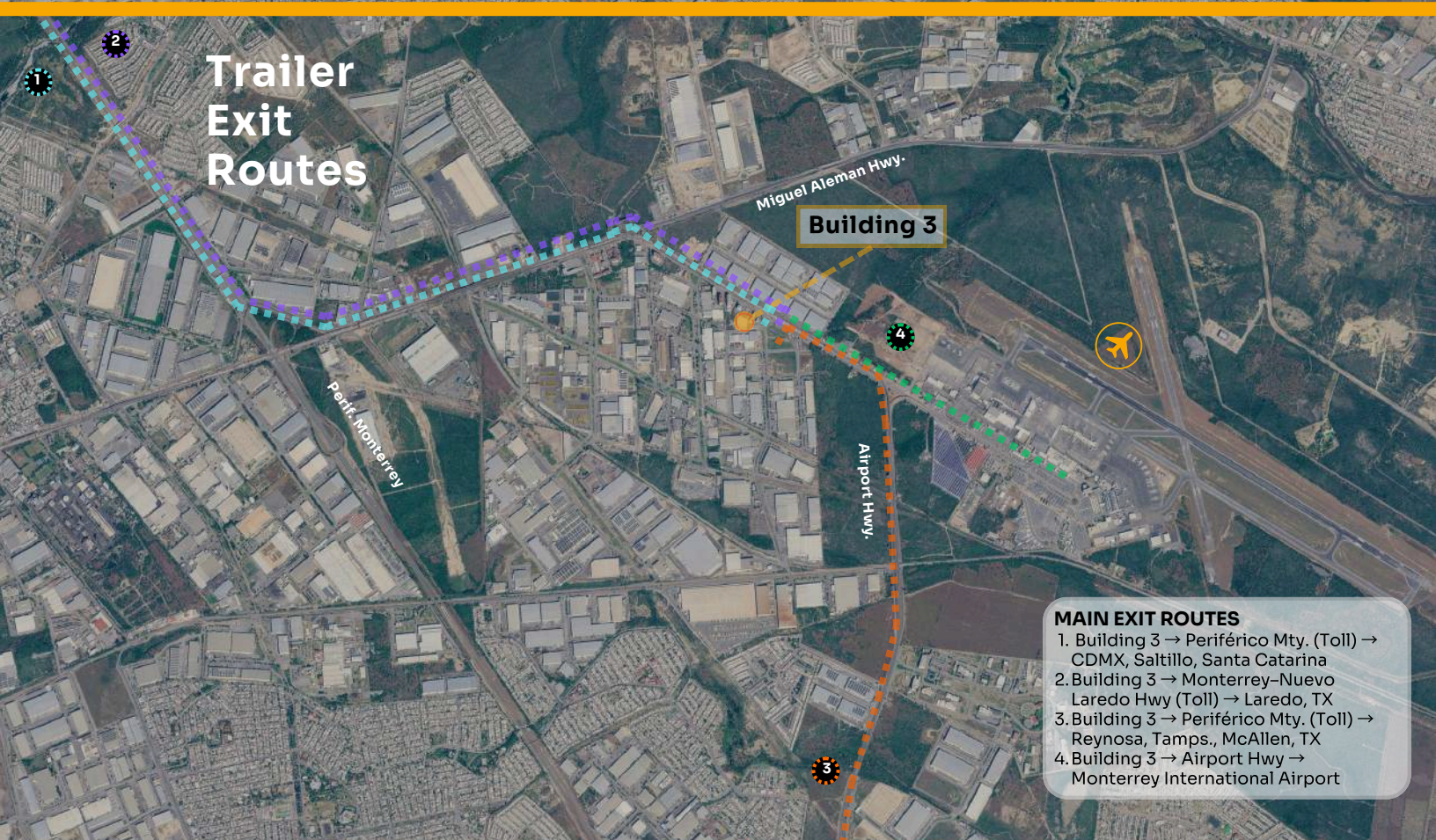
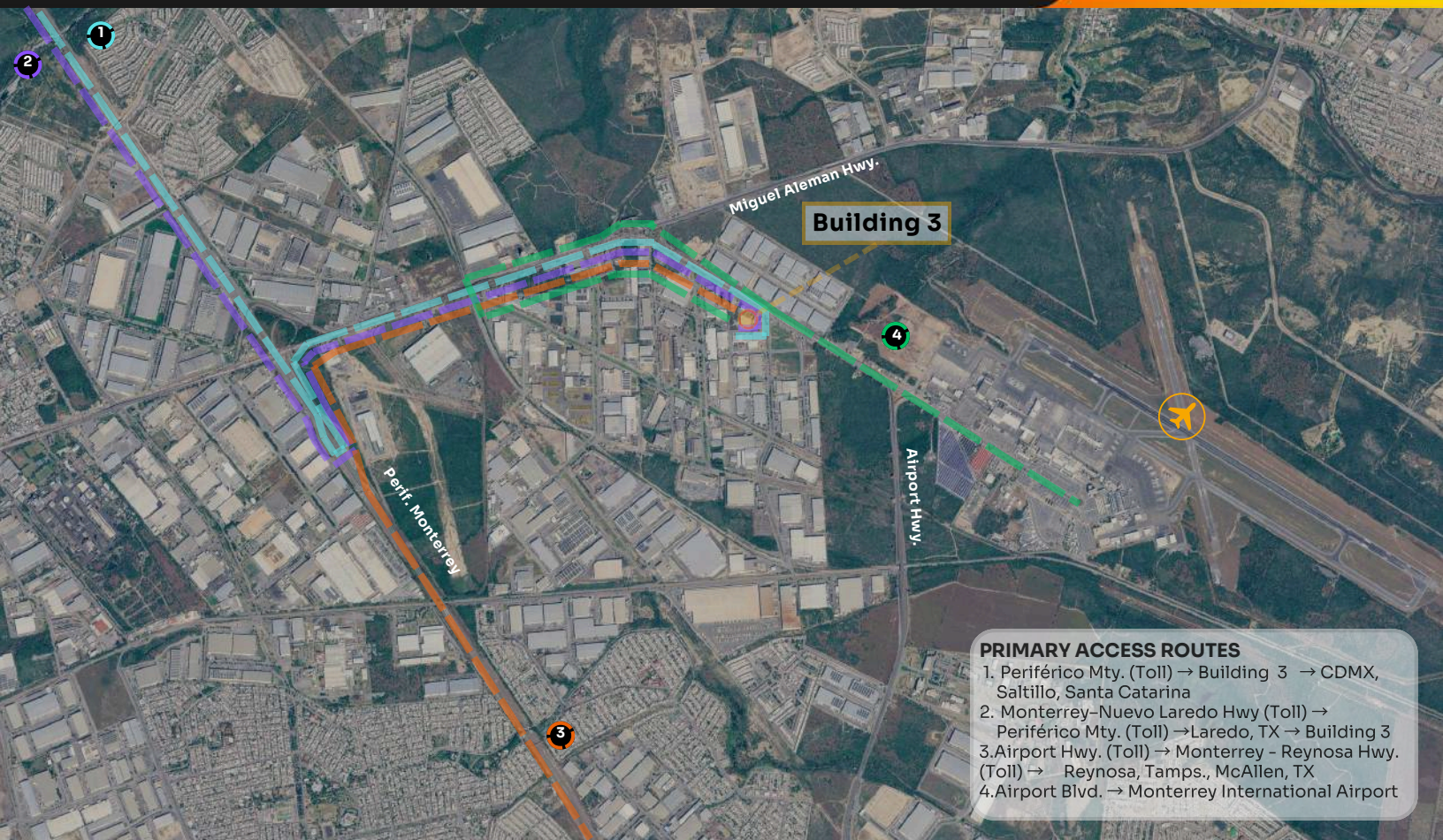
# City	Distance
1. Saltillo Coah.	69 Mi / 111 Km
2. Laredo Tx.	139 Mi / 224 Km
3. McAllen Tx.	145 Mi / 233 Km
4. San Antonio Tx.	294 Mi / 474 Km
5. Houston Tx.	460 Mi / 740 Km
6. Mexico City	580 Mi / 933 Km



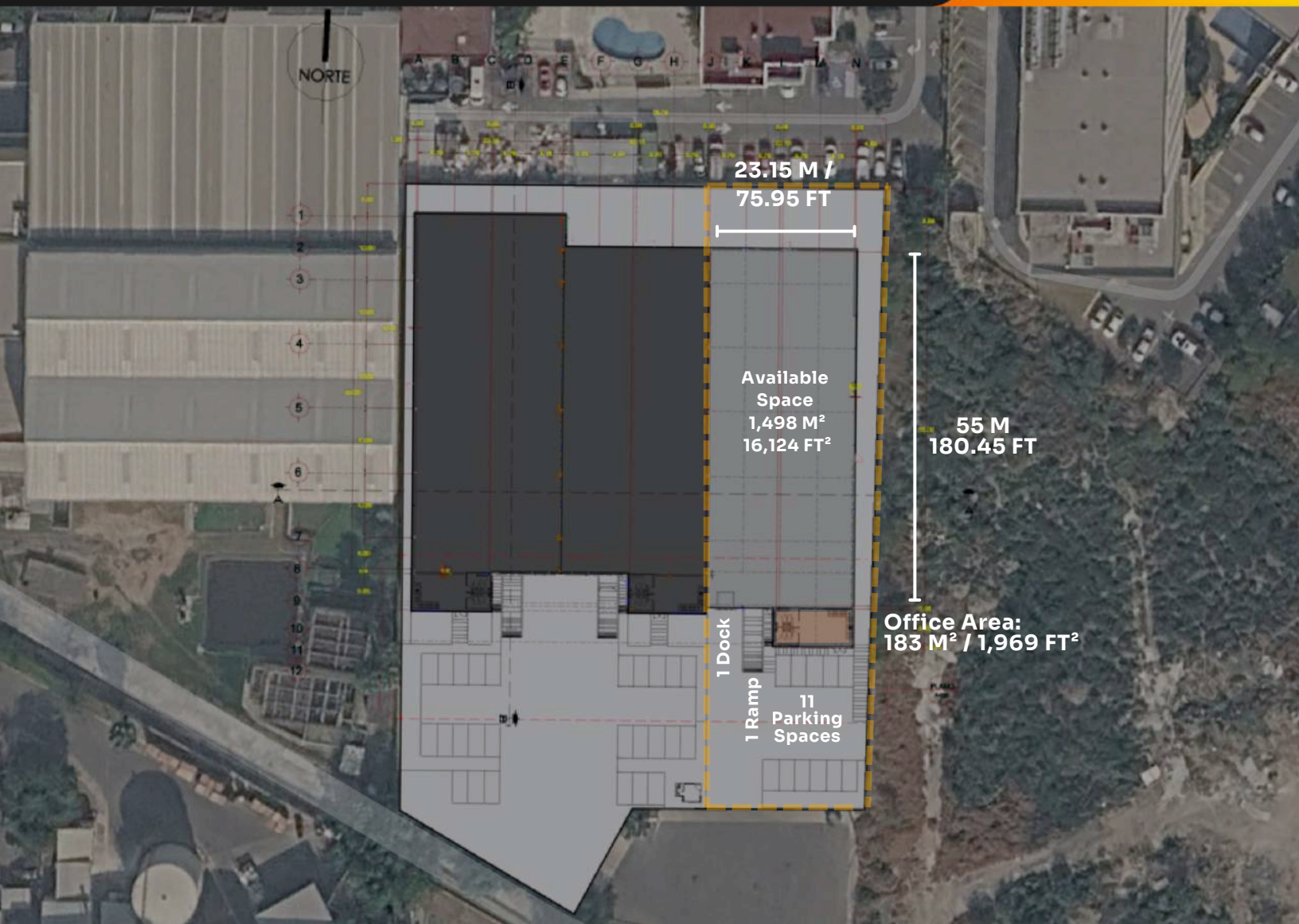
Corporate Neighbors



Building 3 | Millenium Aeropuerto Industrial Park | Apodaca, N.L.



Building Overview



-  **Total Area**
1,498 M² / 16,124 FT²
-  **Office Area**
183 M² / 1,969 FT²
-  **Warehouse Area**
1,316 M² / 14,165 FT²
-  **Walls Material**
Concrete Block & Metal Sheet
-  **Roof Type**
Standing Seam KR-18 Metal Sheet
-  **Skylights**
Sidelights 3%
-  **Floor Thickness**
15.24 Cm / 6 In reinforced
concrete floor | F'C= 250 kg/cm²
-  **Clear Height**
9.14 M / 30 FT
-  **Building Dimensions**
55 x 23.15 M /
180.45 x 75.95 FT
-  **Dock Door**
1 Fully Equipped
-  **Ramp**
1
-  **Fire Protection System**
To Suit
-  **Electrical Substation**
75 KVAs
-  **Lighting**
T-5 Lights
-  **Water Supply**
City Water
-  **Sewer Connection**
City
-  **Parking Spaces**
11 Spaces

Workforce Overview

Located in Apodaca, one of the Monterrey metro's most active industrial corridors, this site is supported by a deep and scalable labor pool with strong manufacturing and logistics experience. Apodaca's population reached 656,464 in the 2020 census and grew +25.4% vs. 2010, reflecting sustained immigration tied to industrial expansion.

The broader Monterrey Metropolitan Area provides access to a large regional workforce (reported at ~5.34 million residents in the 2020 census), reinforcing hiring depth across multiple municipalities.



656,464 Apodaca
Municipality
population



~432,592 working-
age population
(Within a 5 km radius)

- Apodaca population (2020): 656,464
- Apodaca growth (2010–2020): +25.4%

