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Mexico Real Estate Services

Developed by

PECARI
INDUSTRIAL PARK IV
GUADALUPE

Building A

Pecari Industrial Park IV, Guadalupe, Nuevo León



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

Estimated Delivery: Q4 2026

AVAILABLE AREA:

104,335 SQFT / 9,693 SQM



click / scan
for location

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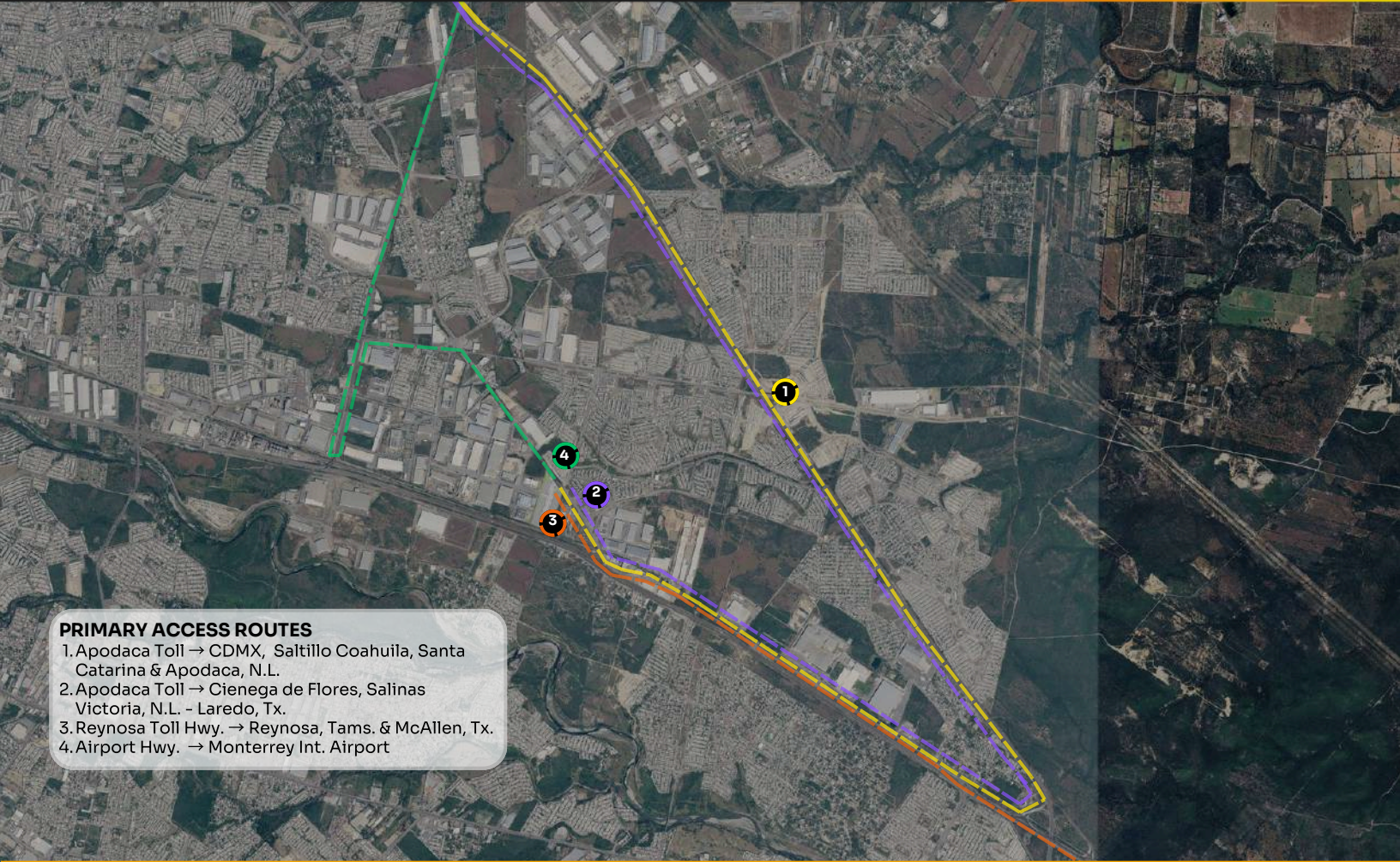
Location



Corporate Neighbors



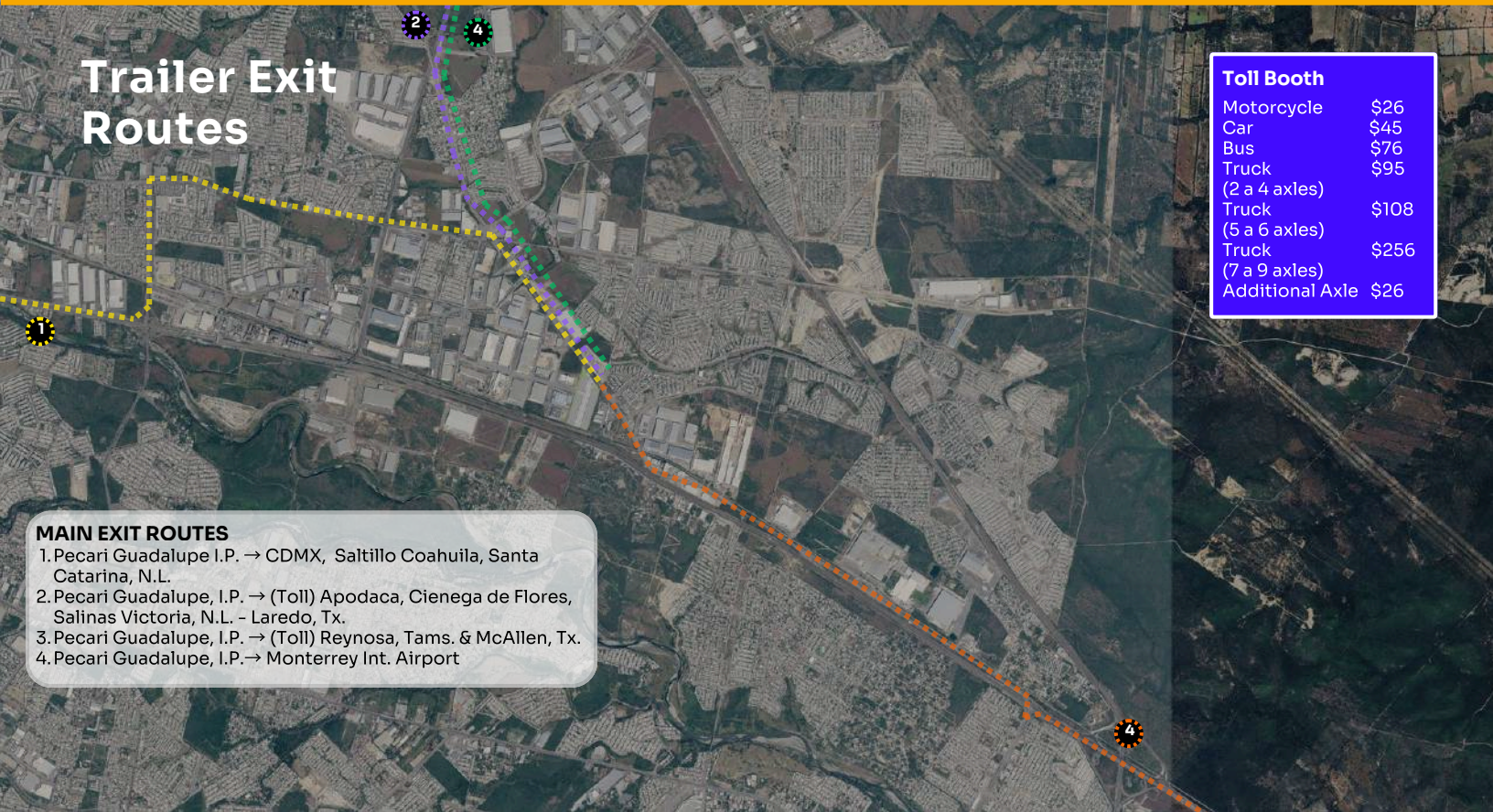
Building A | Pecari Industrial Park IV, Guadalupe, Nuevo Leon



PRIMARY ACCESS ROUTES

- 1. Apodaca Toll → CDMX, Saltillo Coahuila, Santa Catarina & Apodaca, N.L.
- 2. Apodaca Toll → Cienega de Flores, Salinas Victoria, N.L. - Laredo, Tx.
- 3. Reynosa Toll Hwy. → Reynosa, Tams. & McAllen, Tx.
- 4. Airport Hwy. → Monterrey Int. Airport

Trailer Exit Routes



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

MAIN EXIT ROUTES

- 1. Pecari Guadalupe I.P. → CDMX, Saltillo Coahuila, Santa Catarina, N.L.
- 2. Pecari Guadalupe, I.P. → (Toll) Apodaca, Cienega de Flores, Salinas Victoria, N.L. - Laredo, Tx.
- 3. Pecari Guadalupe, I.P. → (Toll) Reynosa, Tams. & McAllen, Tx.
- 4. Pecari Guadalupe, I.P. → Monterrey Int. Airport



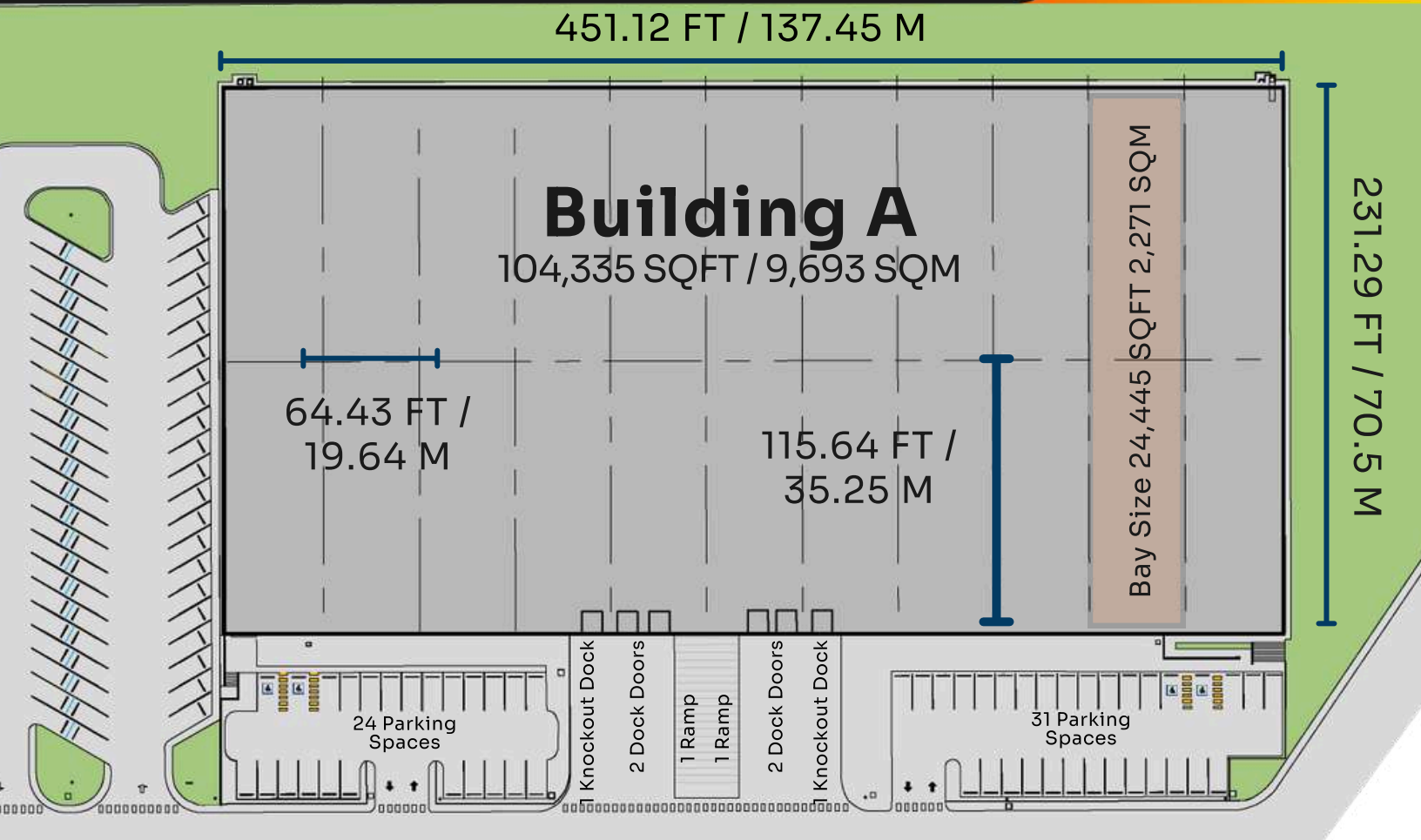
5 KM / 3.10 MI

Building A is the first of three buildings in the Pecari IV master plan



Building B Projected

Building C Projected



- | | | |
|---|---|---|
| <p> Available Area
104,335 SQFT / 9,693 SQM</p> | <p> Skylights
5%</p> | <p> Parking Spaces
55 Spaces</p> |
| <p> Divisible
Yes, minimum 44,713 SQFT / 4,154 SQM</p> | <p> Kvas Rights Available
1,000 Kvas</p> | <p> Wall Type
Precast Concrete Walls</p> |
| <p> Office Size
To Suit</p> | <p> Clear Height
32 FT / 9.75 M</p> | <p> Fire Protection System
Hose System</p> |
| <p> Building Dimensions
449 x 229 FT / 137 x 70 M</p> | <p> Lighting
LED Lights</p> | <p> Gas
Feasibility</p> |
| <p> Column Spacing
115.64 x 64.43 FT / 35.25 x 19.64 M</p> | <p> Access Ramps
2</p> | <p> Water
City Water</p> |
| <p> Roof
3 In Fiber Glass</p> | <p> Loading Docks
4 + 2 (Future Docks)</p> | <p> Sewage
City Sewage</p> |
| <p> Floor
6 IN / 15.24 CM - f'c = 280 kg/cm²</p> | <p> Ventilation
Exhaust Fan</p> | |



Construction Progress

