SELECT
Mexico Real Estate Services

Building GAANDA

Airport Technology Park, Pesquería, N.L.



Available Building for Lease

AVAILABLE AREA:

90,417 SQFT / 8,400 SQM

click / scan for location

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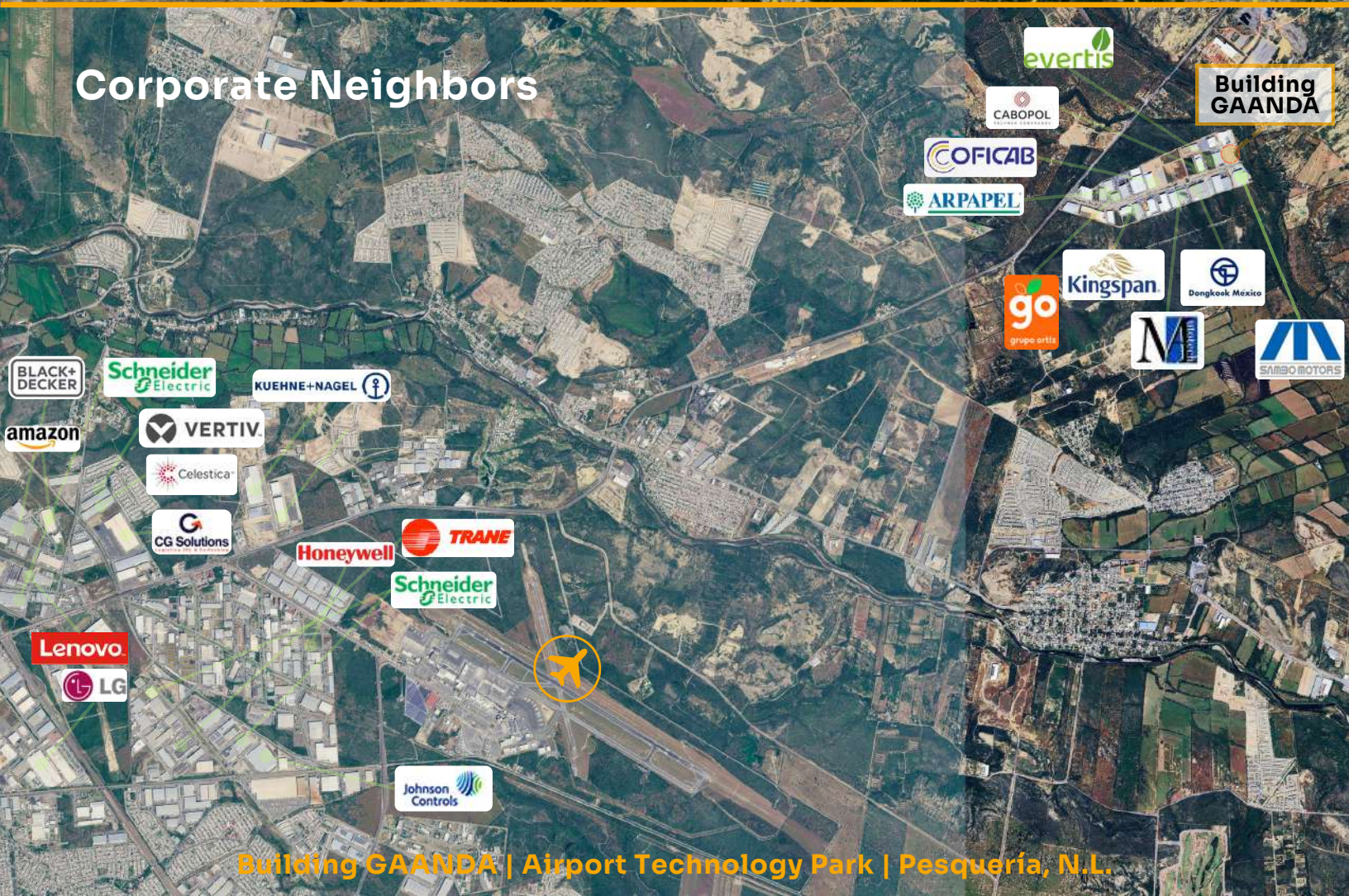
Location

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# City	Distance
1. Saltillo Coah.	75 Mi / 121 Km
2. Laredo Tx.	144 Mi / 231 Km
3. McAllen Tx.	153 Mi / 246 Km
4. San Antonio Tx.	297 Mi / 478 Km
5. Houston Tx.	457 Mi / 736 Km
6. Mexico City	585 Mi / 942 Km



Corporate Neighbors

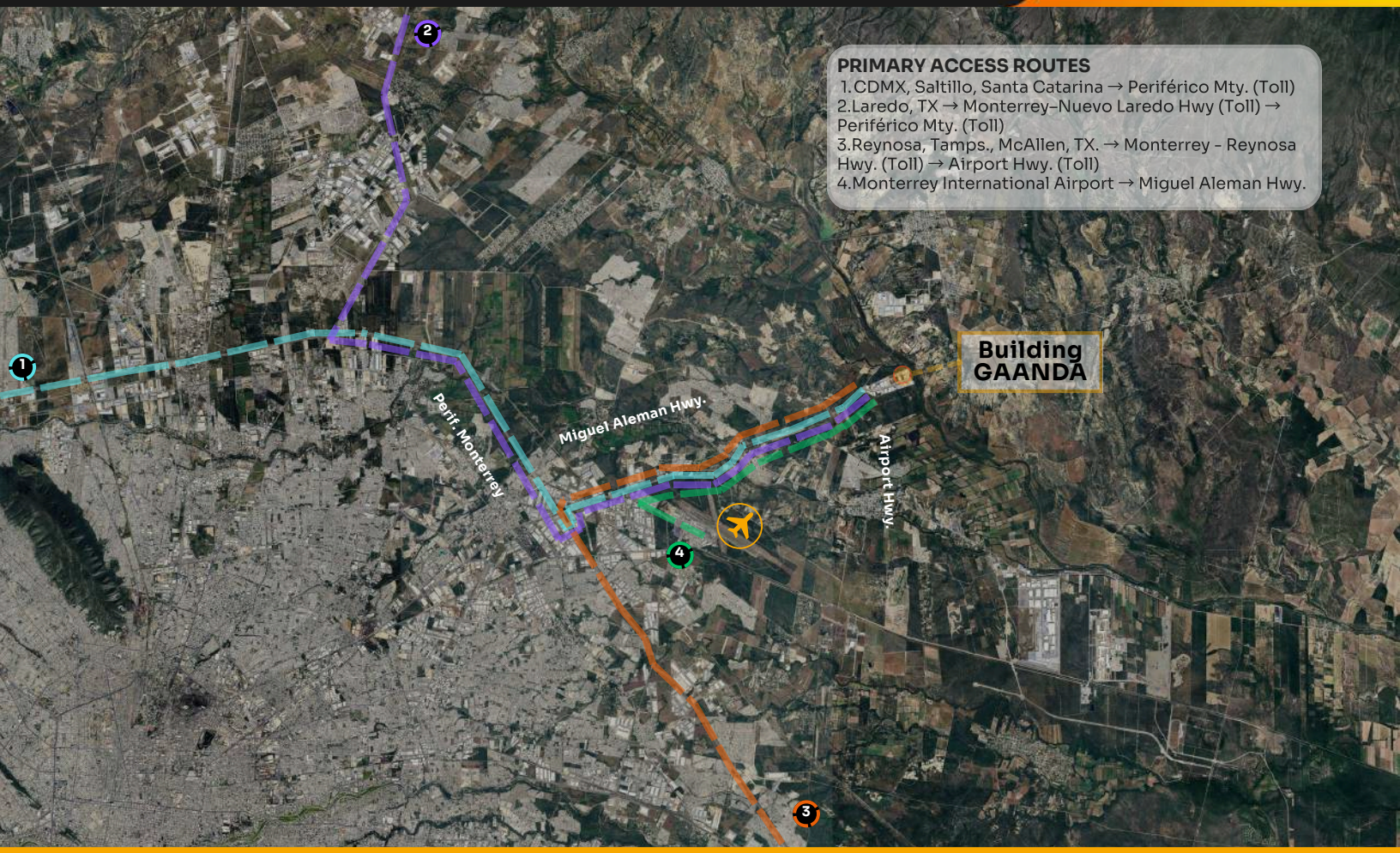


Trailer Access Routes

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PRIMARY ACCESS ROUTES

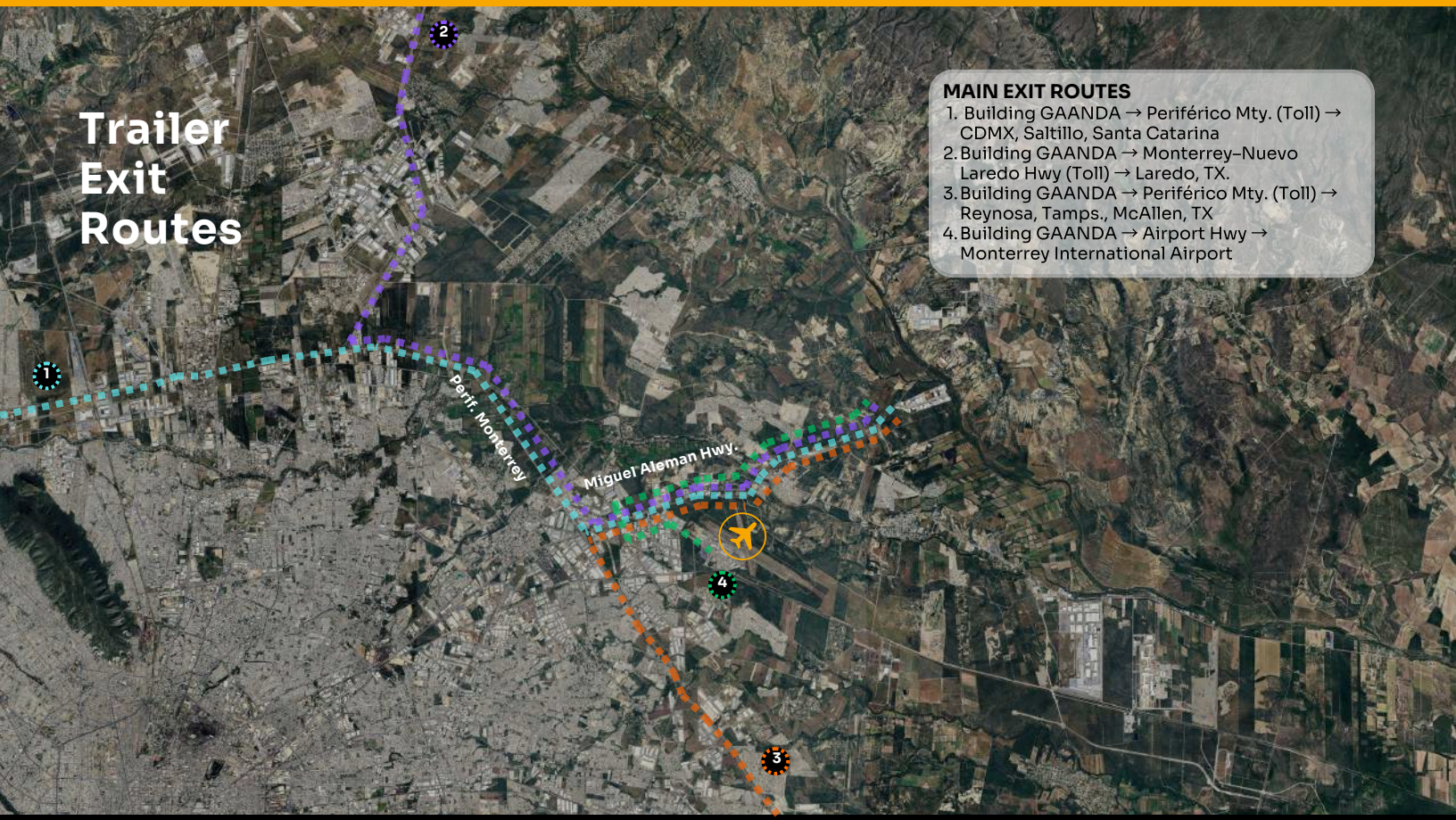
1. CDMX, Saltillo, Santa Catarina → Periférico Mty. (Toll)
2. Laredo, TX → Monterrey–Nuevo Laredo Hwy (Toll) → Periférico Mty. (Toll)
3. Reynosa, Tamps., McAllen, TX. → Monterrey - Reynosa Hwy. (Toll) → Airport Hwy. (Toll)
4. Monterrey International Airport → Miguel Aleman Hwy.



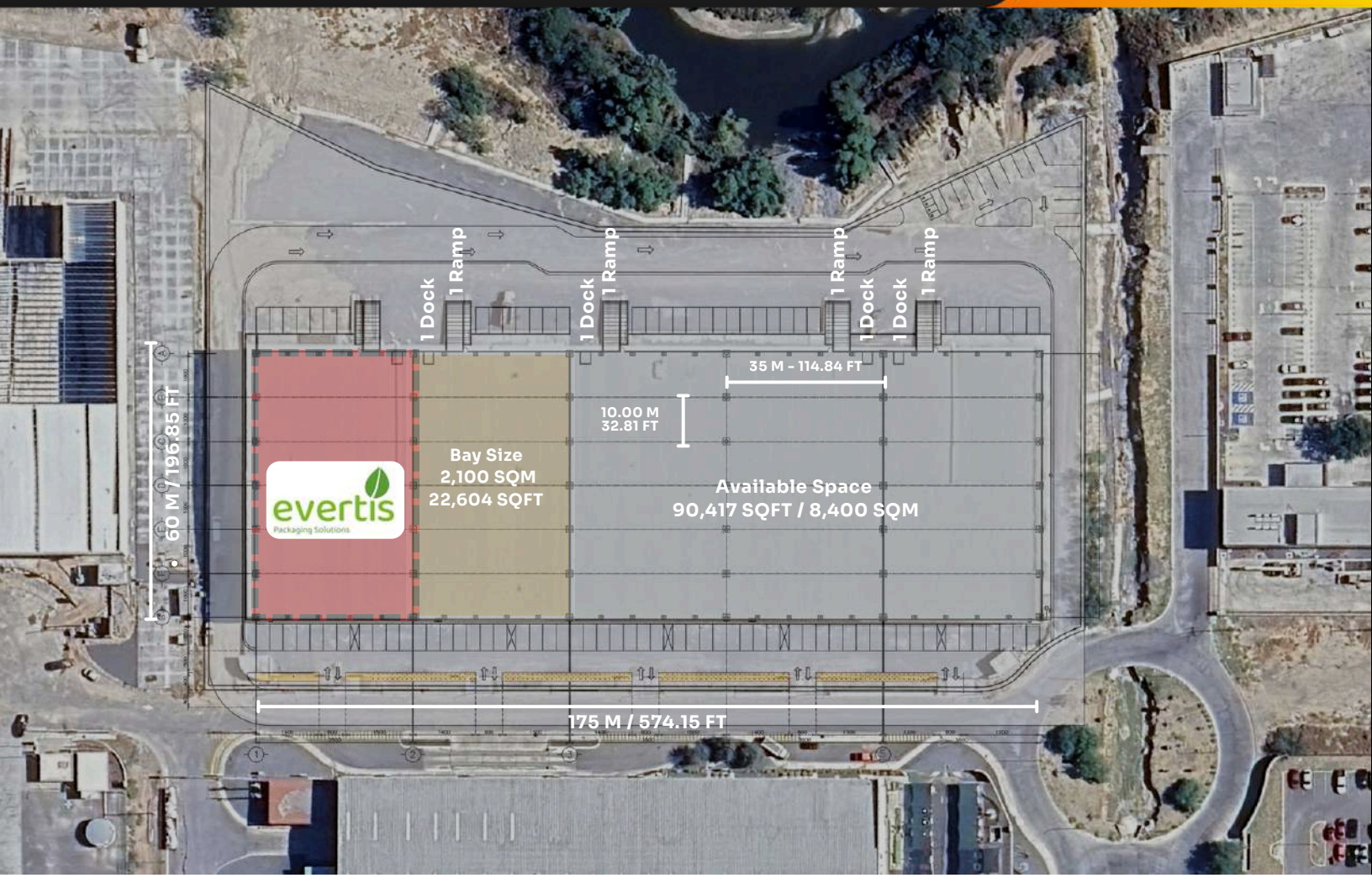
Trailer Exit Routes

MAIN EXIT ROUTES

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



Building Overview



- **Available Area**
  90,417 SQFT / 8,400 SQM
- **Divisible**
  Yes — 22,604 SQFT / 2,100 SQM (per module)
- **Office Space**
  1,076 SQFT / 100 SQM
- **Building Dimensions**
  574.18 x 196.86 FT / 175 x 60 M
- **Column Spacing**
  114.84 x 32.81 FT / 35 x 10 M
- **Roof**
  KR 18
- **Floor Thickness**
  7.87 IN / 20 CM - f'c = 250-300 kg/cm²
- **Skylights**
  6 - 7 % on Lateral Walls
- **KVAs Rights Available**
  150 Kvas
- **Clear Height**
  30 - 36 FT / 9.14 - 11 M
- **Access Ramps**
  4 (1 per Module)
- **Ventilation**
  3 CPH
- **Loading Docks**
  4 (1 per Module)
- **Parking Spaces**
  55 Spaces
- **Wall Type**
  Concrete Block & Metal Sheet
- **Lighting**
  LED
- **Fire Protection System**
  Fire extinguisher

Workforce Overview

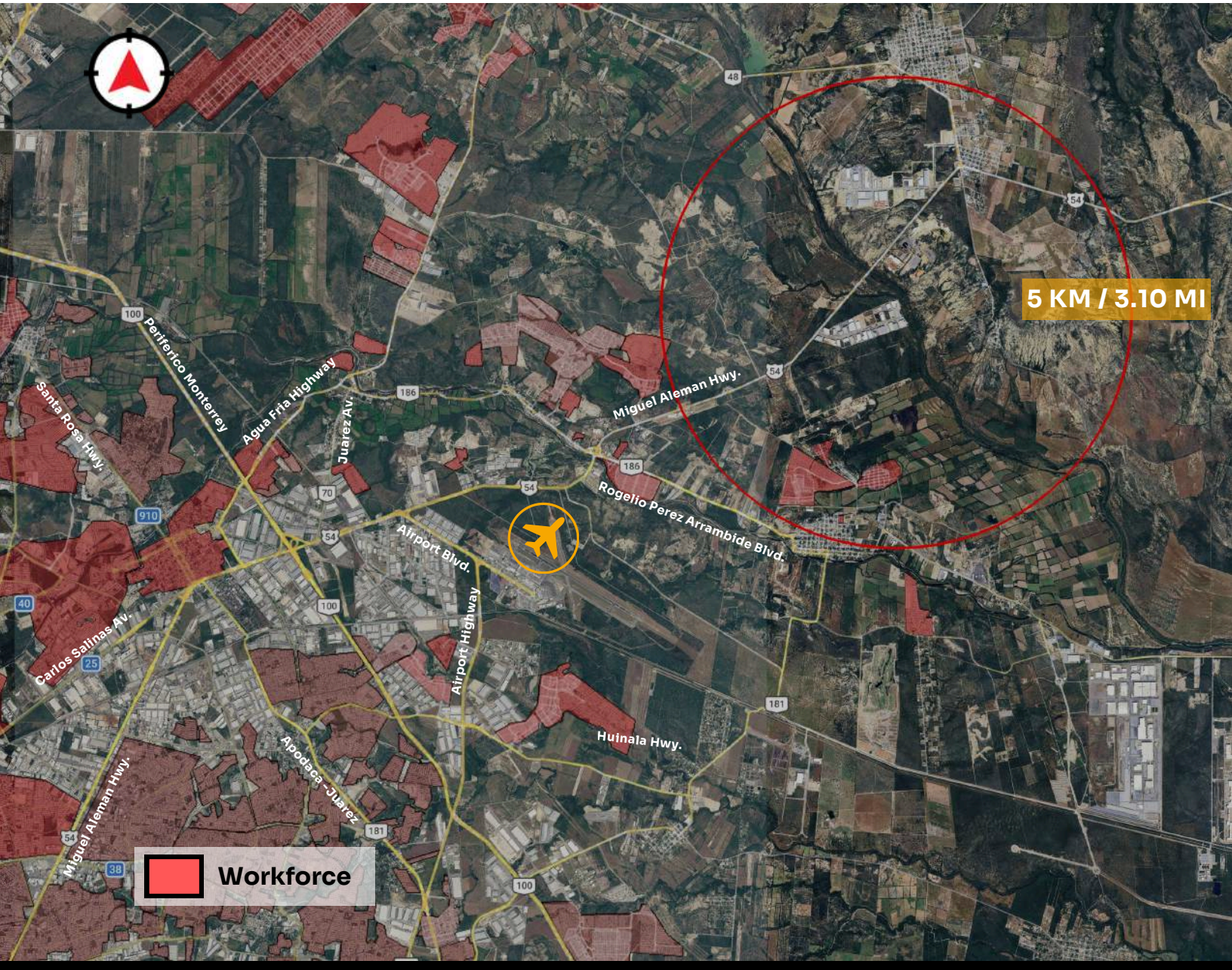
The property is located in Pesquería, a fast-growing municipality within Monterrey's eastern expansion corridor, which reached 147,624 residents (INEGI 2020).

From a broader commuting standpoint, the site is supported by nearby workforce depth in Apodaca—one of Nuevo León's largest industrial municipalities with 656,464 residents (2020) and +25.4% population growth vs. 2010—which strengthens long-term labor availability for manufacturing and logistics operations beyond the immediate radius.

- Pesquería population (INEGI 2020): +608% from 2010 to 2020 (20,843 → 147,624 residents)
- Apodaca population (INEGI 2020): 656,464
- Apodaca growth vs. 2010: +25.4%

656,464 Apodaca Municipality population

~10,209 working-age population
(Within a 5 km radius)



Pictures











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