SELECT
Mexico Real Estate Services

Building 1

Los Arcos Industrial Park, El Carmen, Nuevo León



Available Building for Lease

AVAILABLE AREA:
75,789 SQFT / 7,041 SQM

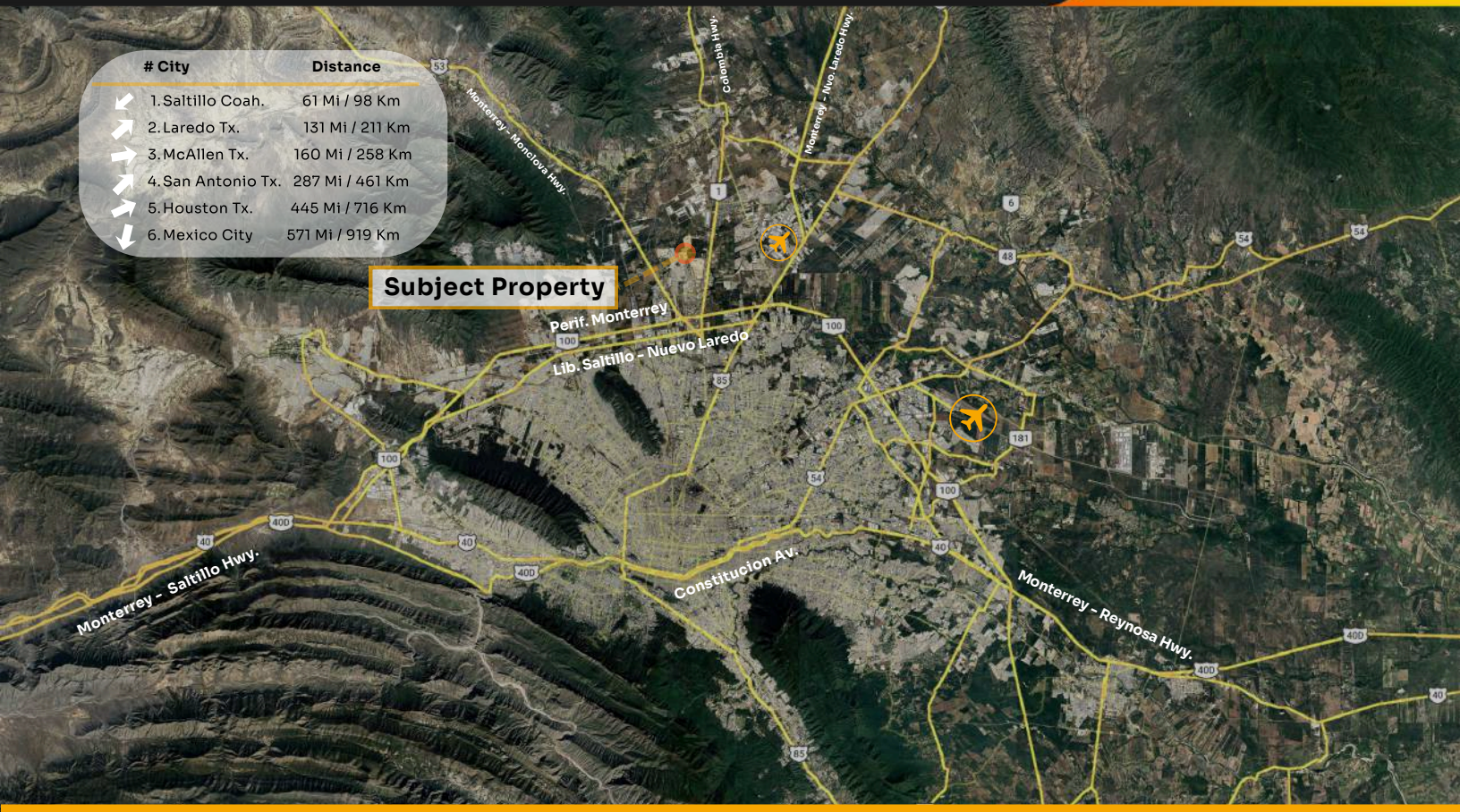
click / scan for location

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Location

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#	City	Distance
1.	Saltillo Coah.	61 Mi / 98 Km
2.	Laredo Tx.	131 Mi / 211 Km
3.	McAllen Tx.	160 Mi / 258 Km
4.	San Antonio Tx.	287 Mi / 461 Km
5.	Houston Tx.	445 Mi / 716 Km
6.	Mexico City	571 Mi / 919 Km

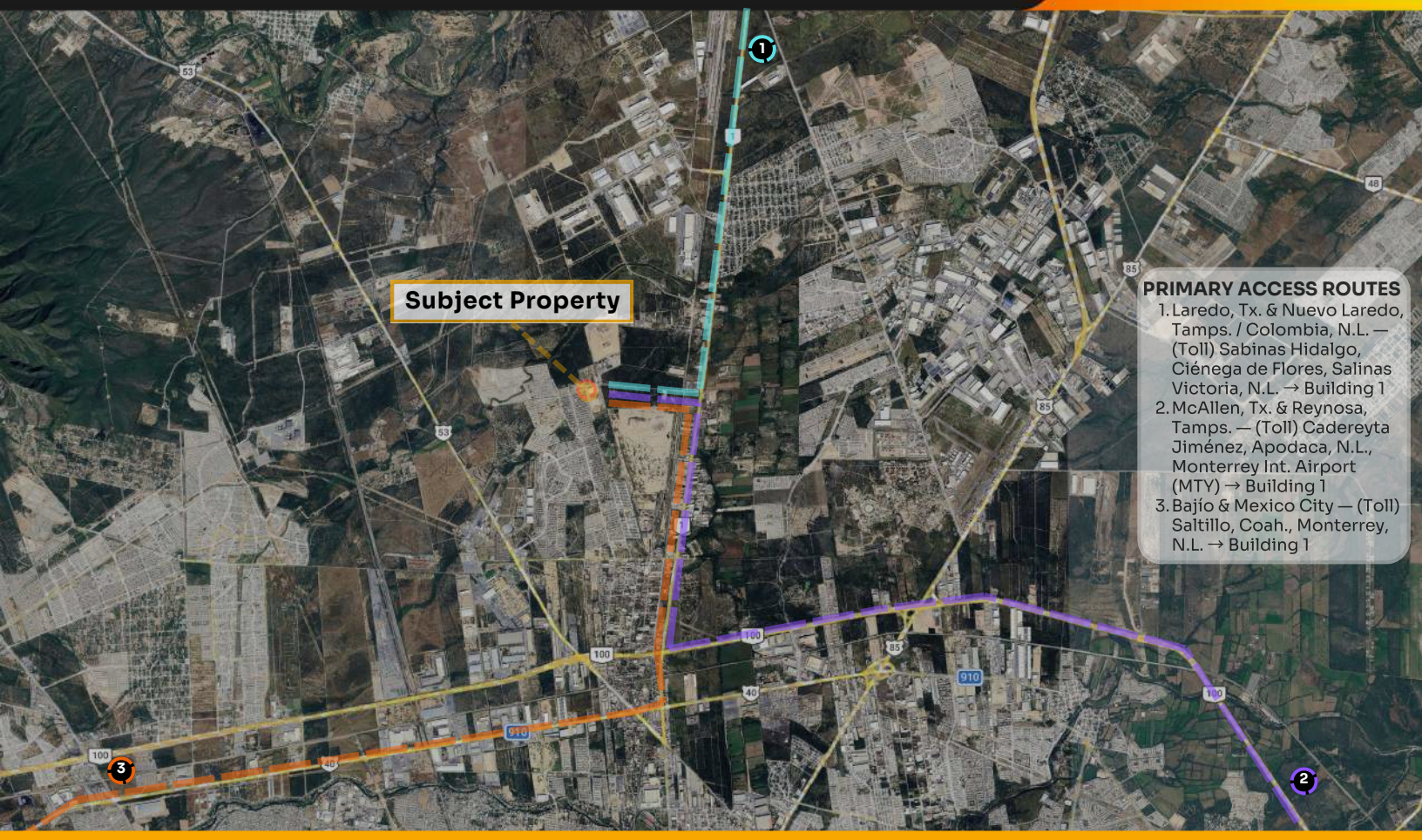
Corporate Neighbors



Building 1 | Los Arcos Industrial Park, El Carmen, Nuevo Leon

Trailer Access Routes

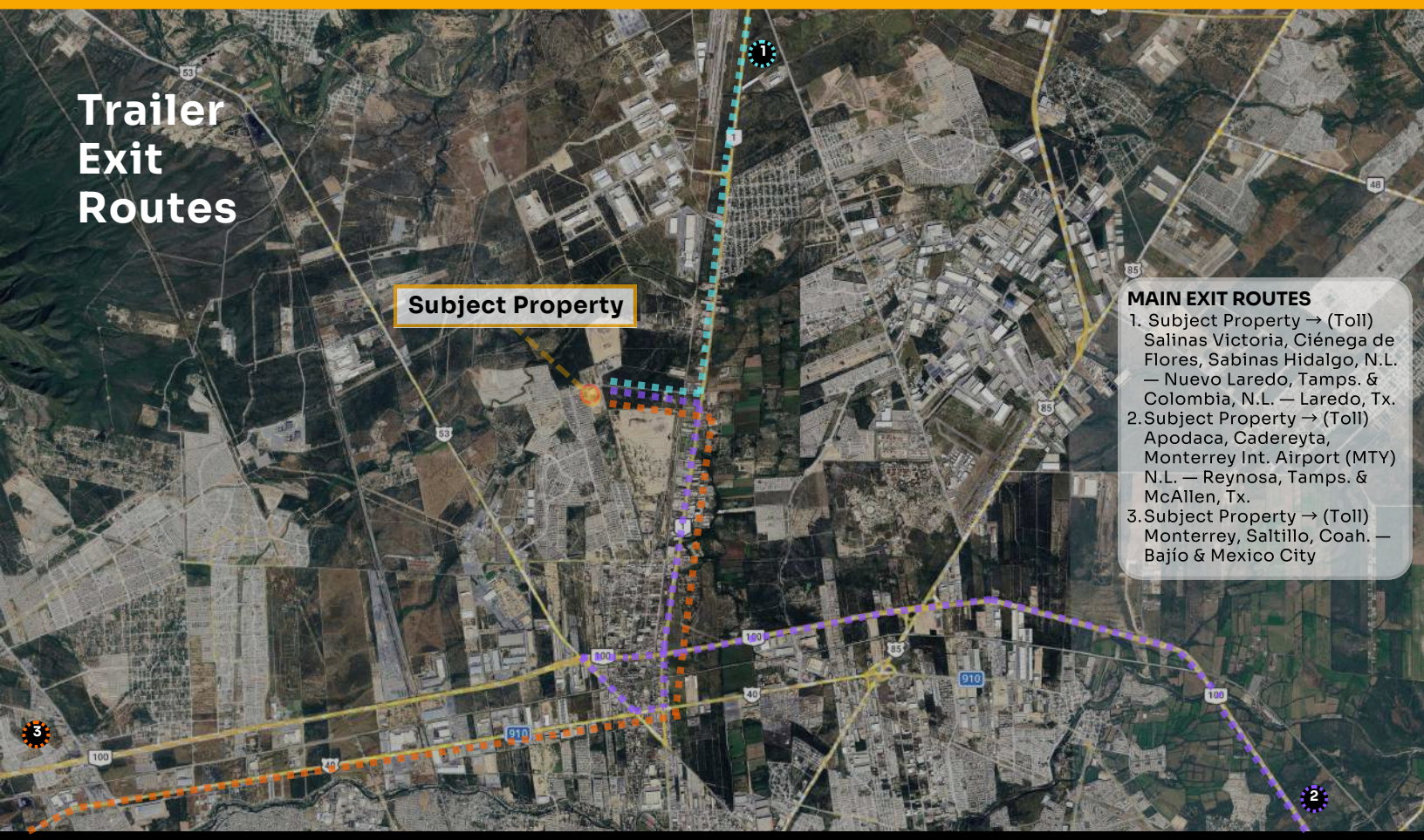
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PRIMARY ACCESS ROUTES

1. Laredo, Tx. & Nuevo Laredo, Tamps. / Colombia, N.L. — (Toll) Sabinas Hidalgo, Ciénega de Flores, Salinas Victoria, N.L. → Building 1
2. McAllen, Tx. & Reynosa, Tamps. — (Toll) Cadereyta Jiménez, Apodaca, N.L., Monterrey Int. Airport (MTY) → Building 1
3. Bajío & Mexico City — (Toll) Saltillo, Coah., Monterrey, N.L. → Building 1

Trailer Exit Routes

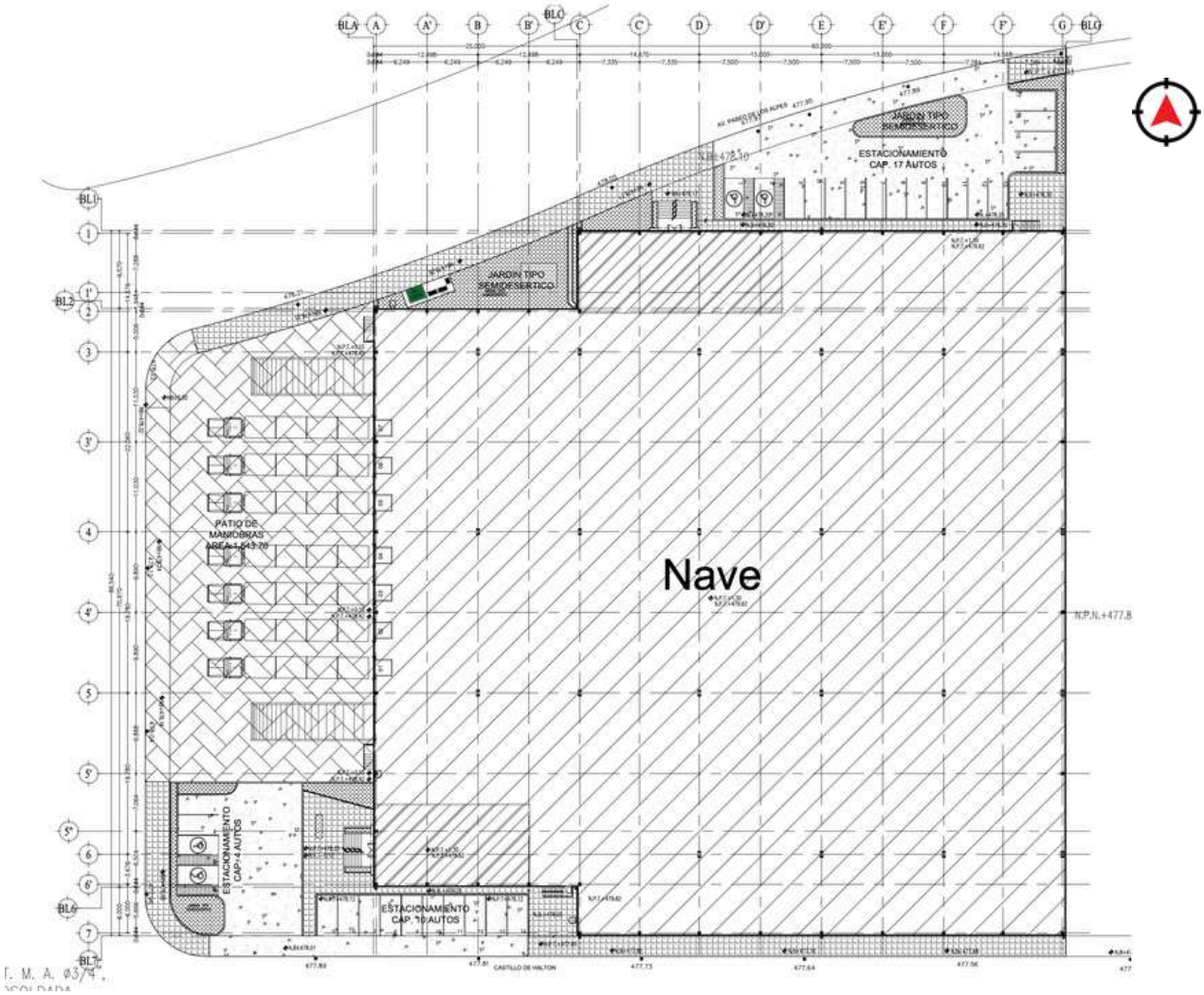


MAIN EXIT ROUTES

1. Subject Property → (Toll) Salinas Victoria, Ciénega de Flores, Sabinas Hidalgo, N.L. — Nuevo Laredo, Tamps. & Colombia, N.L. — Laredo, Tx.
2. Subject Property → (Toll) Apodaca, Cadereyta, Monterrey Int. Airport (MTY) N.L. — Reynosa, Tamps. & McAllen, Tx.
3. Subject Property → (Toll) Monterrey, Saltillo, Coah. — Bajío & Mexico City

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Building Overview



- **Available Area**
  7,041 SQM / 75,789 SQFT
- **Expansion**
  7,959 SQM / 85,670 SQFT
- **Total Land Size**
  9,785 SQM / 105,325 SQFT
- **Office Space**
  To Suit
- **Column Spacing**
  20 x 20 M / 65.5 x 65.5 FT
- **Construction Type**
  Precast concrete walls, 5.1 IN / 13 CM thick
- **Roof**
  SSR KR-18 ga. 24 insulated with glass fiber blanket
- **Clear Height**
  Min. 30 FT / 9.20 M
- **Ventilation**
  Louvers
- **Fire Protection System**
  To Suit
- **Dock Doors**
  7
- **Access Ramps**
  2
- **Floor**
  MR38 concrete reinforced with steel fiber, 5.9 IN / 15 CM thick, f'c = 380 KG/CM² (5,405 PSI)
- **Electric Substation**
  (1) 225 Kvas
- **Lighting**
  LED
- **Skylights**
  Polycarbonate domes 5%
- **Parking**
  31 Spaces

Workforce Overview

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Building 1 sits in El Carmen, one of the fastest-growing municipalities in Mexico, on Monterrey's expanding north industrial corridor. Around 43,757 working-age people live within a 5 KM / 3.10 MI radius of the property, and new residential development keeps adding to the labor pool in El Carmen and neighboring Salinas Victoria — supporting scalable hiring for industrial and logistics operations as the submarket continues to consolidate.

-
- El Carmen: 104,478 (2020) | +549% vs. 2010
- Salinas Victoria: 86,766 (2020) | +166% vs. 2010

Population growth: +549% vs. 2010

~43,757 working-age population (5 km radius)

Population base sourced from INEGI Census 2020



Pictures










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