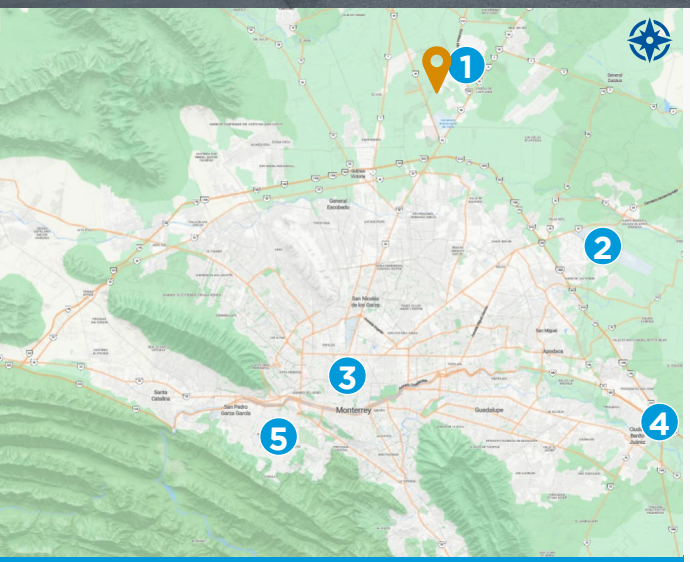
AVAILABLE FOR LEASE – BUILDING 01

NEXXUS ADN 1 INDUSTRIAL PARK

Parque Industrial Nexxus ADN, Ciénega de Flores, Nuevo León
(Click for location)

PRODENSA



DISTANCES TO

1. Highway to Laredo, TX	10 km | 6 mi
2. International Airport	26 km | 16 mi
3. Monterrey Downtown	28 km | 18 mi
4. San Pedro Garza Garcia	34 km | 21 mi
5. Highway to McAllen, TX	39 km | 24 mi

Building 01 is a **Class A** industrial facility located within Nexxus ADN 1 Industrial Park, **a premier logistics and manufacturing hub** in Ciénega de Flores, Nuevo León — globally recognized as the site of LEGO's largest manufacturing plant.

Strategically positioned with direct access to major highways, the park connects efficiently to the Laredo, TX route **(~200 km to the U.S. border)** and Monterrey's city loop, enabling rapid transit to key destinations such as Saltillo (100 km) and McAllen, TX (250 km).

Building is **available for immediate occupancy,** "Plug & Play" setup with a leasable area of **5,755 m²** for a **single tenant.** It is equipped with main electrical installations (including a **300 KVA transformer**), and an interior **office space** distribution, including restrooms.

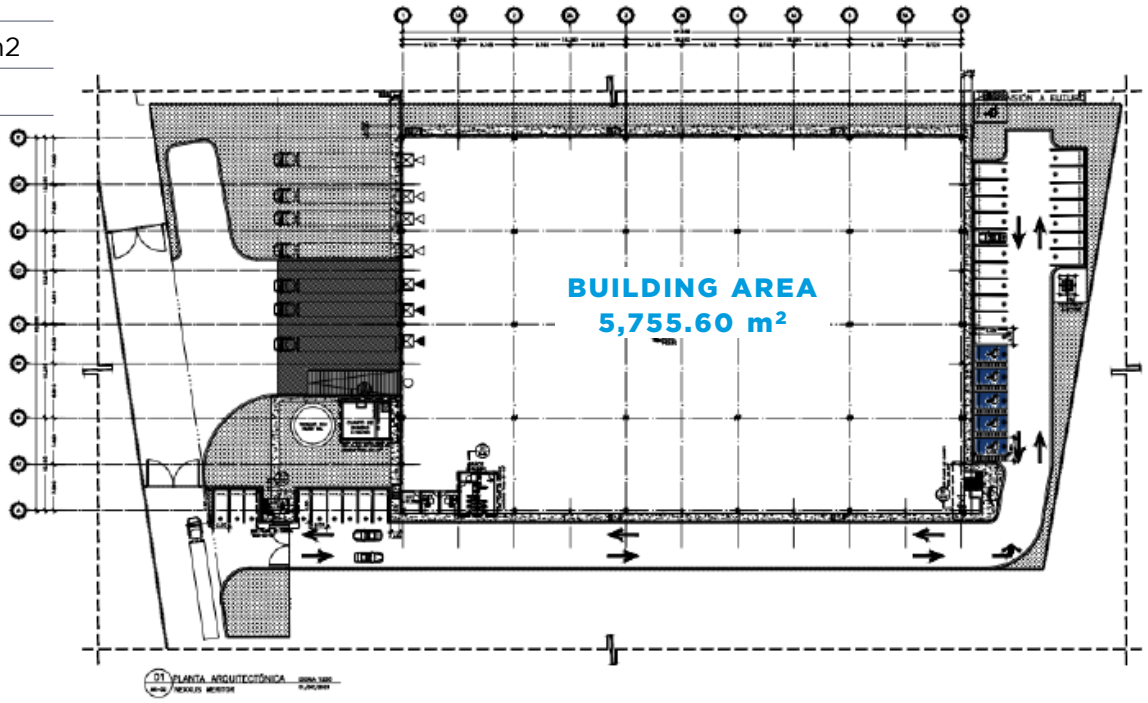
This facility is ideal for companies seeking a **ready-to-operate space** in a high-performance industrial environment.

NEXXUS ADN 1 INDUSTRIAL PARK

PRODENSA

BUILDING FLOOR PLAN

BUILDING - AREA CHART	
Land Area	11,740 m2
Building Area	5,755.60 m2
Office Area	80 m2



PARK AND BUILDING INFRASTRUCTURE

- 24/7 gated access and surveillance at park entrance
- 2 access/exits points at the industrial park
- Architectural fence at the frontage of building
- Guard house and gated access to building
- Perimetral chain link fence at property limit
- Asphalt pavement for roadway infrastructure
- Concrete pavement in dock position
- Main electrical installations ready
- Water supply by water well (not for consumption)
- Sewage network connected to industrial park wastewater treatment plant
- Fiber optics available
- Gas infrastructure available in the park
- Dedicated Fire Protection System in building

BUILDING SPECIFICATIONS

Structure Type	Steel Structure
Wall System	Precast Concrete + Metal sheet
Roof	SSR KR-18
Floor Thickness	15 cm
Column Spacing	18.5m x 15.5m
Min. Clear Height	9 m
Loading Docks	3 docks (+4 k.o.)
Drive-in Ramps	1 ramp
Skylights	8% of roofed area
Lightning	LED
Ventilation System	4 cph
Fire Protection System	Hose System
Transformer Capacity	300 KVA transformer
Parking (light vehicle)	32 spaces

Contact us

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