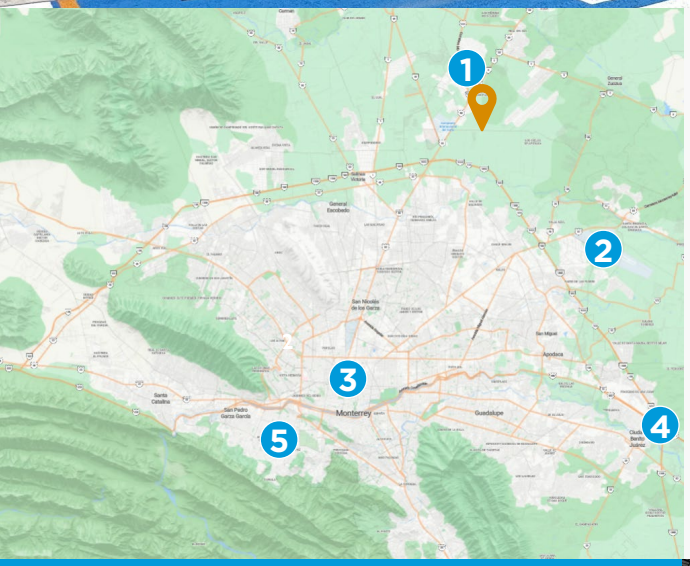
AVAILABLE FOR LEASE – BUILDING 01

AUTODROMO INDUSTRIAL PARK (PIA)

Camino al Autodromo KM 0.5, General Zuazua, NL, CP 65750

PRODENSA



Autodromo Industrial Park (PIA) is a newly developed industrial complex featuring world-class infrastructure. Strategically located near Monterrey's Private Airport (Aeropuerto del Norte), it offers direct access to major highways, including the Laredo, TX route and Monterrey's toll ring road.

The park's main entrance is via Camino al Autodromo, just 500 meters from the Laredo Highway.

Building 01 is available for immediate occupancy, offering **31,180 m²** for a single tenant, with the flexibility to subdivide into units starting from **5,197 m²**.

DISTANCES TO

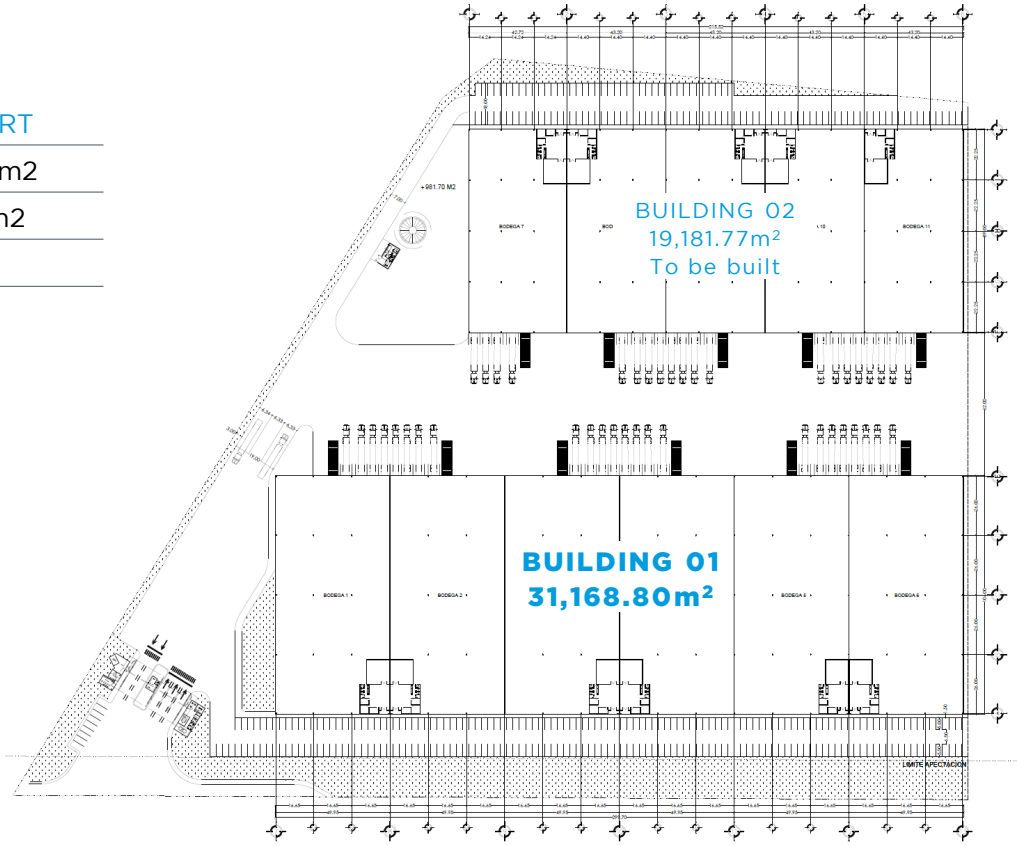
1. Highway to Laredo, TX	3 km | 2 mi
2. International Airport	24 km | 15 mi
3. Monterrey Downtown	25 km | 16 mi
4. San Pedro Garza Garcia	33 km | 20 mi
5. Highway to McAllen, TX	37 km | 23 mi

AUTODROMO INDUSTRIAL PARK (PIA)

PRODENSA

MASTER PLAN

BUILDING 01 - AREA CHART	
Land Area	60,972.37 m2
Building Area	31,168.80 m2
Office Area	To Suit



INDUSTRIAL PARK INFRASTRUCTURE

- Guard House at the entrance of the park
- 24/7 controlled access
- Architectural fence at the frontage
- Perimetral fence of concrete wall
- Ready for Fire Protection System Installation
- Asphalt pavement for roadway infrastructure
- Concrete pavement in dock position
- Main electrical installations
- Water supply by city network
- Sewage network connected to Wastewater Treatment Plant (under construction)
- Building ready for office space improvements

BUILDING SPECIFICATIONS

Structure Type	Steel Structure
Wall System	Precast Concrete
Roof	SSR KR-18
Floor Thickness	15 cm
Column Spacing	16.65 m x 26 m
Min. Clear Height	9 m
Loading Docks	18 docks
Drive-in Ramps	2 ramps
Skylights	7% of roofed area
Lightning	To Suit
Fire Protection System	To Suit
Transformer Capacity	(2) 500 KVA each
Employee Parking	236

Contact us

+52 81 1635 1511
res@prodensa.com

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