

# Principal B, Reynosa

+52 55 7211 6162 comercial@eirecapital.com 

- ✓ **241 PARKING SPACES**
- ✓ **28 DOCK DOORS**
- ✓ **5,700 KVA (expandable up to 8,000 KVA)**

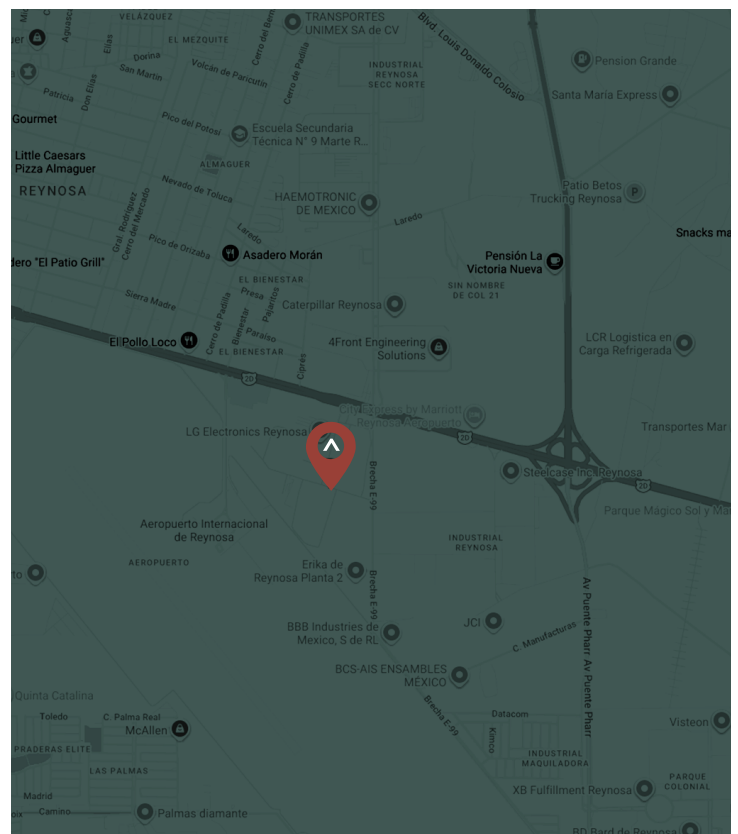
Total Rentable Area:	<b>346,275 sq ft (32,170 m<sup>2</sup>)</b>
Office Area:	<b>40,470 sq ft (3,760 m<sup>2</sup>)</b>
Height:	<b>21 ft (6.4 m)</b>
Dock Doors:	<b>28</b>
Parking:	<b>241 spaces</b>
Power:	<b>5,700 KVA (expandable to 8,000 KVA)</b>
Monthly Rent:	<b>\$5.8 USD/m<sup>2</sup></b>

Located in the Puente-Pharr submarket, within a secure industrial park, this property offers a strategic position just 10 minutes from the border crossing and directly behind Reynosa International Airport, establishing a premium location for cross-border operations.

The asset sits on a 875,860 sq ft (81,360 m<sup>2</sup>) land parcel, providing flexibility for expansion of the main building or tenant-specific modifications.

With 28 dock doors and strong electrical capacity, it supports high-demand industrial operations.

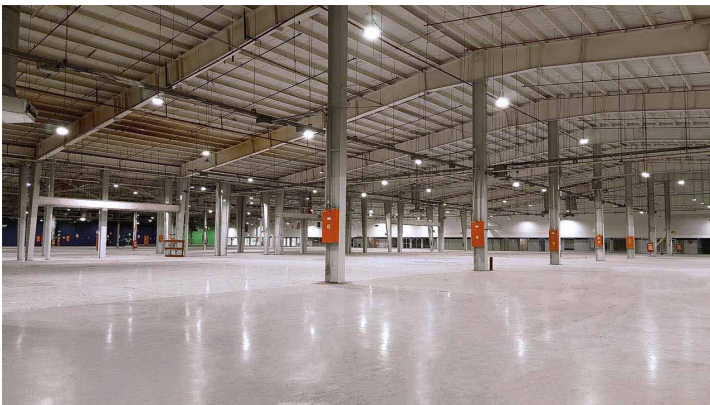
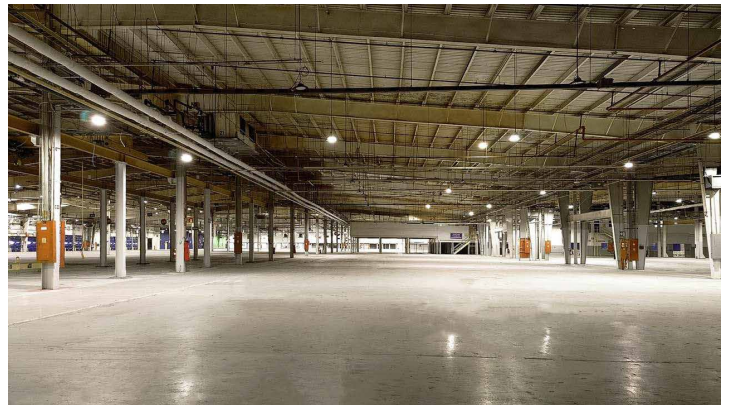
A strategic opportunity for companies seeking operational scale, robust infrastructure, and direct connectivity to the U.S. market.

Address: **Principal B s/n, Reynosa, Tamaulipas**

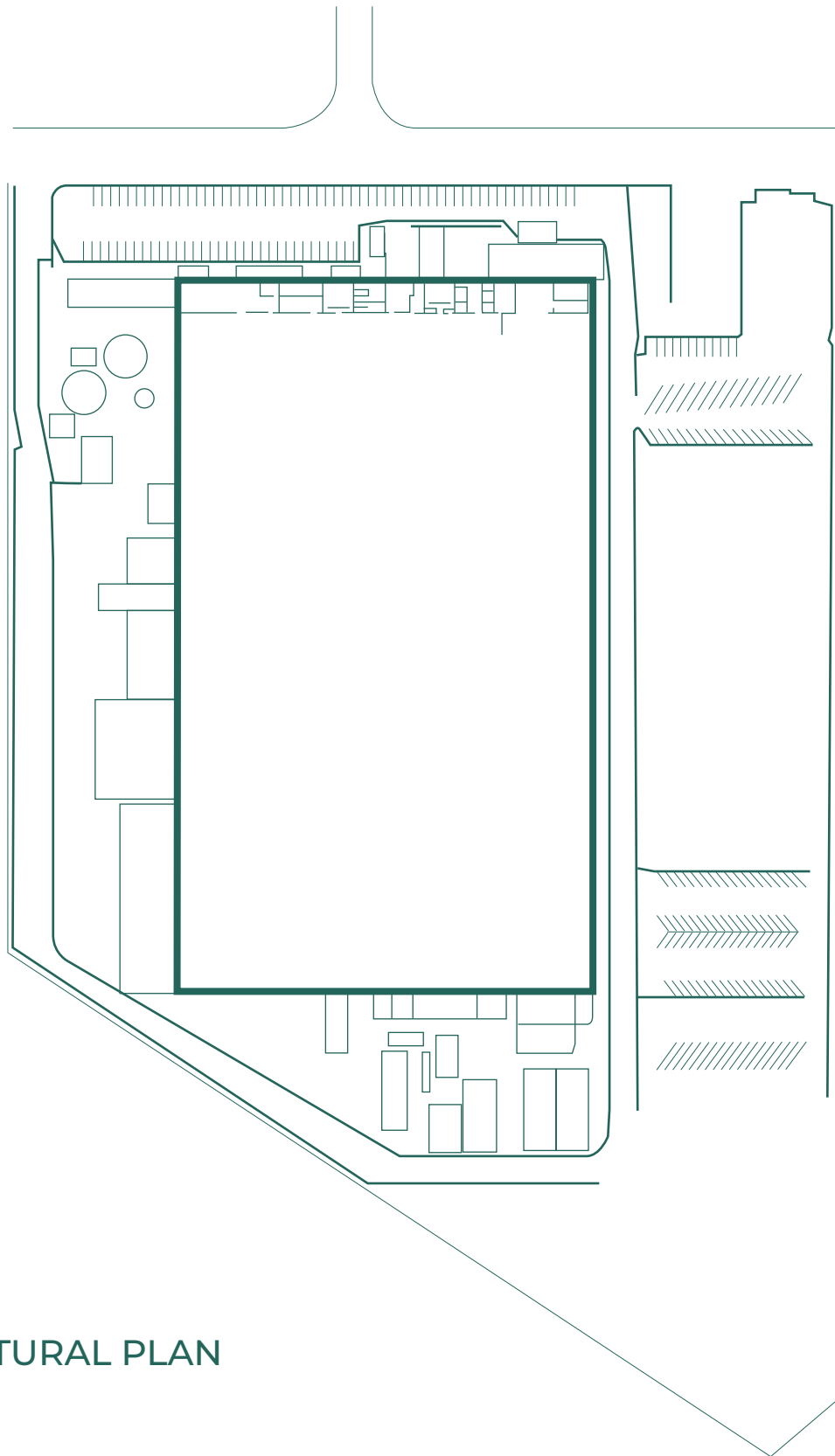
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ARCHITECTURAL PLAN