

FOR SALE, LEASE, OR BUILD-TO-SUIT

Alamos Business Park in Nogales

Dr. Francisco Arreola 1294 | Nogales, SO Mexico

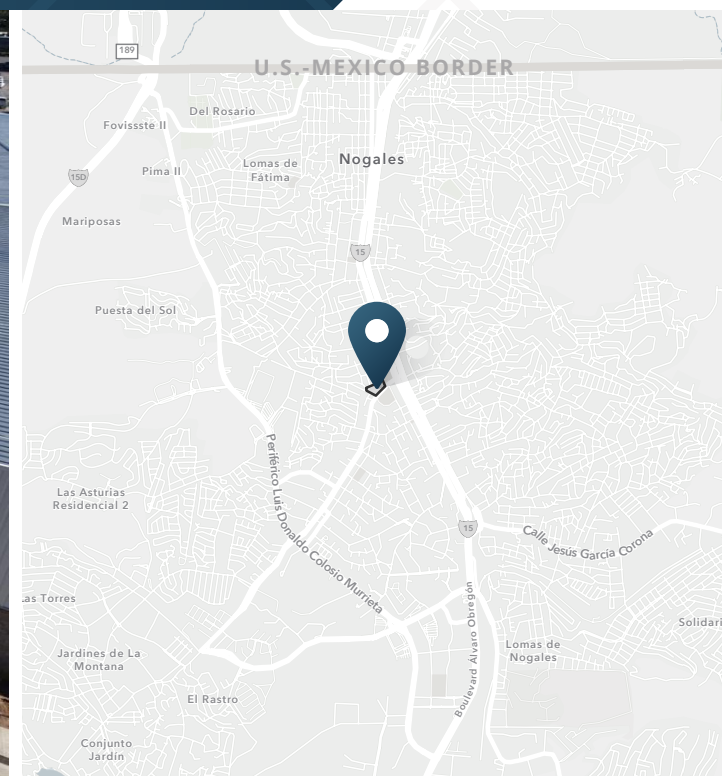
SITE
±2.69 AC

Strategically Located Design Ready Opportunity

Dr. Francisco Arreola 1294 | Nogales, SO Mexico



FOR SALE OR LEASE



2.69 Acres

Land Size

Industrial

Zoning

In-place

Utilities

Contact Broker

Rate

PROPERTY HIGHLIGHTS

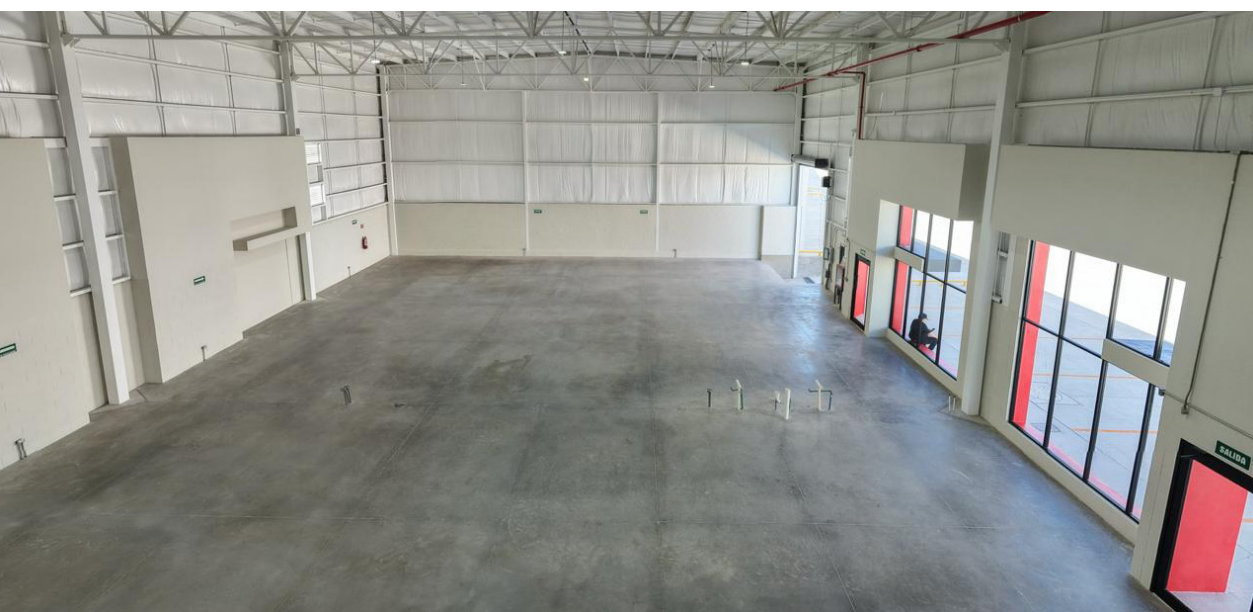
Land Size AC	2.69
Land Size SF	117,112
Divisible	Yes
Clear Height	Up to 32'
Grade Level	Available
Dock High	Per building design
Parking	Ample
Delivery Timeline	Upon tenant commitment

ABOUT THE PROPERTY

- Located only 3 miles from one of the busiest commercial border crossings in North America, Alamos Business Park is tailored for companies seeking proximity to U.S. markets with the operational benefits of Mexico-based logistics.
- Situated at Puerta del Sol, the project aims to transform an underutilized urban parcel into a thriving industrial and logistics hub for multinational and regional businesses.
- The existing property currently features low-rise commercial structures and open land parcels with established access points. Ample open land ideal for phased construction.
- Surrounded by neighborhood commerce, local infrastructure, and open space near public venues like stadiums and civic buildings, the site offers high visibility and versatile redevelopment potential.

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HOSPITAL GENERAL
NOGALES

ESTADIO DR. ALBERTO
HOEFFER
(BASEBALL FIELD)

COLISEO TAURINO
NOGALES
(EVENT VENUE)

PANAMA

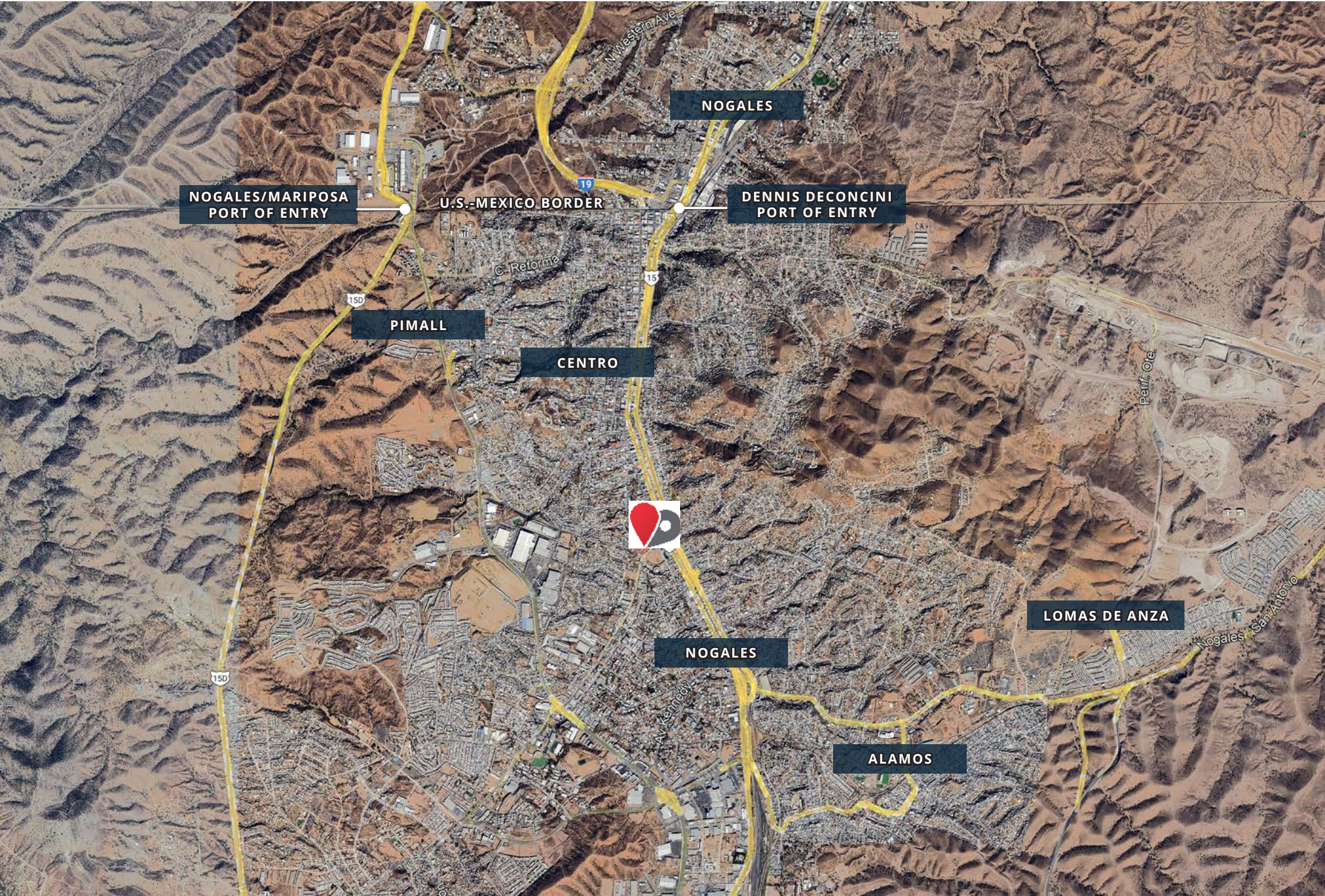
DR. FRANCISCO ARREOLA

AV. TECNOLÓGICO



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DEMOGRAPHIC HIGHLIGHTS

Population

	1 Mile	3 Miles	5 Miles
2024 Estimated Population	25,000	80,000	150,000
2029 Projected Population	27,500	88,000	165,000
Projected Annual Growth 2024 to 2029	2.0%	2.0%	2.0%

Daytime Population

2024 Daytime Population	30,000	90,000	170,000
Workers	12,000	35,000	65,000
Residents	18,000	55,000	105,000

Income

2024 Est. Average Household Income	\$15,000 USD	\$16,500 USD	\$17,500 USD
2029 Est. Median Household Income	\$17,000 USD	\$18,500 USD	\$19,500 USD

Households & Growth

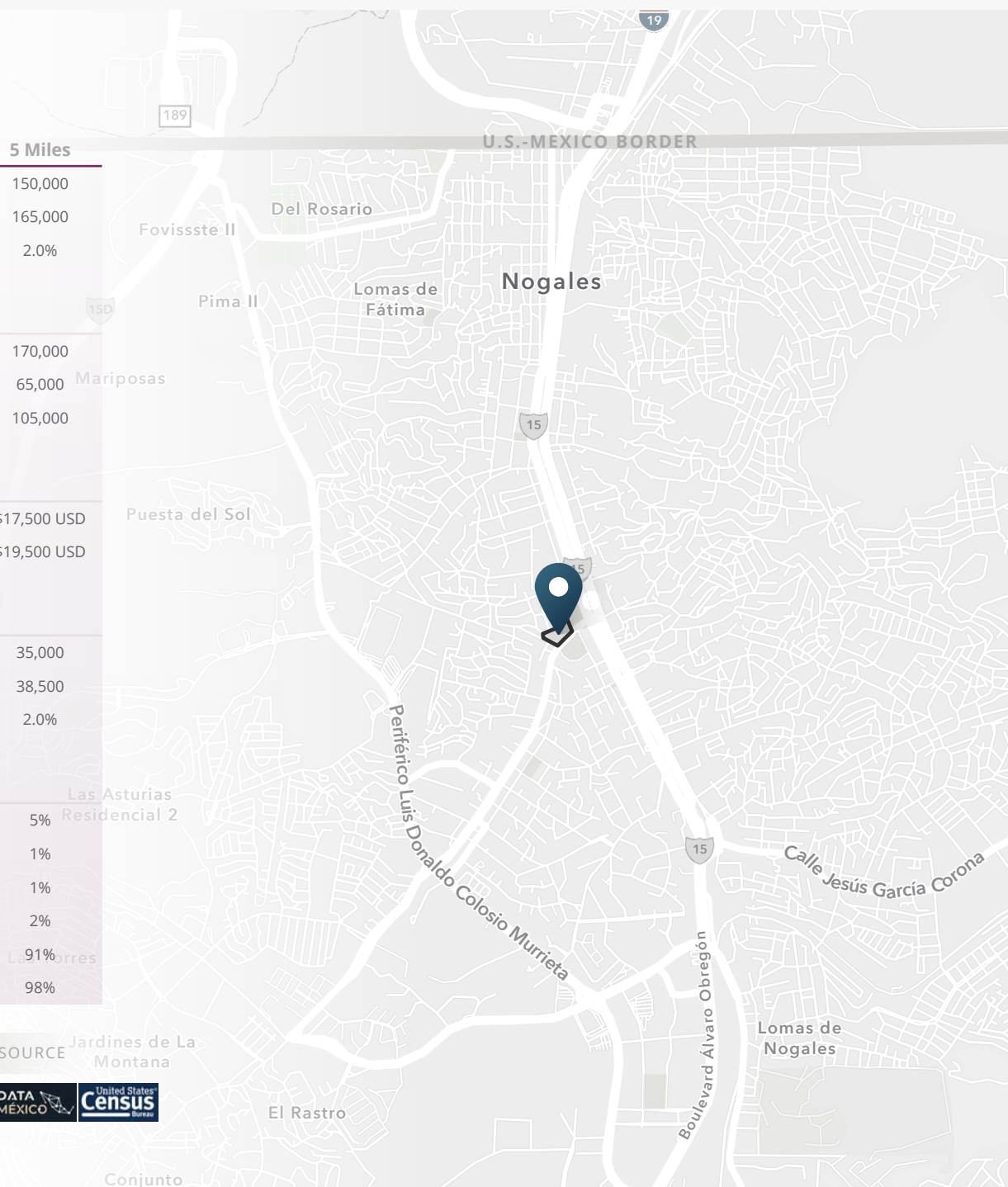
2024 Estimated Households	6,000	20,000	35,000
2029 Projected Households	6,600	22,000	38,500
Projected Annual Growth 2024 to 2029	2.0%	2.0%	2.0%

Race & Ethnicity

2024 Est. White	-	-	5%
2024 Est. Black or African American	-	-	1%
2024 Est. Asian or Pacific Islander	-	-	1%
2024 Est. American Indian or Native Alaskan	-	-	2%
2024 Est. Other Races	-	-	91%
2024 Est. Hispanic	-	-	98%

➤ **Note:** These estimates are based on general growth trends in Nogales, Sonora, and surrounding areas. The percentages for "Other Races" are high due to the predominant Mestizo (mixed Indigenous and European ancestry) population in the region, which is common in Mexican demographics.

SOURCE: Jardines de La Montana





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