



American Industries®

Site Selection - Shelter Administrative Services - Industrial Real Estate

Partner for Success®

Nuevo Leon Fact Sheet

2021

Monterrey City

City Highlights:

Area: 324,4 km²
Population: 1.1 Million Inhabitants
Elevation: 540 m
Avg. Temp.: 28-32°C

Competitive Advantages:

- Excellent connectivity and logistics hub
- Productivity and sector diversification
- FDI leader
- Industrial business hub



State Highlights:

Area: 64,156.2 km²
Population:
5.475 M Inhabitants
Population density:
90 per km²
Municipalities: 51



State Distinctions:

#1 state in foreign direct investment in Mexico

Monterrey is home to the most international companies in the country

10% of all Mexico's manufacturing exports come from Nuevo Leon

Most productive human capital in the country



KOREA
11%



USA
57%



ARGENTINA
9%



NETHERLANDS
5%



SPAIN
9%



OTHER
9%

Leaders in Foreign Direct Investment



Industry

Main Industrial Sectors:

- Automotive
- Home Appliances
- Aerocluster
- IT & Software
- Metal Mecanic
- Machining
- Metal Stamping
- Plastic Injection
- Assembly and Testing
- Manufacturing

Business Opportunities:

Main processes and capabilities

- Stamping
- Rubber
- Engine Motors
- Foam
- Steel Fabrication
- Electronics Packaging
- Thermotreatment
- MRO Services
- Casting



Education

Average years of schooling: 10.9

Technicians graduating/year: 11,000

Engineering Students: 62,115

Engineering graduates/year: 58,000



Employment

Economically Active Population (EAP): 2.41 million

Annual GDP growth: 3.60%

Manufacturing Employment: 529,118

IMMEX Employees: 295,428

IMMEX Companies: 859

Turnover: 0.49% (metro area)

Avg. wage increase/yr.: 4%



Talent

Labor Availability

(labor on hand)

EXCELLENT



Labor Stability

(maquila / mfg)

EXCELLENT



Labor Culture

(mfg / aerospace)

EXCELLENT



Labor Costs

(Fully loaded costs)

Direct Labor

\$5.68

Indirect Labor

\$6.36

Supervision & Engineering

\$16.78

Management

\$41.52

(average cost USD/hour)



Main Clusters

Automotive **Aerocluster** **Home Appliances** **IT & Software**

Interactive Media **Health** **Tooling** **Energy** **Agrifoods**

Tourism **Urban & Housing** **Nanotech** **Biotech**



Real Estate

Market Size:

66 Buildings / 6,301,382 FT²
9 BTS Buildings / 1,389 M FT²
36 New Projects / 4,479 M FT²
30 Expansion Buildings / 1,821 M FT²
Average Rent USD \$0.45 FT²/Month

NUEVO LEON

⚙️ Main Companies

Automotive:



Home Appliances:



Aerospace:



Energy:



IT & Software:



Food & Beverage:



Manufacturing Others:



🌐 Logistics & Connectivity

Distance to closest border city (kms / miles)
FTL to the border
 Direct Air Destinations (#) Passenger
Air Passengers carried (million)
 International Airport

224.7 / 139.62
USD \$610
 46
 11.1
 YES

🛡️ Security

Mfg. Related

EXCELLENT
 No Issues Reported



🏠 Quality of Life

- 3rd largest city in the country •
- 15 certified hospitals
- 30 modern shopping centers
- 52 museums
- 8 golf courses
- 1,700+ high cuisine restaurants
- Certified colonial towns

NUEVO LEON

start@americanindustriesgroup.com

www.americanindustriesgroup.com

US toll-free: +1 (877) 698 3905

Mexico: 01 800 AI SALES (247 2537)

Juarez • Chihuahua • Torreon • Monterrey • Reynosa • San Luis Potosi • Guadalajara • Guanajuato • Queretaro