



***American Industries®***

Site Selection - Shelter Administrative Services - Industrial Real Estate



# CHIHUAHUA

## REGION OVERVIEW



Partner for Success®

# CHIHUAHUA STATE



- Located in the north-west region of Mexico. Neighboring States with Texas and New Mexico Largest shared border with the United States (Nuevo Mx, Texas and Arizona).
- Multilingual and Multicultural business environment. 1st place in Exports in Mexico with 13.4 MUSD.
- 2nd Q 2021 13.5% of Mexico's total.

# CITY CHARACTERISTICS

- **Area:** 8,384.37 km<sup>2</sup> (3,237.22 mi<sup>2</sup>)
- **Elevation:** 1,415 m. (4,635 ft.)
- **Avg. Temp.:** 7°C – 37°C (44.6°F – 98.6°F)
- **Population:** 971,693 Inhabitants
- **EAP:** 462,429 inhabitants
- **Distance to El Paso TX:** 372 km (231 mi)
- **FTL Cost:** \$445 USD (CHIH-ELP)
- **Employment:** 270,000 (107,000 in Mfg.)
- **IMMEX Employment:** +75,555
- **IMMEX Companies:** +110
- **International Airport:** Daily flights to Houston, Dallas and Denver
- **# Direct Air Destinations:** 42
- **Air Passengers carried in 2021:** 1,600,000
- **Largest City for engineering graduates per capita:** 235 per 100K inhabitants
- **Industrial Real Estate Market:** 214 Buildings
- **Real Estate Market Size:** +20.2 M FT2
- **Absorption 2022:** 2.94 M FT2
- **Market Ave. Lease Rate:** 0.42 USD/FT2/MONTH

# TRIPLE HELIX MODEL

## Integration of industries groupings

Public and Private Training, Education  
and R&D Institutions



INDUSTRY



550 facilities  
of medium  
and large  
companies

ACADEMIA

GOVERNMENT



# AUTOMOTIVE CLUSTER

Chihuahua is #1 automotive employer in Mexico with more than 155k employees, 157 companies and 2 OEM's (Ford and BRP).



# AEROSPACE CLUSTER

Chihuahua accounts for 30% of the aerospace employment in Mexico with more than 17k employees, 40 certified suppliers and 6 out of the 8 OEM's operating in Mexico.



# ELECTRICAL AND ELECTRONIC CLUSTER

Chihuahua is the 3rd FDI destination nationally in electrical-electronics industry with 126 companies and more than 94k employees.



# MEDICAL DEVICES CLUSTER

More than 60k employments and 53 companies producing state of the art products in medical devices and pharmaceutical products.





# TALENT DEVELOPMENT

5 Advanced Research and Engineering Centers, public and private, focused in design, product development and testing.



• **A P T I V** •



**Honeywell**



# CHIHUAHUA'S COMPETITIVE ADVANTAGES

- ⦿ 339 foreign companies established in the City of Chihuahua.
- ⦿ World Class Infrastructure and Availability of Natural Gas for Industrial Projects.
- ⦿ Clusters and Industries with Advanced Integration and Cooperation. Strong ties with local government, institutions, and industry.
- ⦿ Large, trained, highly qualified and stable human talent with an industrial culture over 3 generations. Union-free zone.
- ⦿ More than 98% of region industry engineers and technicians are local.
- ⦿ State-of-the-art training in the High-Technology Training Centre and in the 59 universities and 65 vocational/technical institutions of the state.

# REAL ESTATE

## CHIHUAHUA'S AMERICAN INDUSTRIES AVAILABILITY



# SOUTH INDUSTRIAL COMPLEX



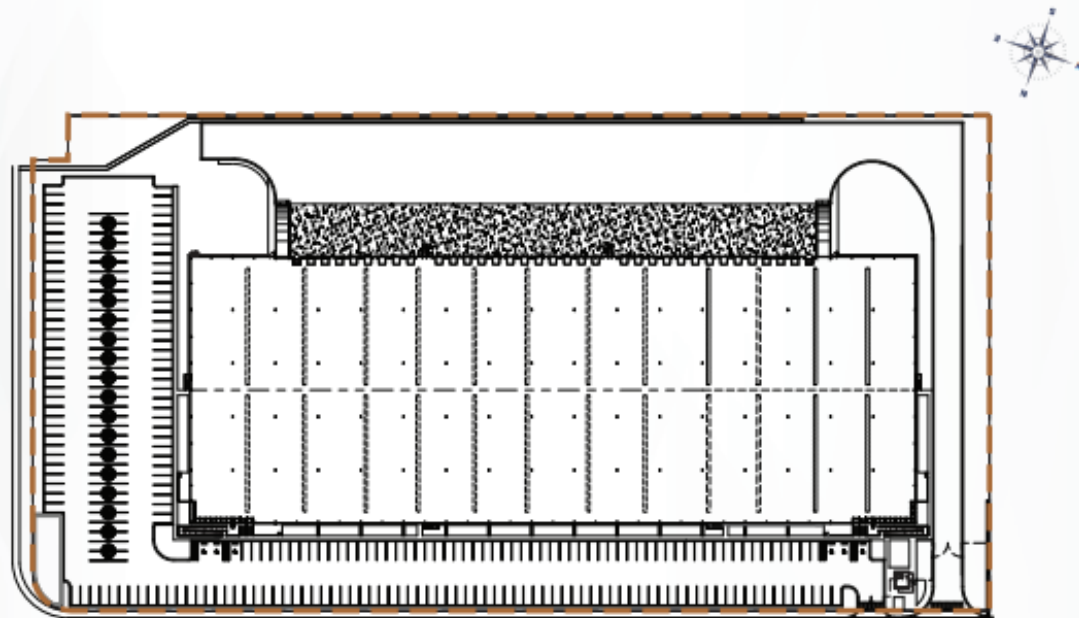
# PROPOSED LOCATION 1

**Total Land Area:**

413,886 sq. ft.

**Total Building Area:**

169,570 sq. ft.



# SHELL BUILDING SPECIFICATIONS

<b>Clear Height</b>	32 ft (9.75m) clear height from FFL to lower level of Structure.
<b>Docks</b>	Per every 40,000 sq. ft.: (1) Equipped Dock High, 9'x10' manually operated roll up doors, preparation for (2) Two additional docks. (1) Ramped doors 12'x14' graded ramp (manually operated doors) Wall Knock-outs for additional docks and/or trailer parking.
<b>Bay Spacing</b>	40' x 50' (12.19 x 15.24m)
<b>Walls</b>	Concrete Tilt up walls
<b>Roof</b>	Galvanized Sheet Metal Roof SSR-KR18 22 ga 3" Fiber Glass Insulation Polycarbonate Skylights 5%.
<b>Floor</b>	6" Thick Concrete Floor

# SHELL BUILDING SPECIFICATIONS

<b>Production Lighting</b>	Upon Request
<b>Offices Area</b>	Upon Request
<b>HVAC</b>	Upon Request
<b>Power Substation</b>	Upon Request
<b>Fire Protection System</b>	Hoses and Extinguishers
<b>Exterior Rooms</b>	Guardhouse, Pump Room



# INDUSTRIAL PARK

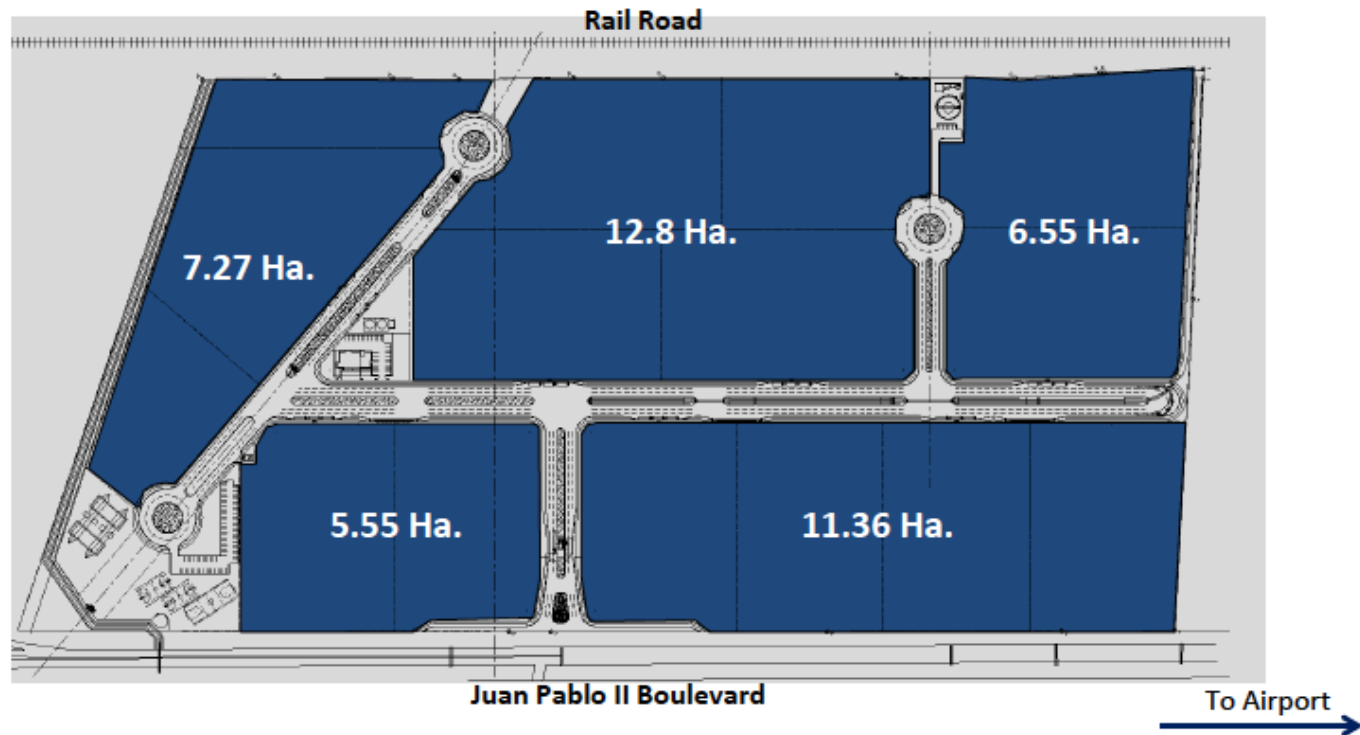
Proposed  
Location (1)



# PROPOSED LOCATION

Total Available  
Area:

45.53 HAS



# PARK AMENITIES

## Water & Sewer

- In Park Water Well
- Water Treatment Plant

## Power & Lighting

- Power Substation
- Underground power distribution
- LED lighting fixtures for street lighting

## Communications

- Analogic and Digital Services Available



# PARK AMENITIES

## Shared Fire Protection System FM Compliant

- FPS Tank
- FPS Diesel Pump 3,000 GPM - 150psi

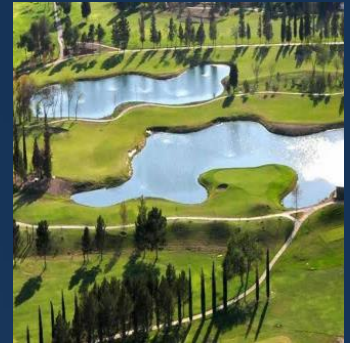
## Park Internal Regulations

- 24/7 security and access control
- Recreational Areas
- Bus stops, public transportation





# VISIT CHIHUAHUA!





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# Thank You

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