



American Industries®

Site Selection - Shelter Administrative Services - Industrial Real Estate



MONTERREY

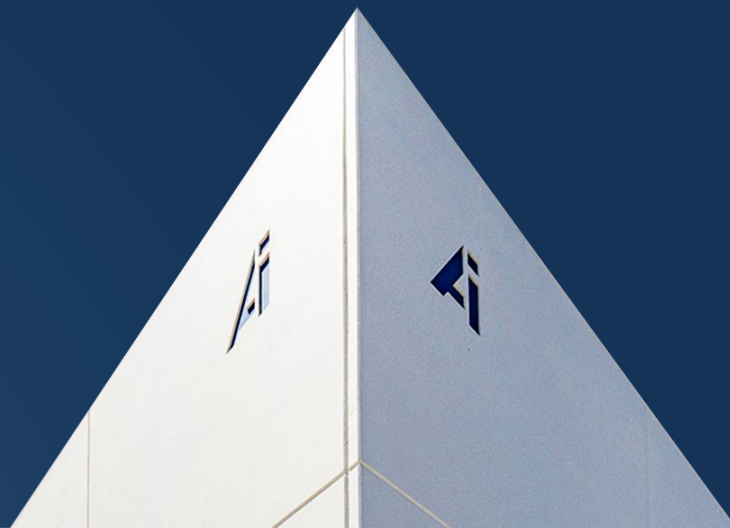
REGION OVERVIEW



Partner for Success®

AI IN MONTERREY

- 14 Years in the region
- 4.1 Million Sq. Ft. in Buildings
- 13.3 Million Sq. Ft. in Land
- 2 Industrial Parks owned and operated by AI
 - Apodaca I
 - Apodaca II
- 16 Customers
 - 14 Shelter Customers
 - 3 Lessee's



AI IN MONTERREY



NUEVO LEON KEY DIFFERENTIATORS

- Strategic location in NAFTA corridor
 - Less than 160 mi. to US border
- Stable Labor force (+20 years of labor peace)
- +4,000 foreign companies
- Manufacturing base in various sectors
- Stronger legal protections
- Potential gate to Central & South America

NUEVO LEON KEY DIFFERENTIATORS

- + 100 R&D Centers
- Political and Macroeconomic stability
- Modern Infrastructure
- Global business culture is widespread
- Supply Hub services - Potential clients & supplier identification

NUEVO LEON KEYS FACTS



- Population – 5.7 Million
- EAP – 2.9 Million
- GDP contribution - \$99.1 Billion USD
 - Exports (2022) - \$3.39 Billion USD
- \$22.6 Billion USD from Manufacturing

STRATEGIC LOCATION

City	Distance (Km)
San Francisco, CA	2,660
Chicago, IL	2,607
Detroit, MI	2,977
New York, NY	3,405
North Carolina, NC	2,454
Colombia, NL (Border Xing)	247
Laredo, TX (Border Xing)	223
McAllen, TX (Border Xing)	240
Altamira Tamaulipas (Gulf Port)	574
Veracruz, Veracruz (Gulf Port)	1,005
Manzanillo, Colima (West Port)	1,115
Lazaro Cardenas, Mich. (West Port)	1,316

INFRASTRUCTURE - UTILITIES

Water

- ⦿ NL has several reservoirs which supply water
- ⦿ **Total Capacity of the four main dams** (Cerro Prieto, Rompe picos, La Boca y El Cuchillo) = 1,553M m3 Ground water sources:
 - Deep and Shallow wells
 - Spring water
- ⦿ **Drainage services cover: 99% of the whole State.**
- ⦿ **Monterrey treats 100% of its waste water.**

INFRASTRUCTURE - UTILITIES

Distribution of communication infrastructure in Nuevo Leon (2022):

- **Telephone lines in operation: +2 M** Extensive T1 and DSL fiber optic network services operated by private groups: Telmex, Alestra (AT&T) and Avantel (MCI World Com) +3M km of Fiber optics.

INFRASTRUCTURE - UTILITIES

Electric Power

- 11 Substations with an installed capacity of 4,507.02 MVA
- 7 Energy generator centrals with an installed capacity of 1,063 MW
- 5 External producers with an installed capacity of 934.73 MW
- 17 Transmission substations with an installed capacity of 10,016.30 MVA
 - 4 Turbo gas generators
 - 2 Combined cycle generators
 - 1 Independent producer

INFRASTRUCTURE - UTILITIES

Natural Gas (2012) - Effective distribution of natural gas throughout the State:

- Distributors: Gas Natural and Compañía Mexicana de Gas.
- Available in 8 municipalities
- 815,324 homes
- 3,435,216 users

INFRASTRUCTURE - AIRPORTS

Mariano Escobedo (commercial and cargo)

- Up to 700 monthly flight to ten cities in United States – Atlanta, Dallas, Houston, Las Vegas, San Antonio, Detroit and Miami.
- With a yearly traffic of 5,582,794 passengers (2011)
- Hub to: DHL, FEDEX, Estafeta, UPS.

Del Norte (corporate)

- Provides aviation services to private users.
- Hosts +20 centers of MRO.
- Leading private aviation airport nationwide.
- Six fix base operators.

INFRASTRUCTURE - CONNECTIVITY

Modern and efficient **public transportation** that includes **bus & metro system** (expanding):

- 275 public transportation lines.
- 3 metro lines (with expansion plans)
- Ecovia project

Bus lines:

- Ecovia project



INFRASTRUCTURE - CONNECTIVITY



Efficient highways connecting Nuevo Leon with:

- ⦿ Highway 85N – To Nuevo Laredo
- ⦿ Highway 1 – To Colombia, Nuevo Leon
- ⦿ Highway 57 – To San Luis Potosi and Mexico City
- ⦿ Highway 85S – To Ciudad Victoria and Tampico
- ⦿ Highway 40w – To Saltillo
- ⦿ Highway 40E – To Reynosa
- ⦿ Highway 54 – To Zacatecas
- ⦿ Highway 53 – To Monclova

INFRASTRUCTURE - CONNECTIVITY

Colombia International Bridge:

- 8 lanes for commercial and non-commercial purposes.
- 14km border with the US.
- Directly connected to I – 35 in the US.
- Daily capacity of over 12,000 trucks.
- International rail crossing point.
- Bonded warehouse.
- Advanced technology for trucks inspection.



INFRASTRUCTURE - CONNECTIVITY

Interpuerto Project

Inland port with industrial and logistic state-of-the-art infrastructure.

- 1,250 Has. development north of Monterrey Metropolitan area.
- Connects with the two main train lines and their intermodal shipment (KCSM y FMX)
- The area has internal customs, bonded warehouse, free trading area and custom surveillance.
- Logistics and freight patios.
- Multimodal station through a rail carrousel.



INFRASTRUCTURE - WORKFORCE

- 2.74 million, equals to 47% of the total population Stable, productive and highly qualified labor force 20 years without any strike

Consolidated Industrial Sectors

- Automotive, autoparts and components
- Home appliances and components
- Electric and electronic equipment
- Metal mechanics
- Steel, glass, cement and beverages
- Software and IT services

INFRASTRUCTURE - WORKFORCE

- ⦿ Specialized Medical Services
- ⦿ Multimedia

Developing Industrial Sectors

- ⦿ Aerospace, Biotechnology, Nanotechnology & Energy (specially Oil & Gas)



INFRASTRUCTURE - EDUCATION

- 93 colleges and universities with +200,000 students.
- More than 60 bilingual schools.
- 213 technical careers with 52,000 students
- 6,000 engineers graduated per year (avg.)



INFRASTRUCTURE - EDUCATION

Main Technical Programs supporting the industry:

- Industrial Mechatronics
- Information Technologies
- A/C and Cooling
- Industrial Electronics
- Aeronautical Maintenance
- Industrial Tooling and Machining
- Mechanical Automotive and Autotronics
- Welding



ADVANTAGES – R&D

- ⦿ +100 R&D Centers.
- ⦿ Larger number of patent's application
- ⦿ +2000 certified companies with ISO 9000 and 14001
- ⦿ The first integral park in Latin America on technological development and innovation has been established in Nuevo Leon (PIIT)
 - The Research and Technology Innovation Park (PIIT) is one of the key strategies within the Monterrey International City of Knowledge Program. It consists of a surface area of **+100 Has. (247 acres)** with land available for research and development centers, and for businesses that meet the Park's objectives.

GET A COST MODEL SIMULATION

When you request a Cost Model Simulation, you will be able to get the total monthly operating cost and cost per hour of your operations Monterrey, including the following criteria:

- Cost of direct and indirect labor
- Cost of imports and exports including logistics
- Cost of Real Estate Facility and Utilities
- Other costs of operating in Monterrey, Mexico

Request your free cost model today at:
<http://CostModel.ManufacturingInMexico.com>





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Thank You

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