



American Industries[®]

Site Selection - Shelter Administrative Services - Industrial Real Estate



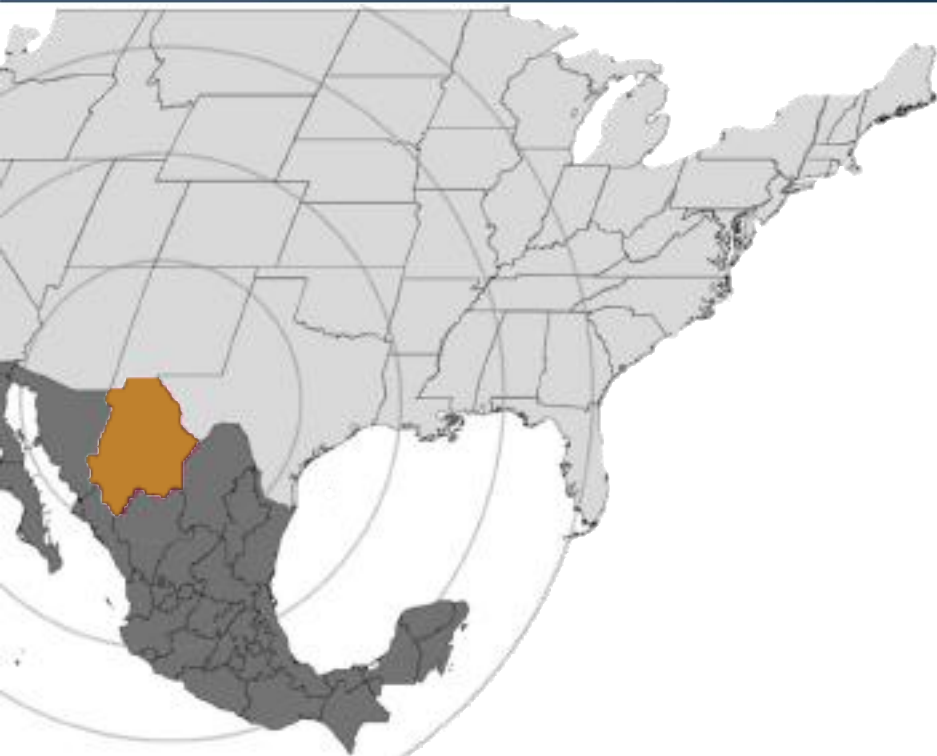
CHIHUAHUA

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 35.6 MUSD.
- 2nd Q 2023 13.5% of Mexico's total.

CITY CHARACTERISTICS

- **Area:** 8,384.37 km² (3,237.22 mi²)
- **Elevation:** 1,415 m. (4,635 ft.)
- **Avg. Temp.:** 7°C – 37°C (44.6°F – 98.6°F)
- **Population:** 952,412 Inhabitants
- **EAP:** 471,039 inhabitants
- **Distance to El Paso TX:** 372 km (231 mi)
- **FTL Cost:** \$445 USD (CHIH-ELP)
- **Employment:** 366,897 (107,455 in Mfg.)
- **IMMEX Employment:** 88,115
- **IMMEX Companies:** 107
- **International Airport:** Daily flights to Dallas and Denver
- **# Direct Air Destinations:** 42
- **Air Passengers carried in 2022:** 866,847
- **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



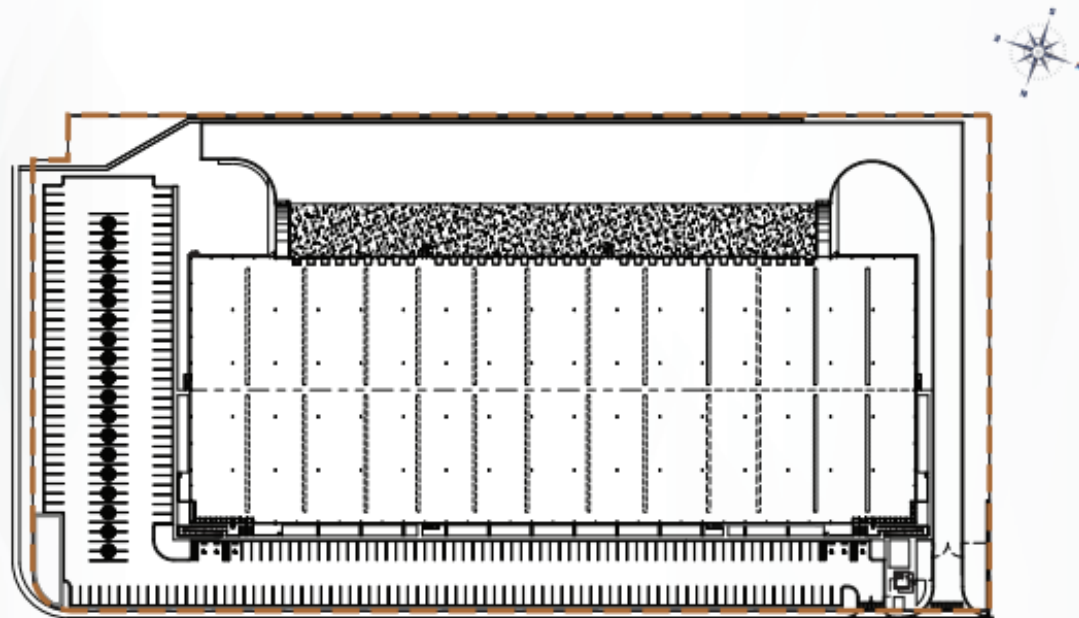
PROPOSED LOCATION 1

Total Land Area:

413,886 sq. ft.

Total Building Area:

169,570 sq. ft.



SHELL BUILDING SPECIFICATIONS

Clear Height	32 ft (9.75m) clear height from FFL to lower level of Structure.
Docks	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.
Bay Spacing	40' x 50' (12.19 x 15.24m)
Walls	Concrete Tilt up walls
Roof	Galvanized Sheet Metal Roof SSR-KR18 22 ga 3" Fiber Glass Insulation Polycarbonate Skylights 5%.
Floor	6" Thick Concrete Floor

SHELL BUILDING SPECIFICATIONS

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

INDUSTRIAL PARK

Proposed
Location (1)



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

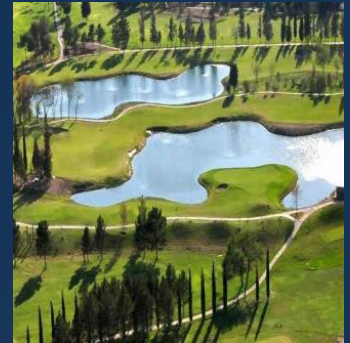
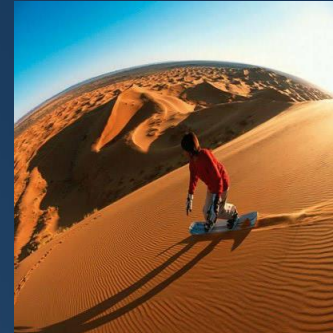
- FPS Tank
- FPS Diesel Pump 3,000 GPM - 150psi

◉ 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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