

Ai American Industries®

REGION OVERVIEW

MONTERREY



FOREIGN DIRECT INVESTMENT (FDI)

- ◆ New investments: USD \$29.213 billion
- ◆ Reinvestment of profits: USD \$29.439 billion
- ◆ Intra-company accounts: USD \$10.386 billion

**TOTAL FDI IN NUEVO LEON
(JAN-SEP 2024):**

USD \$69.037 B

**NUEVO LEON'S SHARE OF
NATIONAL FDI (2024):**

9%

**TOTAL FDI IN MEXICO
(JAN-SEP 2024):**

USD \$35.737 B

Source: Mexico's Ministry of Economy

LOCATION & CONNECTIVITY

- ◆ Near the U.S. border: 2 hours to Laredo, TX
- ◆ 10 minutes from Monterrey International Airport
- ◆ Access to ports: Altamira, Tampico, Manzanillo
- ◆ Highway access: Monterrey-Salttillo, Monterrey-Reynosa
- ◆ Railway connectivity: Kansas City Southern and Ferromex



Source: American Industries / Finsa / Davisa

INDUSTRIAL PARKS: APODACCA I & II

LOCATION

- ◆ Apodaca, Nuevo Leon
- ◆ Next to Libramiento Noreste & Eje Metropolitano

INFRASTRUCTURE

- ◆ Dock-levelers
- ◆ Clear height: 9–11 m
- ◆ High-strength floors
- ◆ ISO / LEED certifications



Source: American Industries / Finsa / Davisa

WORKFORCE & EDUCATION



LABOR FORCE

- ◆ 3.7 million working-age people in NL
- ◆ Competitive labor cost vs. U.S.

SPECIALIZED TALENT

- ◆ 11,000+ engineering graduates per year (NL)
- ◆ 70+ universities and tech institutes (ITESM, UANL, UDEM, TecMilenio)
- ◆ Dual education programs available

Source: Mexico's Ministry of Economy

INDUSTRY & SUPPLY ECOSYSTEM

KEY SECTORS IN NL

- ◆ Automotive and electromobility
- ◆ Home appliances and HVAC
Aerospace
- ◆ Metal-mechanic
- ◆ Food and beverage processing
- ◆ Logistics and distribution



Source: Nuevo Leon Industrial Clusters / State Government

INDUSTRY & SUPPLY ECOSYSTEM

SUPPLIERS AND SUPPLY CHAIN

- ◆ 1,000+ certified local suppliers
- ◆ Access to raw materials and components
- ◆ Binational distribution centers

CLUSTERS & ASSOCIATIONS

- ◆ CLAUT (Automotive Cluster)
- ◆ INDEX (IMMEX Exporters)
- ◆ CANIETI, CANACINTRA, CAINTRA

Source: Nuevo Leon Industrial Clusters / State Government



SUSTAINABILITY, INCENTIVES & CTA

SUSTAINABILITY & ENERGY

- ◆ Access to renewable energy (solar/wind)
- ◆ Parks with water treatment facilities
- ◆ LEED and ISO 50001 certifications in new developments

INCENTIVES & SUPPORT

- ◆ Fast-track permitting process
- ◆ Local incentives for investment (property tax, licenses)
- ◆ Soft-landing programs for new companies
- ◆



CALL TO ACTION

**READY TO LAUNCH YOUR MANUFACTURING
OPERATION IN MONTERREY?**

VISIT OUR INDUSTRIAL PARKS: **APODACA I & II**



SCHEDULE A GUIDED TOUR:

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