



SITE

FOR LEASE / SALE

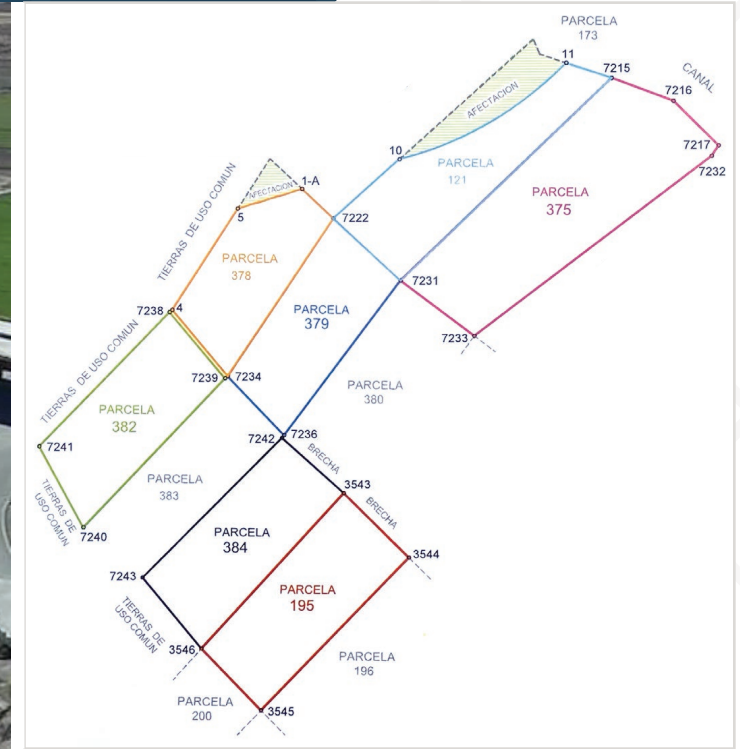
Border Guadalupe-Tornillo Industrial Park Land

Lib. de Cd. Juárez, Guadalupe de Bravos | 32741 Chihuahua, Mexico



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182 AC

Available

\$4.80 PSF

Land Sale

\$10 PSF Min

Building Lease for
Finished Logistics
Building

ABOUT THE PROPERTY

- State-of-the-art, high-volume, and less than 1 mile from the Marcelino Serna Port of Entry
- The Guadalupe-Tornillo Bridge spans the Rio Grande at km 43 of the Porvenir-Ciudad Juárez highway, connecting Tornillo, Texas, and Guadalupe, Chihuahua. It provides access to US Interstate 10 and Mexico's Federal Highway 45 via Highway 2
- Creditworthy tenants, build-to-suit modality, foreign trade zone
- Zoning: L-1
- Primary Use: Logistics, Manufacturing
- Parcels: 121, 195, 375, 378, 379, 382, and 384

PROPERTY HIGHLIGHTS

- 25 miles from El Paso and Juárez, Mexico
- Potential Access to Electrical Infrastructure
- Supply Channel for the Area of the Territorial Reserve
- Should the project require additional reserves to increase the size of the project, additional reserves can be acquired.
- Marcelino Serna's facilities supports commercial traffic, but also boasts two inspection booths, ten covered commercial docks, and designated areas for hazmat containment, bulk cargo, and agriculture quarantine.
- A heliport is located at Marcelino Serna POE.

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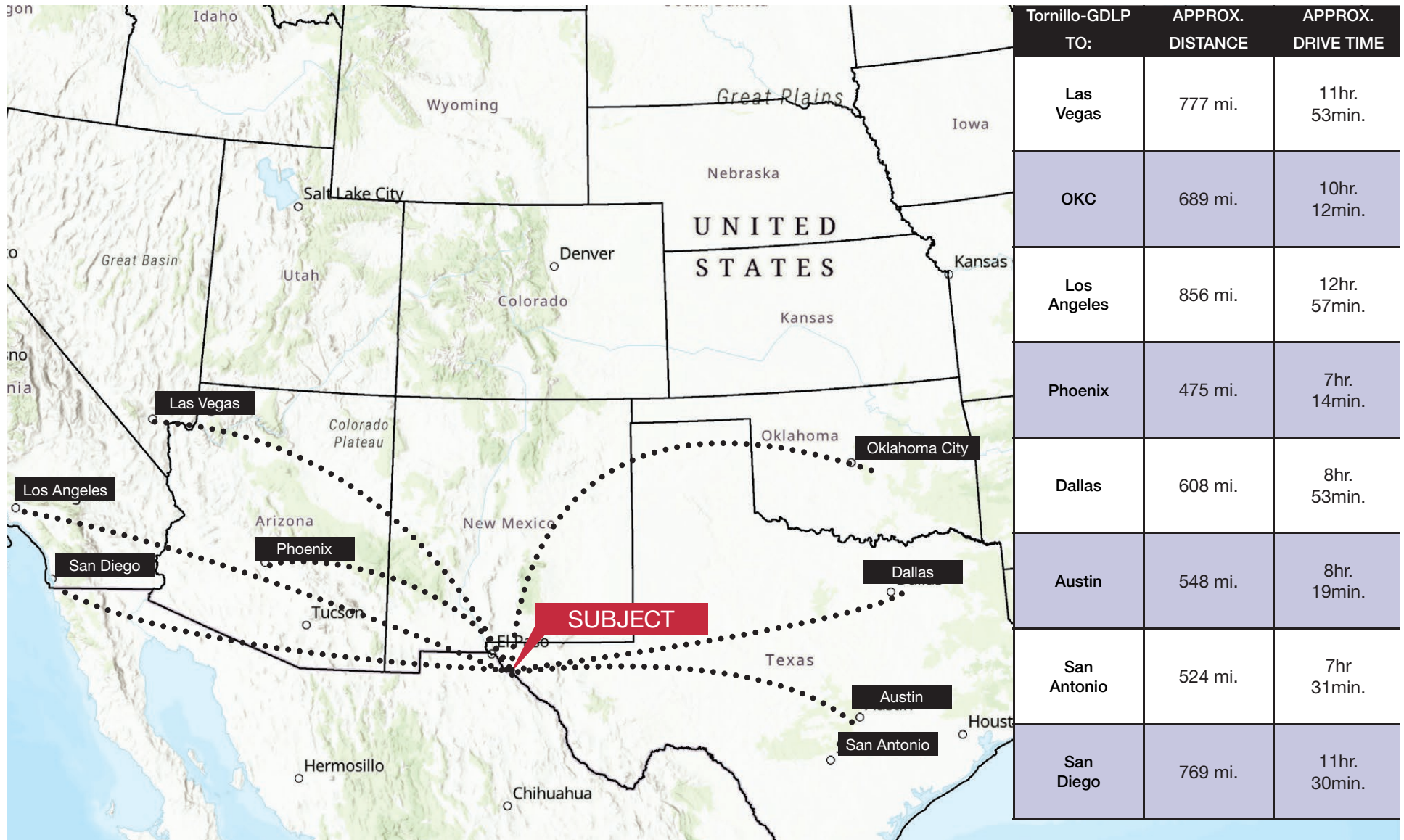


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DRIVE TIMES



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ABOUT THE REGIONAL DEVELOPMENT

Industry

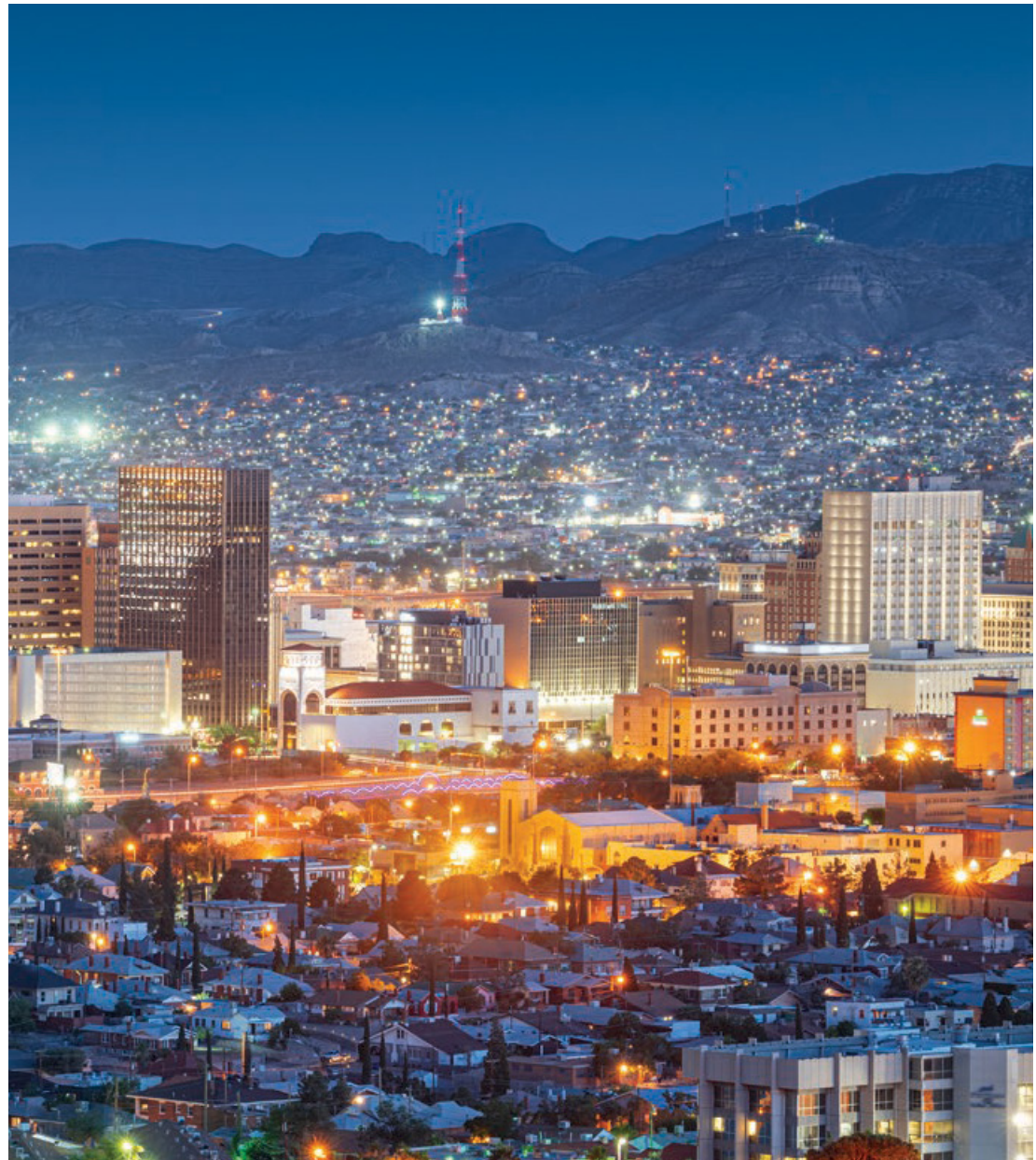
Together with the surrounding areas, the cities form El Paso, and Juarez, the second largest binational metropolitan area on the Mexico/U.S. border (after San Diego, and Tijuana), with a combined population of over 3.4 million people.

Four international points of entry connect Ciudad Juarez and El Paso: the Bridge of the Americas, the Ysleta, and Zaragoza International Bridge, the Paso del Norte Bridge, and the Stanton Street Bridge. Combined, these bridges allowed 22,958,472 crossings in 2008, making Ciudad Juarez a major point of entry and transportation into the U.S. for all of central northern Mexico. The city has a growing industrial center, which in large part is made up by more than 300 maquiladoras (assembly plants) located in and around the city. According to a 2007 New York Times article, Ciudad Juarez was “absorbing more new industrial real estate space than any other North American city”.

Economy

The El Paso Regional Economic Development Corporation indicated that Ciudad Juarez is the metropolis absorbing “more new industrial real estate space than any other North American city.” The Financial Times Group through its publication The Foreign Direct Investment Magazine ranked Ciudad Juarez as the “City of the Future” for 2007, and 2008. The El Paso/Juarez area is a major manufacturing center. CommScope, Electrolux, Bosch, Foxconn, Flextronics, Lexmark, Delphi, Visteon, Johnson Controls, Toro, Lear, Boeing, Cardinal Health, Yazaki, Sumitomo, and Siemens are some of the foreign companies that have chosen Ciudad Juarez for business operations.

Source: Wikipedia



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TRADE OVERVIEW

United States-Mexico-Canada Agreement spells economic opportunity for Borderplex region

Mexico is now America's single largest trading partner, and the U.S.- Mexico border has become a dynamic and critical economic driver for the United States. In 2018, trade between nations totaled an estimated \$671.1 billion in 2018.

The region is now the fourth largest manufacturing hub in North America.

Consumers from Mexico cross the border to eat, shop and play, accounting for 20% to 30% of the retail sales in the El Paso area. Warehousing, logistics and customs brokers are critical industries in the region, and one in four jobs locally is connected to cross-border trade. All this has resulted in record-low unemployment and a positive trend in the regional economy over the quarter-century. NAFTA's successor, the United States-Mexico-Canada Agreement presents as NAFTA did, a once in a generation opportunity for economic development.

This trade agreement creates higher standards and better policies that will help the region's enterprises. This improved trade deal will address many of the outdated elements of NAFTA and ensure a level playing field for U.S. manufacturers to participate in international markets.

Updates include new chapters on improved regulatory practices and technical barriers to trade. These new rules prevent discriminatory and unfair practices and improve the reliability and accessibility of new markets for businesses in the region and across the U.S.

Source: <https://www.elpasotimes.com/story/opinion/2019/12/19/usmca-spells-economic-opportunity-borderplex-region-jon-barela/2702972001/>



New highway south of Juarez will spare urban areas some heavy traffic

Currently in operation is the La Ribereña junction of the road connecting the Libramiento Oriente corridor of Ciudad Juarez with the Pan-American Highway 45. This project makes connections that links Ciudad Juarez, Chihuahua with Portezuelo, Hidalgo, Mexico.

"This state-of-the-art port was built with the future in mind and can be expanded to meet the demand of the trade community," said acting CBP Director of Field Operations Ray Provencio. "CBP stands ready to meet the growing needs of international trade in our region while also maintaining our vital homeland security mission."

Residents and local officials on both sides of the border are trying to minimize the impact of heavy truck traffic on El Paso and Juarez. And while Ysleta (or Zaragoza, as it is known in Mexico) is the shortest path to the U.S. for commercial traffic originating from east and southeast Juarez industrial parks, efforts are ongoing to reroute U.S.-bound truck traffic coming from Central Mexico and Northern Mexico, Juarez industry officials and Chihuahua state authorities said.

"It is very positive to have more crossing options for our merchandise produced here or coming from the interior of the country. This is in line with efforts by industry and transport companies to be more efficient in the use of our border crossings," said Thor Salayandia, vice president of the Mexican Chamber of Industry. The crossing eventually could help cut down border wait times for truckers.

CBP: Truck crossings will resume in August at Marcelino Serna port of entry by: Julian Resendiz

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CURRENT AND PROPOSED INFRASTRUCTURE

Infrastructure National Program

Investment in infrastructure is a strategic and priority issue for Mexico, as it is the means to generate development and economic growth, a key element in increasing competitiveness. One of its objectives is to have a modern transport and communications infrastructure and logistics platform that promotes greater competitiveness, productivity and economic and social development, as well as the completion of a competitive infrastructure that promotes tourism as a strategic axis of regional productivity and a detonator of social welfare.

In the context of the Guadalupe-Tornillo Bridge and Interstate project, a land reserve has been acquired to develop a first property project of 76 hectares in a very premier location.

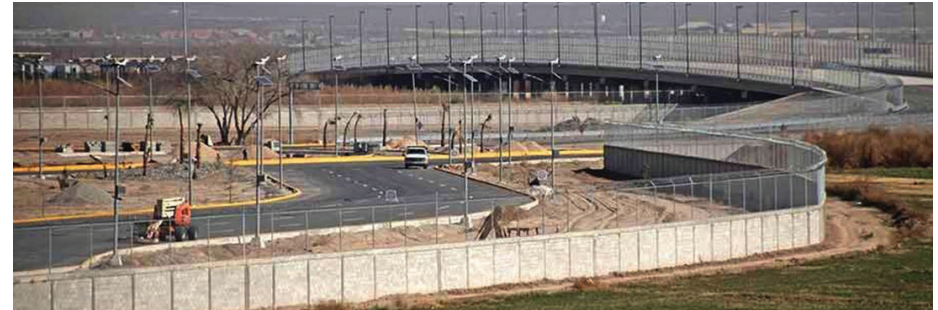
Should the project require additional reserves to increase the size of the project, additional reserves can be acquired.

Considering the future transport needs of the manufacturing industry, the approval of the intermodal railway service was processed before the Ministry of Communications and Transport (SCT) and Ferrocarril Mexicano, S.A. de C.V. (FERROMEX), to have an integral industrial and logistical project through the intermodal service, taking into consideration the geographical location of the area for foreign trade activities of import and export of products and raw materials for industry.

Location of the Property in relation to the Border Crossing

The Marcelino Serna International Bridge is less than 6 miles from the I-10 Highway, which runs coast-to-coast from Los Angeles, CA to Jacksonville, FL. Likewise, and as part of the Pan-American Highway, I-25 runs north across Canada to Alaska.

The bridge has 6 lanes, 3 in each direction, as well as 2 pedestrian walkways, its length is 215 meters and the width of its crown is 28.65 meters; this investment by the Federal Government was made to stimulate trade with the United States and contribute to the industrial development of the area of the municipality of Guadalupe, Bravos District.



Electrical Infrastructure Potential

On the International Highway (Highway 45), 2 km from the junction with the Nuevo Lib. A Cd. Juarez, is the 38 CC North III Combined Cycle Power Plant. This plant, with a net capacity of 928 MW, has only one of the two units in operation due to lack of demand. So, there is little more than 450 MW available, for now. But this CG is designed to supply the Juarez Valley, in anticipation of its potential for growth.

Tower 129

Tower 129 of the 115 Kva lines passing through the property, by building a substation for the transformation of energy from high to medium or low voltage.

Conclusion

With the progress made in the project, we have the feasibility of the energy supply from CFE, and we are in the process of registering the water concession title with CONAGUA. We will be able to extract up to 300,000 m³ of water per year from the subsoil for the project, and we have the application process complete for the use of industrial land for the area.

The location of the project would be a real commercial advantage for all participants, not only because of its obvious proximity to the US - Mexico border, but also because of the ease with which the final logistics will be integrated.

Source: Industrial Park Project - Border Guadalupe-Tornillo



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