

±499,361 SF / 47,604 M2
FOR SUBLEASE



HERMOSILLO, SONORA, MEXICO

CBRE

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HERMOSILLO INDUSTRIAL PARK NORTE

STATE OF THE ART MANUFACTURING FACILITY

BUILDING SPECIFICATIONS

CALLE MANUFACTURA #1 HERMOSILLO NORTE INDUSTRIAL PARK

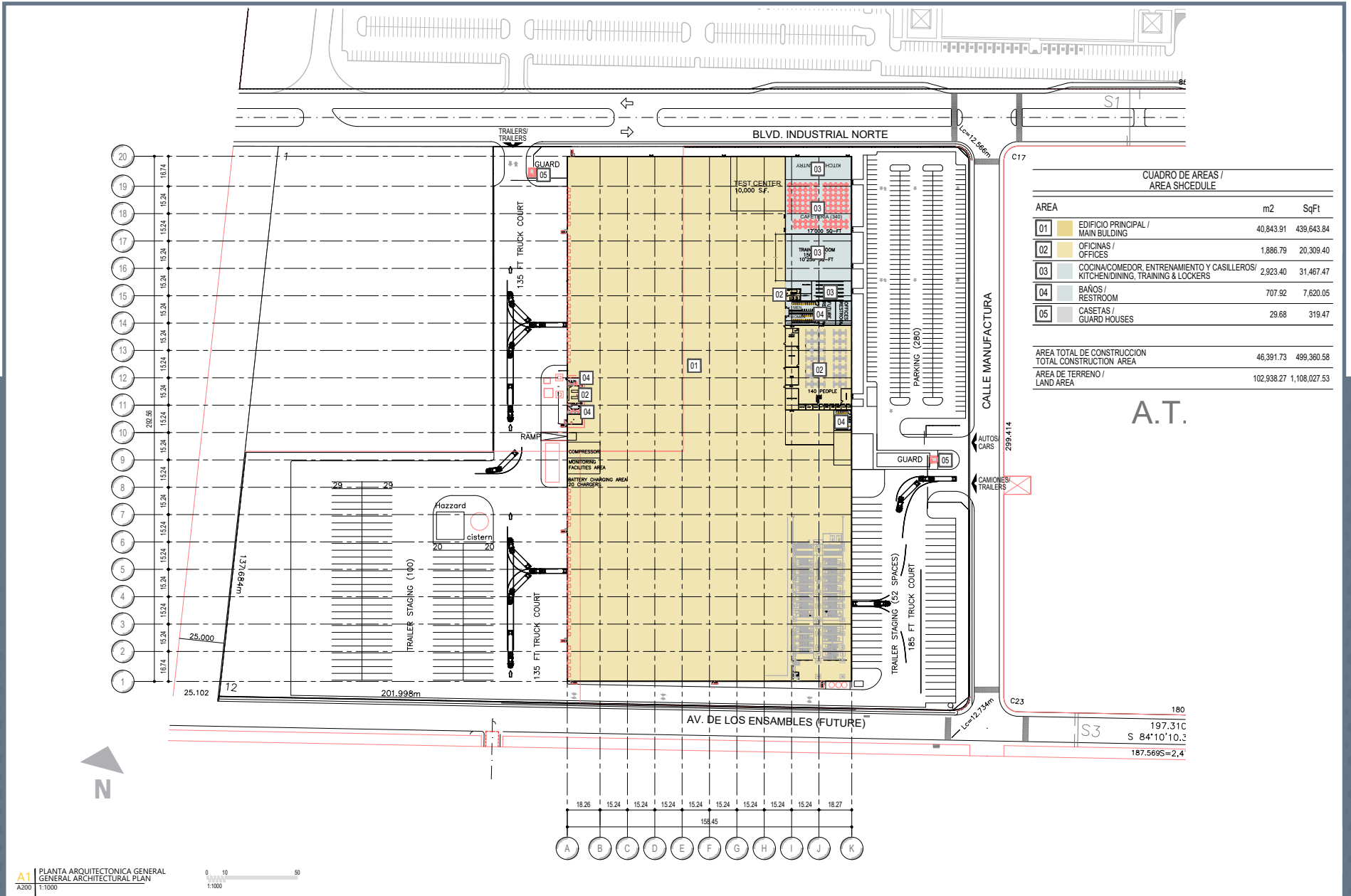
HIGHLIGHTS	
Site Area	±1,114,567 SF (±25.58 Ac) / ±103,547 m ²
Zoning	Industrial
Year Built	2022
Industrial Area	±432,560 SF / 40,186 m ²
Office Area	±37,253 SF / 3,461 m ²
Bathrooms/Lockers Area	±6,964 SF / 647 m ²
Cafeteria Area	±22,423 SF / 2,083 m ²
Mezzanine Area	±26,559 SF / 2,467 m ²
Total Construction Area	±525,759 SF / 48,844 m ²
Building Dimensions	520' x 960' (157m x 292m)
Column Spacing	50' x 50' (60' speed bay) / 15.24 m x 15.24m (speed bay: 18.26m)
Clear Height	34' / 10.55 mt



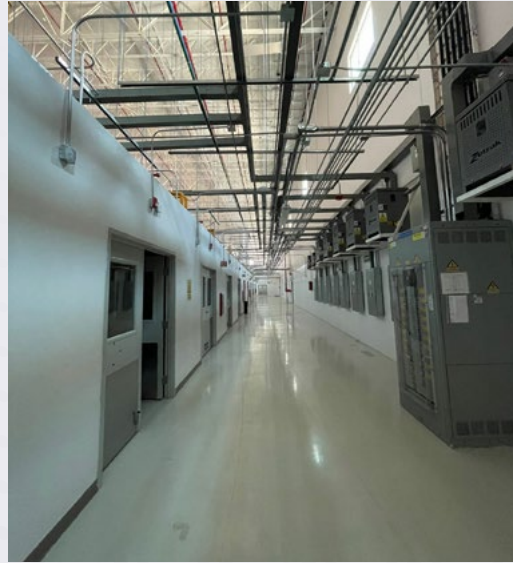
HIGHLIGHTS	
Trailer Parking	152 Spaces
Car Parking	280 spaces
Roofing	SSR LOK standing seam roofing system (7" fiber glass insulation)
Configuration	Rear-load
Loading Docks	51, 9' x 10'
Dock Equipment	Levelers (30,000 lb. cap), seals and lights (flexible arm)
Grade Level	1- 12' x 14'
Exterior Walls	Painted concrete tilt-up panels
Truck Court	135'
HVAC	<ul style="list-style-type: none"> • Production Area 35 roof top package units 50 ton/each • Molding Area 3 roof top package units 40 ton/each • Office/Cafeteria 18 split units
Fire Protection	<ul style="list-style-type: none"> • UL/FM approved, 2,500 GPM @135 PSI • FM Storage Tech Tank 172,928 gallons (150,000 exclusively to FPS)
Electrical	<ul style="list-style-type: none"> • 2,500 KVA, 13.8 kv, 480/227 Volts • 3,000 Amp, 3ph- 4W, 480/227 Volts
Lighting	LED
Floor Thickness	6" reinforced

SITE PLAN

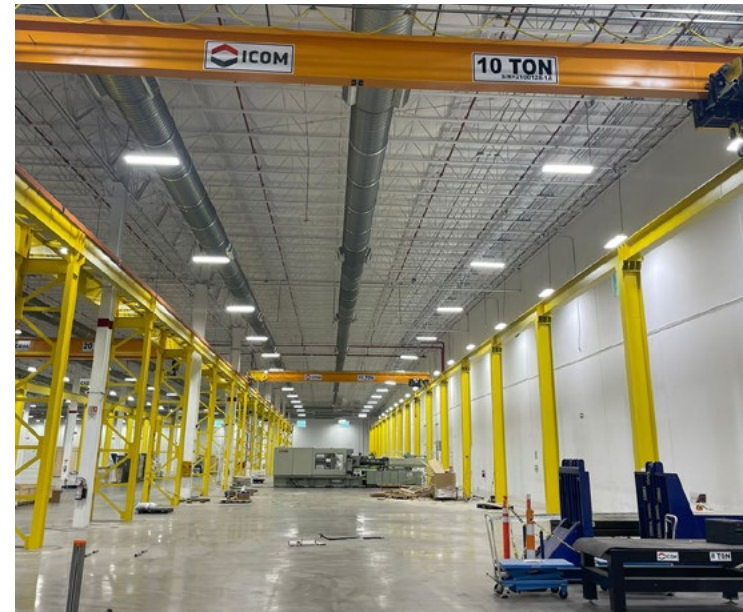
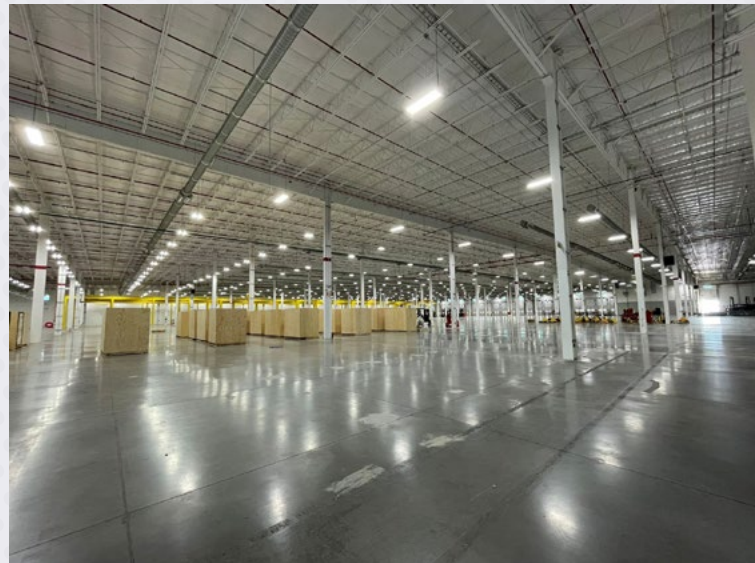
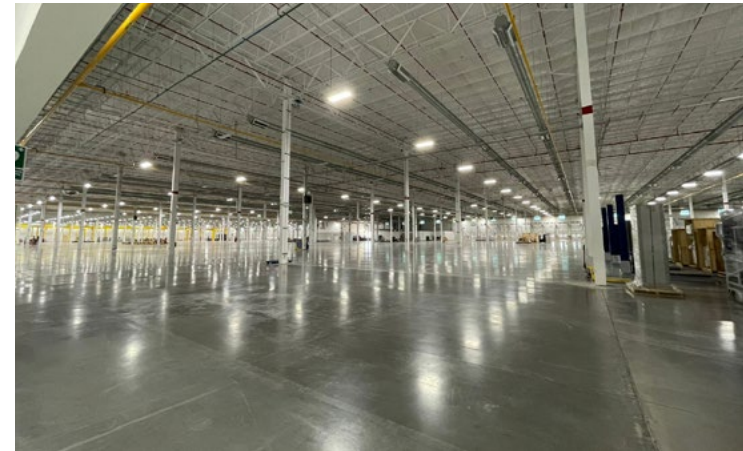
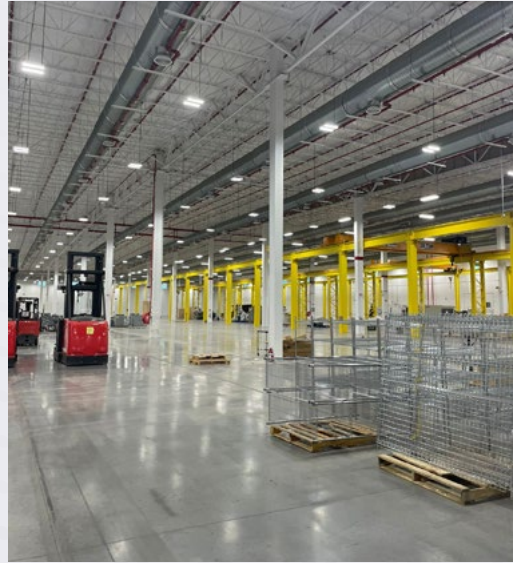
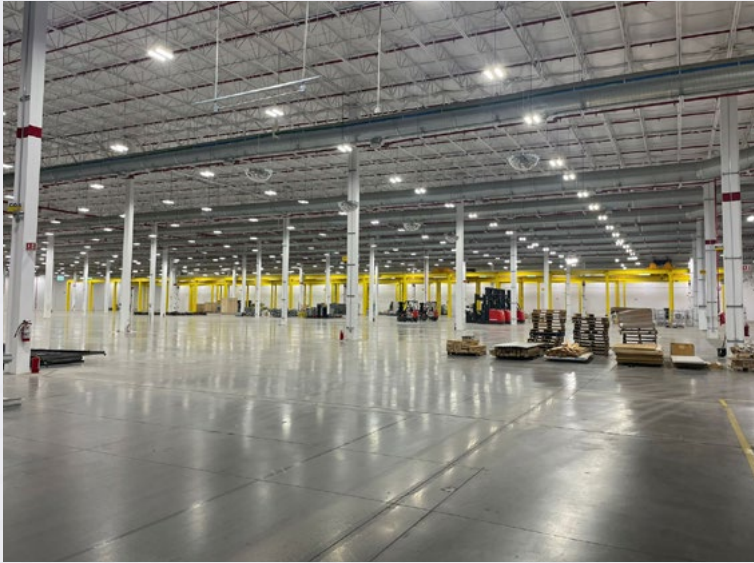
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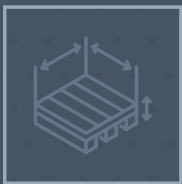
BUILDING PHOTOS



BUILDING PHOTOS



PROPERTY ADVANTAGES



- Located in one of the newest industrial clusters in the city.
- Close proximity to one of the fastest growing residential developments.
- Short distance to international Highway 15, providing connectivity to major transportation routes and the US-Mexico port of entry. areas providing a large labor pool.
- Construction completed in 2022.
- Highly functional and flexible Building.
- Large lot provides significant surplus land for truck staging or storage.

HERMOSILLO'S COMPETITIVE ADVANTAGE

Hermosillo stands as a vital economic hub in Sonora, offering diverse investment opportunities across manufacturing and services sectors. The city's strong industrial base, including automotive, electronics, and aerospace, benefits from established supply chains and skilled labor. Strategically located 165 miles south of the U.S.-Mexico border, Hermosillo ensures seamless access to North American markets, supported by well-developed infrastructure such as roads, railways, an international airport, and the nearby deep-sea port in Guaymas.

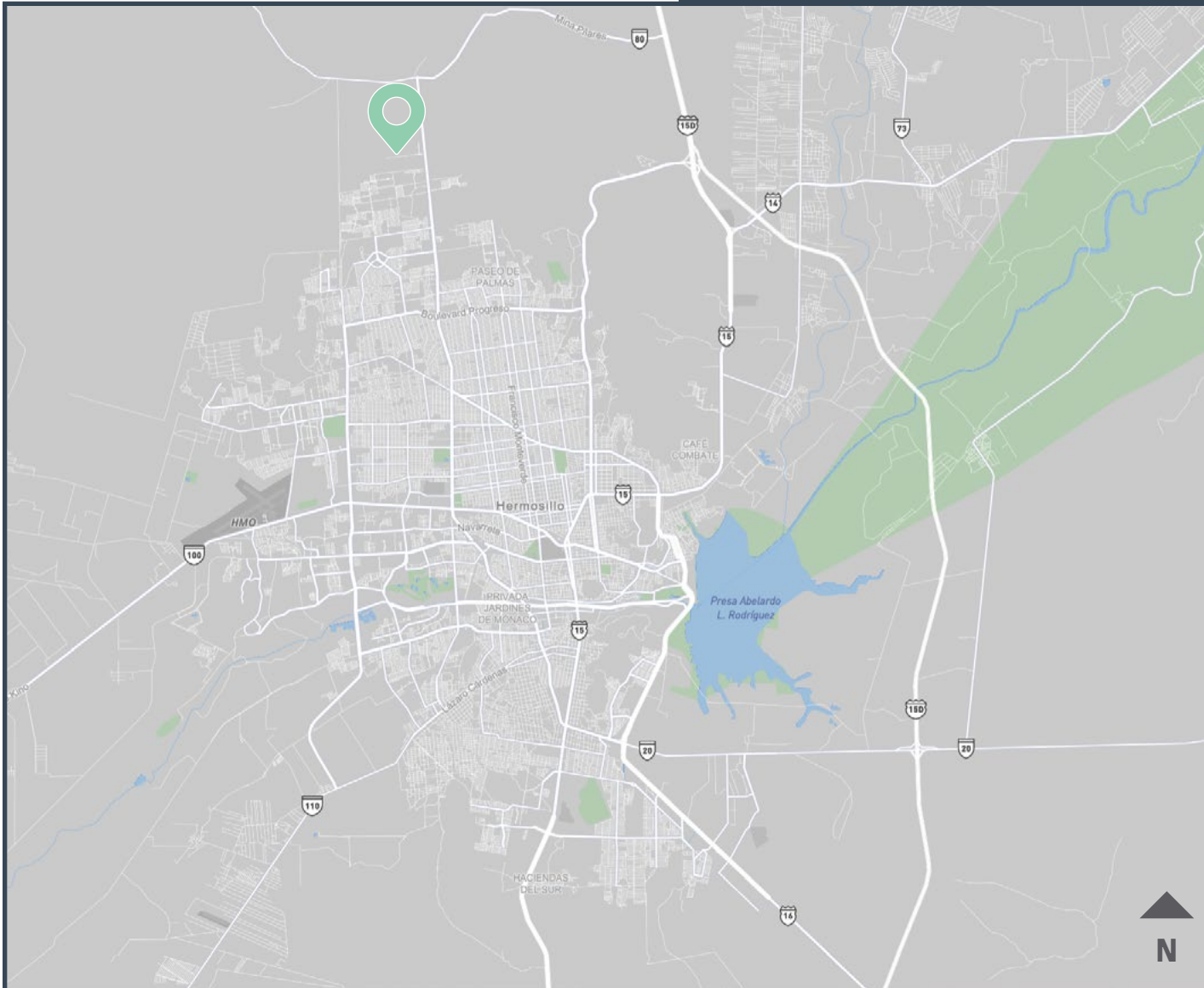


With a growing population and several educational institutions, the city provides a robust labor pool and a steady stream of skilled workers. Local government incentives, a supportive business ecosystem, and a high quality of life with a low cost of living further enhance Hermosillo's appeal as an attractive location for businesses and employees alike.

Hermosillo was ranked as one of the five best cities to live in, in Mexico as published in the study **"The Most Livable Cities of Mexico"** by the Strategic Communication Cabinet of the Mexican Government.

Hermosillo was ranked as the 7th most competitive city in the country according to the Mexican Institute for Competitiveness (IMCO) based on factors such as its economic diversification, geographical location, access to education, government, innovation and international relations.

DEMOGRAPHICS



Demographics

POPULATION (2020)

936,263

ECONOMICALLY ACTIVE POPULATION
(Q1 2025)

60.1%

EDUCATION - HIGH SCHOOL OR GEN.
BACCALAUREATE

22.7%

EDUCATION - BACHELOR'S DEGREE

26.3%

Trade

INTERNATIONAL PURCHASE
(SEP 2025)

US \$395M

INTERNATIONAL SALES
(SEP 2025)

US \$414M

FOREIGN DIRECT INVESTMENT
(JAN-DEC 2024)

US \$305M

EXPORT SALES PRODUCTS (SEP 2025)

**GOLD/SILVER
ELECTRICAL WIRES,
CABLES**

TRADE DESTINATIONS (SEP 2025)

**UNITED STATES
SWITZERLAND
CZECH REPUBLIC**

www.economia.gob.mx/datamexico

TRANSPORTATION & CONNECTIVITY



Hermosillo International Airport, with direct flight to Phoenix, AZ, Mexico City & Guadalajara.

SONORA has several important border crossing points with the United States, such as Nogales and San Luis Rio Colorado. These border crossings are key access points to the US market, facilitating international trade and business expansion northward.



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