



NEWMARK



CIUDAD JUÁREZ, CHIHUAHUA
INDUSTRIAL LAND

FOR SALE



AGENDA

We are pleased to invite you to participate in the process of selling the property called Carbonifera Industrial City (CIC Cd. Juárez).

NEWMARK together with NW Park International seeks to carry out an orderly and professional process for the sale of this property.

NEWMARK

01.

LOCATION

02.

PROJECT
DESCRIPTION

03.

CD. JUÁREZ
GENERAL
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04.

CD. JUÁREZ
GROWTH
DYNAMICS



01. LOCATION

NEWMARK

LOCATION

The property is located northwest of Ciudad Juárez, Chihuahua, near the border between Mexico and the United States, between the Blvd. Camino Real and the extension of Avenida 16 de Septiembre, which are main avenues that connects the city from West-East and North-South.

5-10 min from Labor force housing



-  Union Pacific Intermodal Terminal
-  Airports
-  CBP Borders
-  Principal Ave.
-  Secondary Ave.
-  Projected Ave.
-  Railroads

**LABOR FORCE
HOUSING
5-10 MIN**

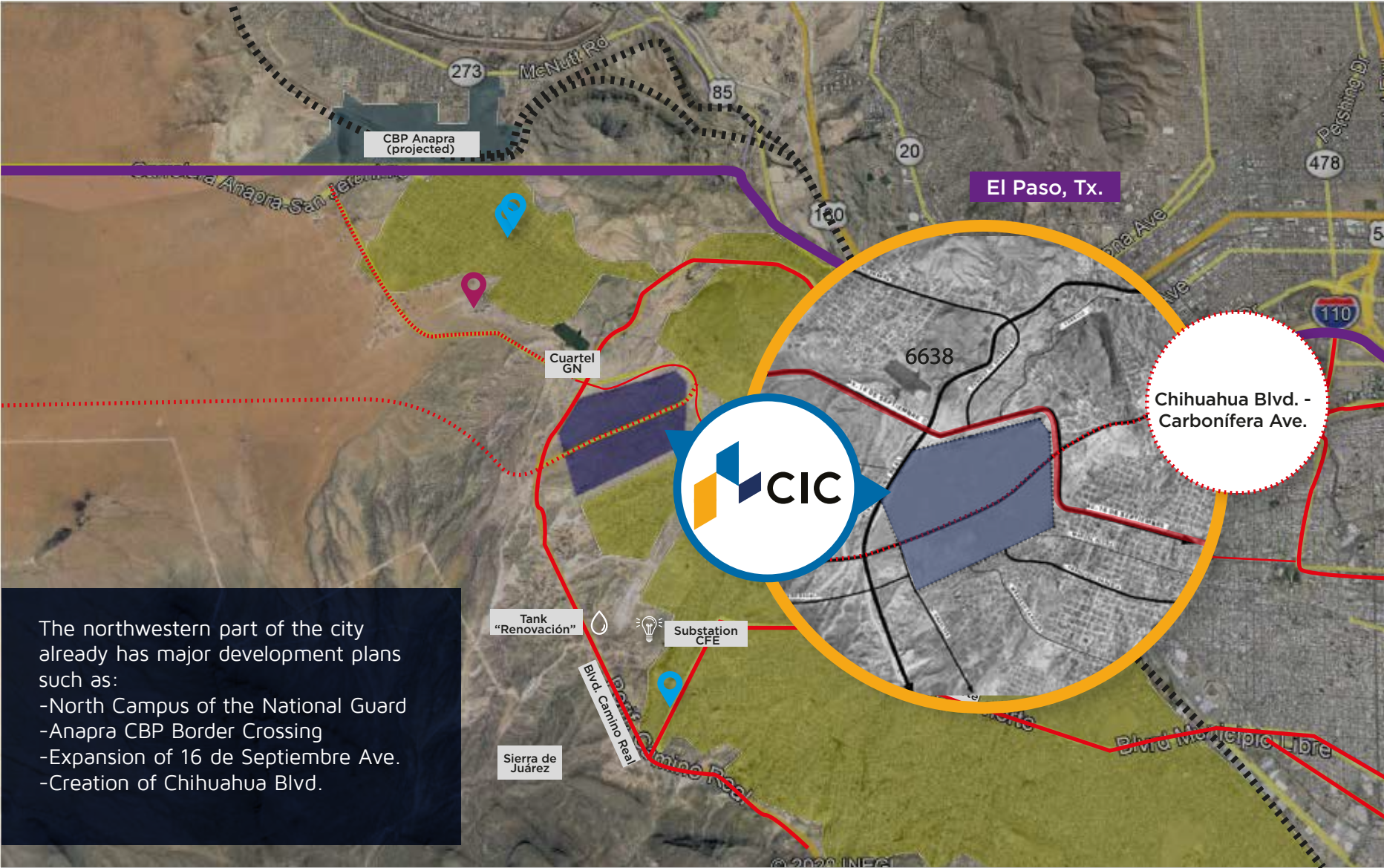
16 de Septiembre Ave.



Camino Real Blvd.

FUTURE PROJECTS

LOCATION



The northwestern part of the city already has major development plans such as:

- North Campus of the National Guard
- Anapra CBP Border Crossing
- Expansion of 16 de Septiembre Ave.
- Creation of Chihuahua Blvd.

-  Universities
-  Supermarkets in a 5km ratio
-  Water tank
-  Electrical substation
-  Principal Ave.
-  Secondary Ave.
-  Projected Ave.





02. PROJECT DESCRIPTION

NEWMARK

CIC



The CIC project has a total area of 172.2 hectares, which are identified within the Cd Juárez Master Plan as a Master Plan approved by the City Urban Development Bureau. An East-West avenue is proposed that gives access to the property and allows the division into 4 large lots.

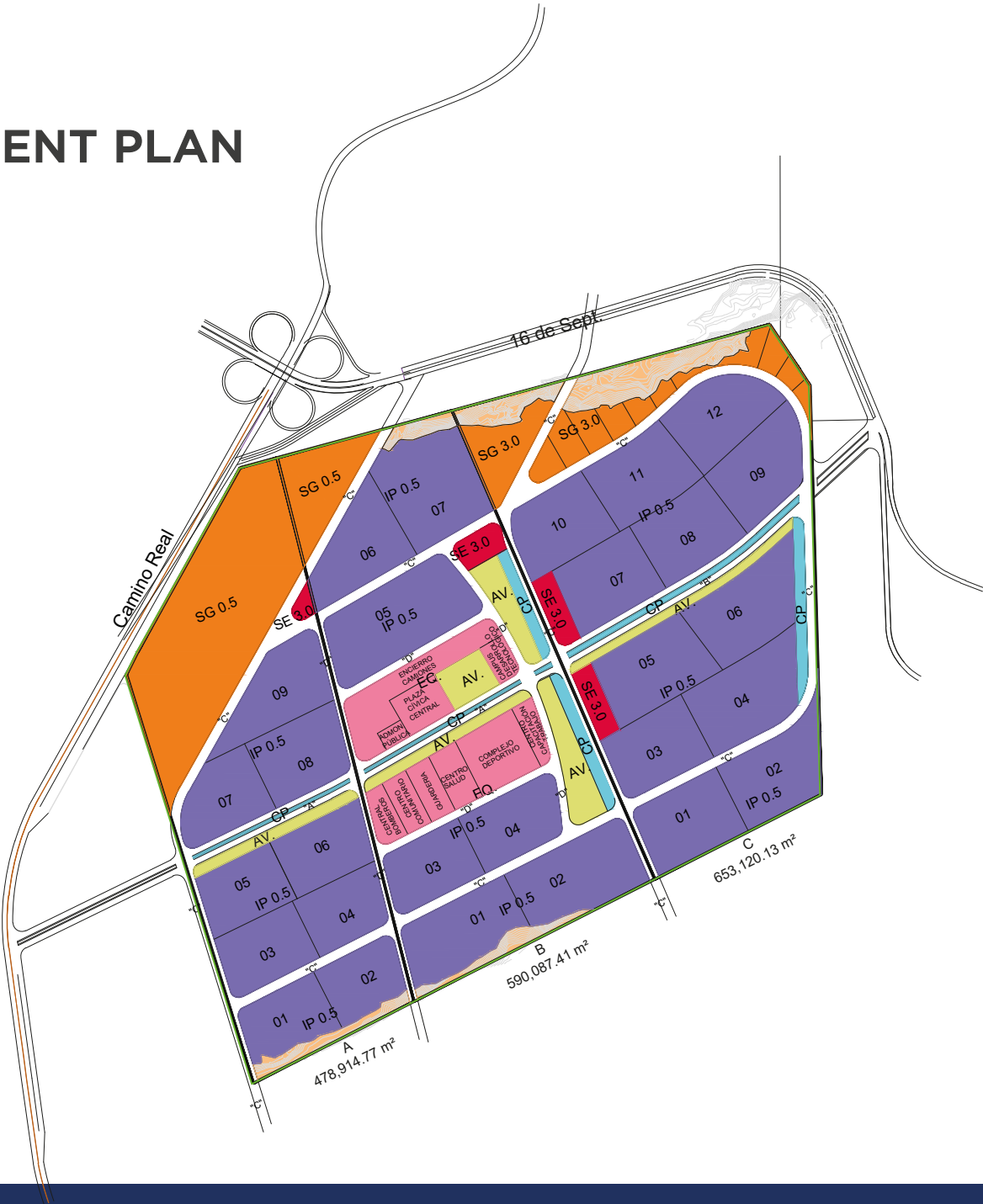
Total Land	172.2 ha
- Roads	5.97 ha
- Commercial Land Reserve	12.1 ha
Land for Sale	154.1 ha
- Macrolot A	30.27 ha
- Macrolot B	47.62 ha
- Macrolot C	38.18 ha
- Macrolot D	38.08 ha

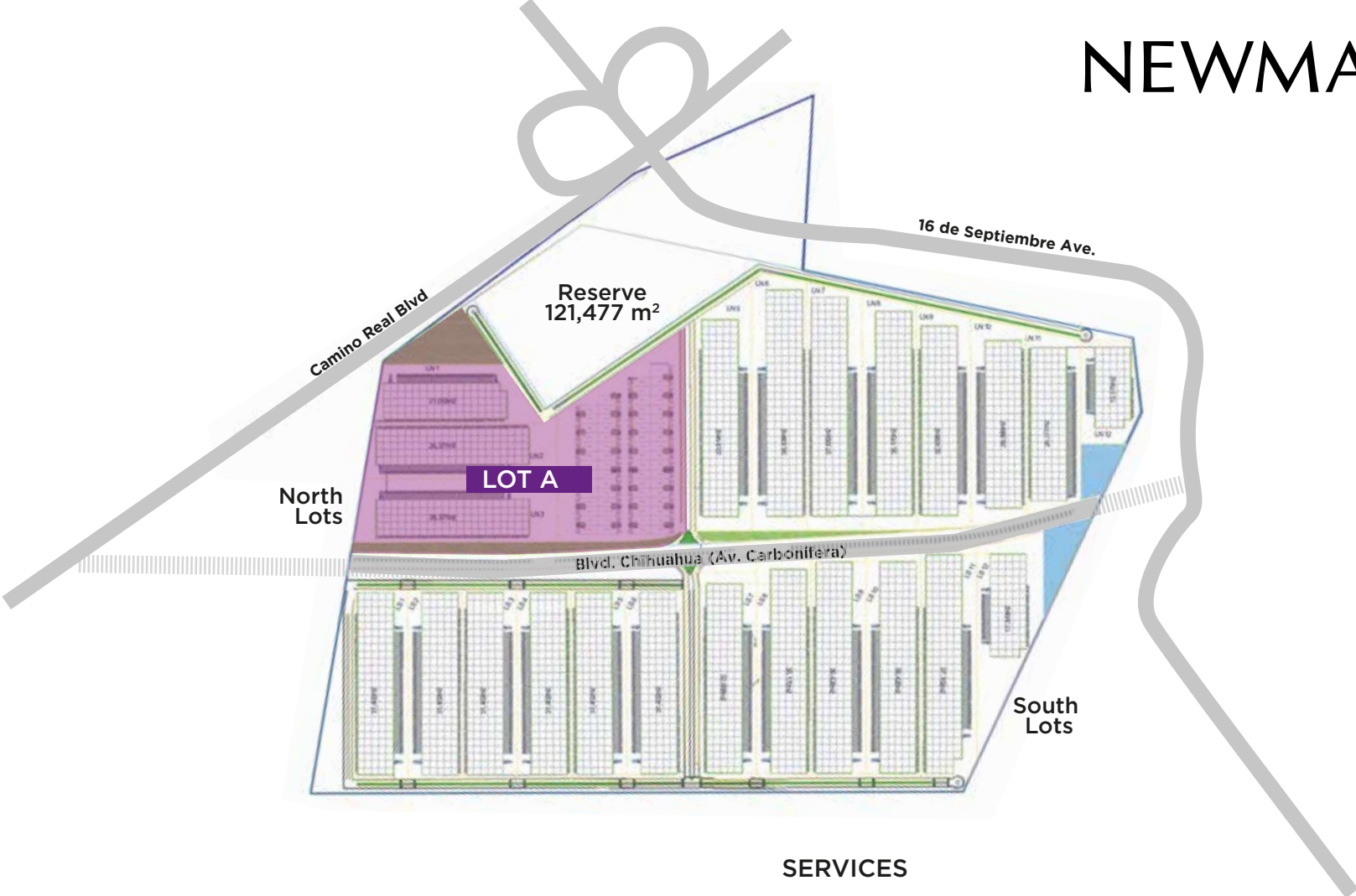


URBAN DEVELOPMENT PLAN

- The current urban development plan contemplates 96.33 has of industrial use in the CIC property, as well as the Chihuahua Blvd. road that crosses the property from East to West until it connects with Camino Real Blvd.
- On July 07, 2020, Juarez signed an agreement to be part of the Municipal Urban Development program in coordination with SEDATU, in which federal resources will be assigned to update the Urban Development Plan based on new state and federal laws.





Color Code	
Green Areas	AV
Equipment	EQ
Industry on Parks	IP
General Services	SG
Service & Equipment	SE





LOT A	
Usable Area	30.27 ha
Road Area (Blvd. Chihuahua)	1.25 ha
Deeds Area	31.52 ha





SERVICES

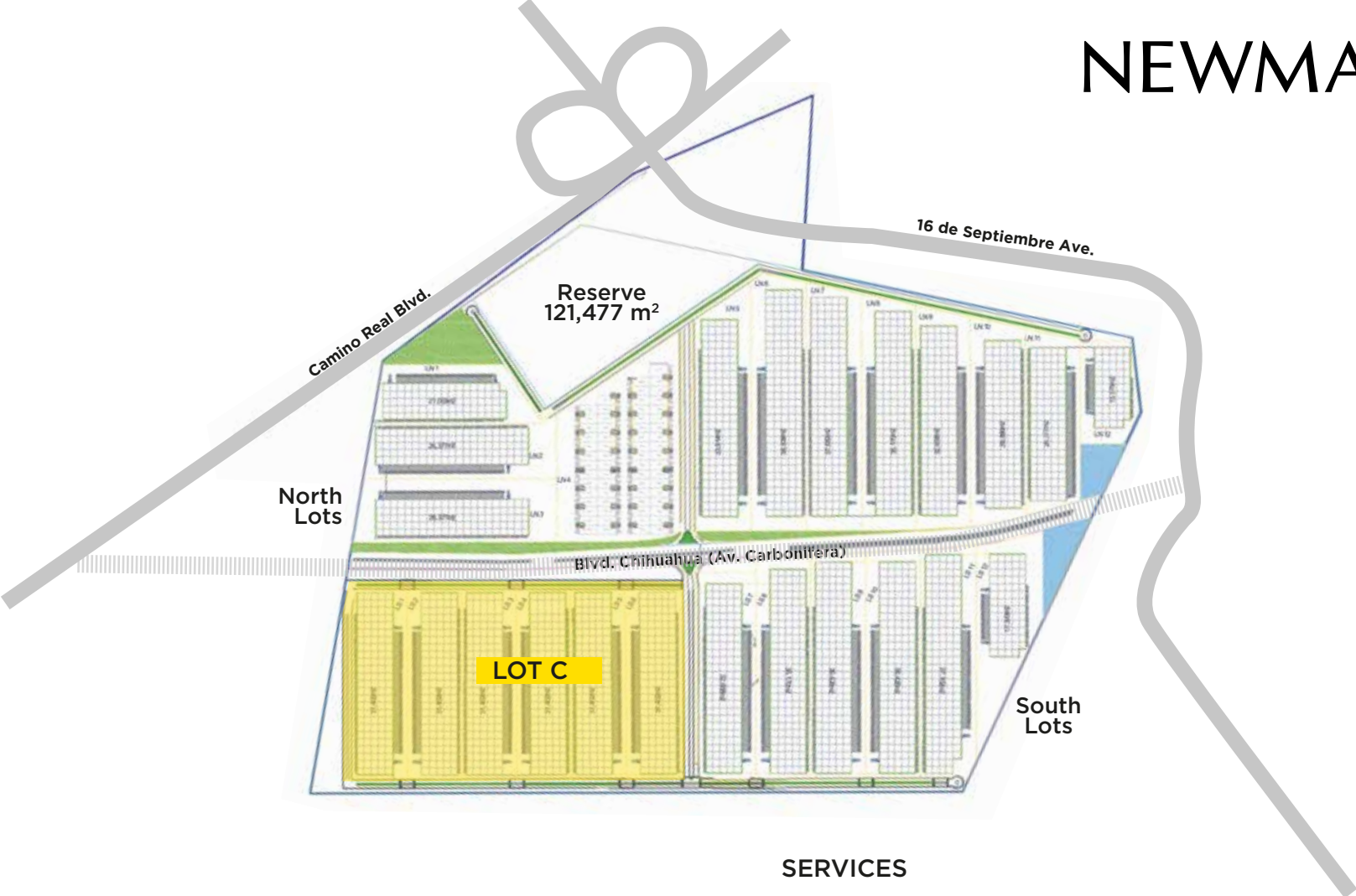
- 
Electricity
 Pre-factibility approved.
 Connection from "La Fronteriza" substation
- 
Water Systems
 Available from "renovación" Water Tank
- 
Gas
 Pre-factibility approved with natural gas and stationary
- 
Telecomm
 To be installed



LOT B	
Usable Area	47.62 ha
Road Area (Blvd. Chihuahua)	1.66 ha
Deeds Area	49.28 ha





SERVICES

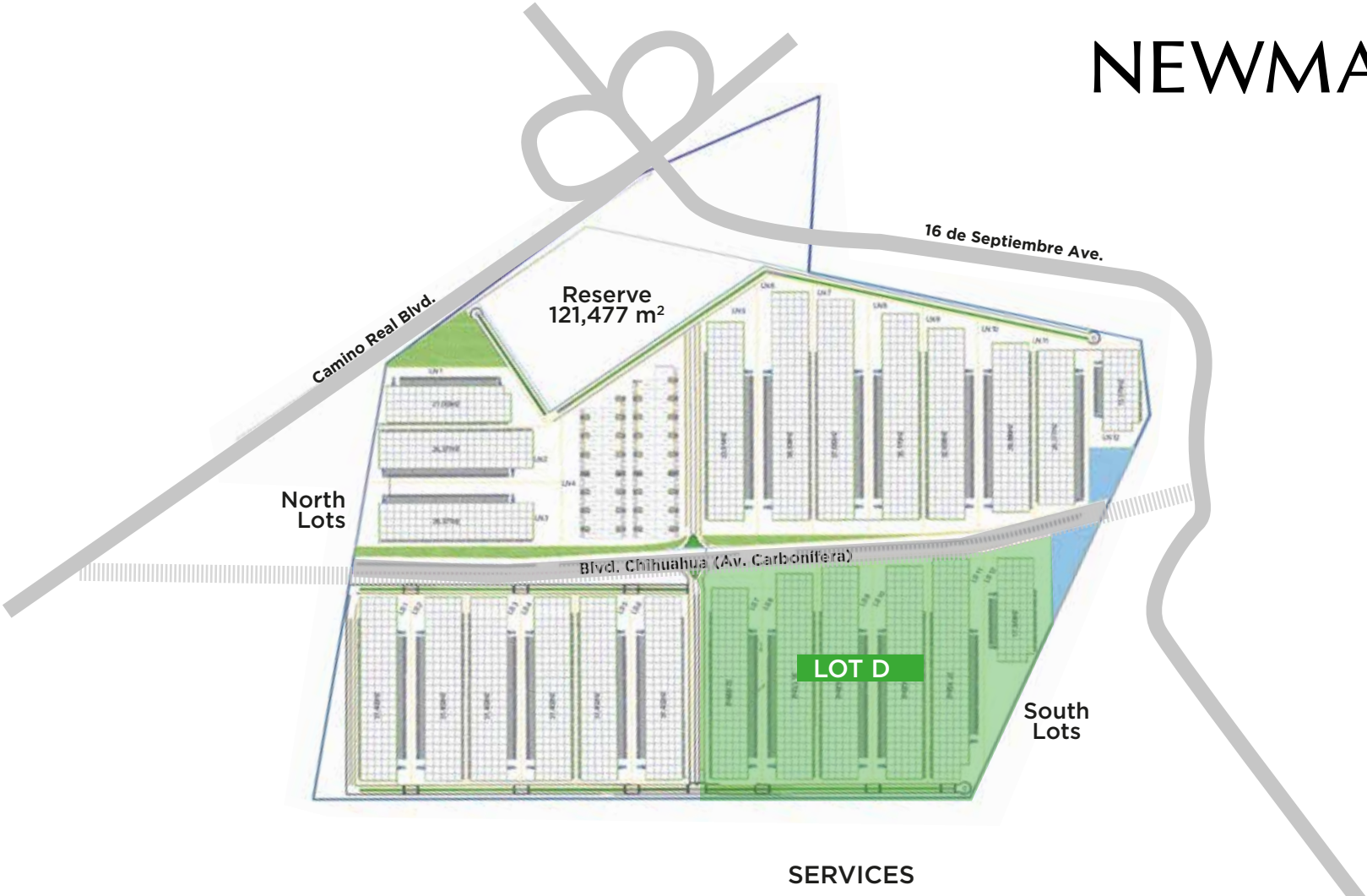
- 
Electricity
 Pre-factibility approved.
 Connection from "La Fronteriza" substation
- 
Water Systems
 Available from "renovación" Water Tank
- 
Gas
 Pre-factibility approved with natural gas and stationary
- 
Telecomm
 To be installed



LOT C	
Usable Area	38.18 ha
Road Area (Blvd. Chihuahua)	1.24 ha
Deeds Area	39.42 ha





SERVICES


- 
Electricity
 Pre-factibility approved.
 Connection from "La Fronteriza" substation
- 
Water Systems
 Available from "renovación" Water Tank
- 
Gas
 Pre-factibility approved with natural gas and stationary
- 
Telecomm
 To be installed



LOT D	
Usable Area	38.08 ha
Road Area (Blvd. Chihuahua)	1.79 ha
Deeds Area	39.87 ha

SERVICES

- 
Electricity
 Pre-factibility approved.
 Connection from "La Fronteriza" substation
- 
Water Systems
 Available from "renovación" Water Tank
- 
Gas
 Pre-factibility approved with natural gas and stationary
- 
Telecomm
 To be installed



**03. CD. JUÁREZ
GENERAL
INFORMATION**

CIUDAD JUÁREZ NUMBERS

CIUDAD JUÁREZ

1,448,146
TOTAL POPULATION

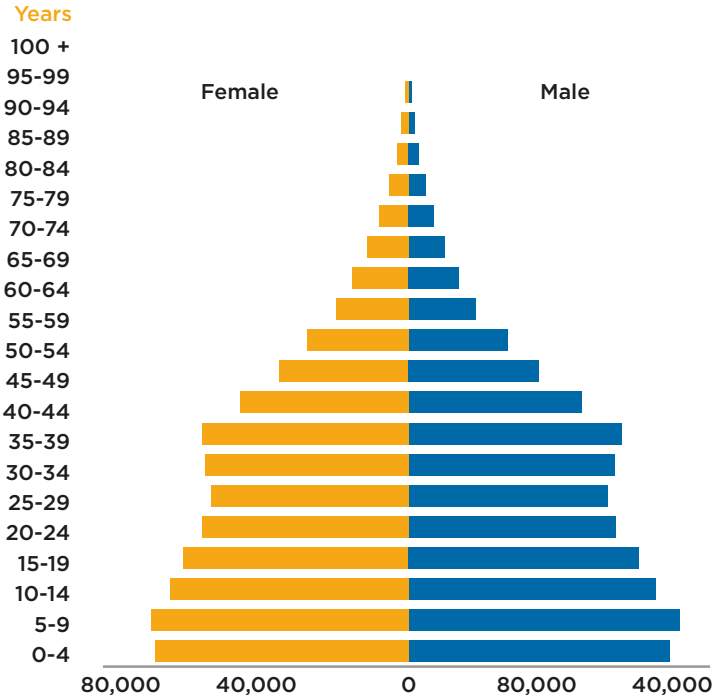
3.70
AVERAGE HOUSEHOLD
SIZE (M2)

396,500
TOTAL HOUSEHOLDS

723,635
MALE POPULATION

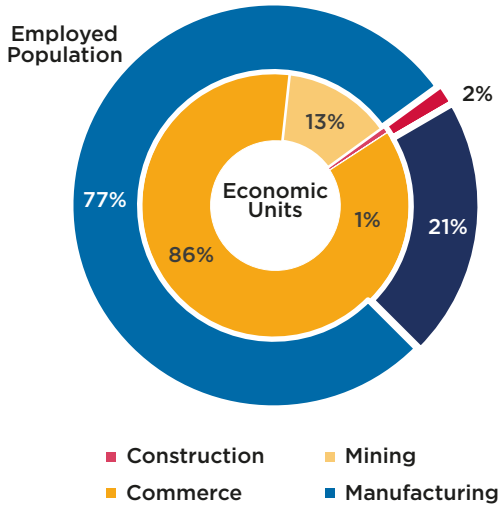
724,511
FEMALE POPULATION

POPULATION PYRAMID



Of the total population of Ciudad Juárez, 49.7% are women and 50.3% are men. The median age in the municipality is 26 years, which represents a demographic bonus in terms of the availability of human capital in the area.

EMPLOYED POPULATION AND UNITS PER ECONOMIC SECTOR



Ciudad Juárez has been recognized as a strategic point in Mexico's manufacturing production due to its proximity to the United States and, therefore, its great tradition in the export maquiladora.

In figures provided by Desarrollo Economico de Ciudad Juárez AC, manufacturing companies occupy 66% of the employees in the municipality.

BINACIONAL REGION



The binational region that includes Doña Ana County in New Mexico, El Paso in Texas and Ciudad Juárez in Chihuahua, has certain advantages such as:

- Population greater than 2.5 million inhabitants.
- Located along the largest international border in the world.
- Important flow of maquila exports of more than US \$ 48 billion.
- The highest university population in terms of workers per capita.
- Second largest employment center on the US-Mexico border.
- One of the largest bilingual and binational communities in the world.



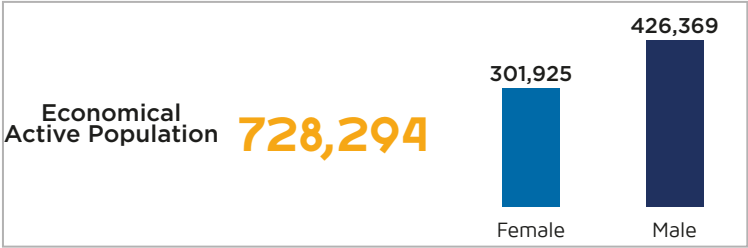
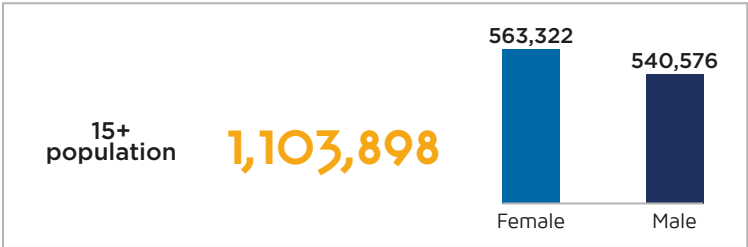
AREA OF
3,561 KM²
DENSITY
49.9
HABITANTS/KM²

	Ciudad Juárez	El Paso County	Doña Ana County
Total Population	1,499,445	839,238	218,195
Surface (km ²)	3,561	2,628	9,878
Population Density (hab/km ²)	421	319	22
Male Index	100.47	97.24	96.46
In Use Houses	416,916	265,724	77,453
Habitants per household	3.6	3.2	2.8
Population born on other cities	33.24%	24.80%	17.60%
Population above 15 yrs occupied	64.74%	59.00%	17.60%

ECONOMIC

ECONOMICALLY ACTIVE POPULATION

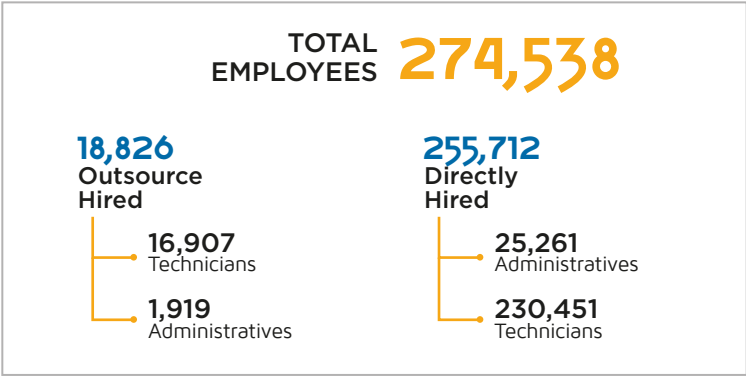
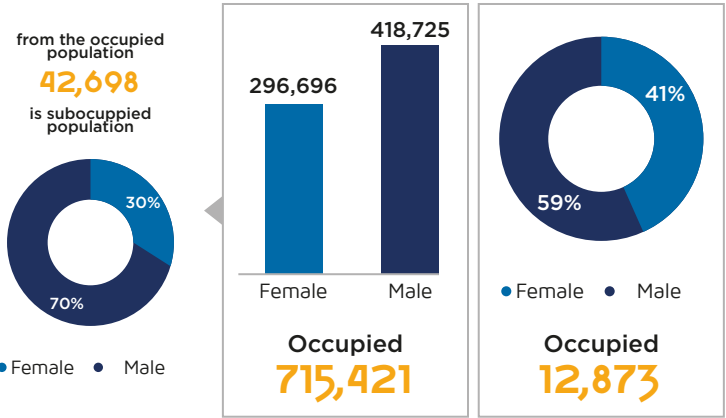
4Q 2019
Ciudad Juárez



DAILY MINIMUM WAGE

Año	North Border	Inbound Mexico
2019	\$176.72	\$102.68
2020	\$185.56	\$123.22

OCCUPIED AND UNOCCUPIED POPULATION



+165 INTERNATIONAL COMPANIES

- 3M
- BRP
- Cisco
- D&R Technologies
- Electrolux
- Emerson Electric
- Foxconn
- Flextronics
- Harman/Becker
- Honeywell
- IK Inabata
- Johnson & Johnson
- Keytronic EMS
- Lear Engineering Center
- Mack Technologies
- Nichirin
- Osram
- Pegatron
- Protrans
- Salter Labs
- Toshiba
- Viasystems
- Wistron
- Xpectra
- Yazaki

Due to its tradition in the country's manufacturing industry, Cd. Juárez has more than 165 international companies and experienced industry support associations.

PROMOTION AGENCIES



Chihuahua EDC



INDUSTRIAL PANORAMA

6.4
Total Inventory
(millions sqm)

3.9
Class A Inventory
(millions sqm)

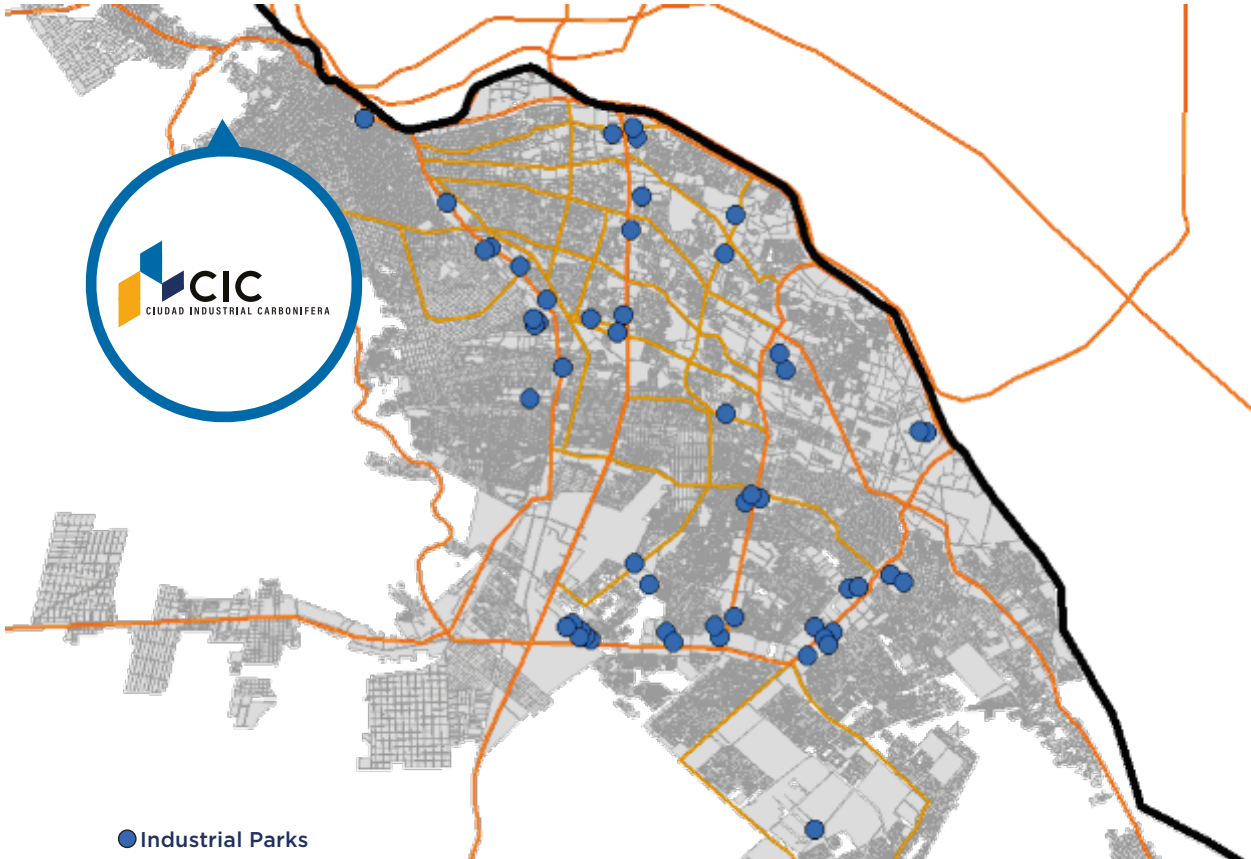
8.6
Construction
(millions sqm)

3.2%
Availability

2%
Class A Availability

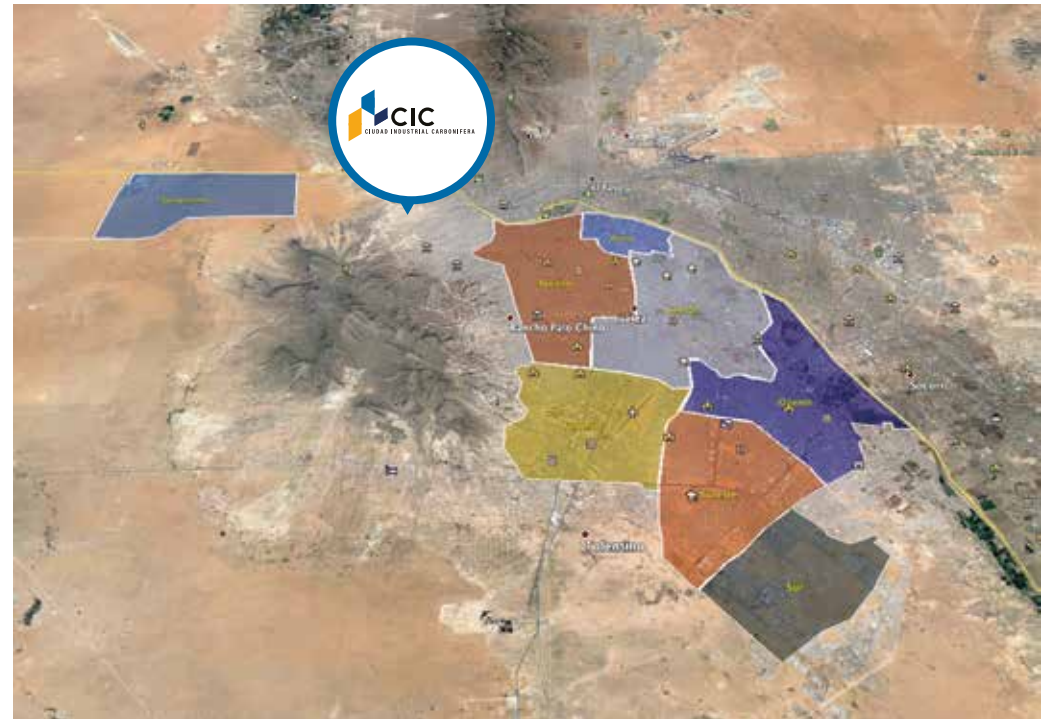
\$4.80
Average Asking Price
US\$/m²/month

8
Corridors



MAIN INDUSTRIAL PARKS

	Name	Area
1	Parque Industrial Aerojuárez	82 Ha
2	Parque Industrial Aeropuerto	54 Ha
3	Parque Industrial Antonio J Bermúdez	207 Ha
4	Parque Industrial Axial	45 Ha
5	Parque Industrial Aztecas	52 Ha
6	Parque Industrial Fernández	43 Ha
7	Parque Industrial Gema	41 Ha
8	Parque Industrial Gema II	11 Ha
9	Centro Industrial Juárez	125 Ha
10	Parque Industrial Juárez	73 Ha
11	Parque Industrial Los Fuentes	79 Ha
12	Parque Industrial North Gate	40 Ha
13	Parque Industrial Omega	199 Ha
14	Parque Industrial Panamericano	49 Ha
15	Parque Industrial Intermex	77 Ha
16	Parque Industrial Río Bravo	123 Ha
17	Parque Industrial Salvárcar	42 Ha
18	Parque Industrial Las Torres	13 Ha
19	Oriente Parque Industrial Intermex Sur	94 Ha
20	Parque Industrial Zaragoza	93 Ha
21	Parque Industrial Las Américas	33 Ha
22	Parque Industrial Intermex Oriente	23 Ha
23	Parque Industrial American Industries	17 Ha
24	Parque Industrial San Jerónimo	580 Ha
25	Foxconn	109 Ha
26	Vesta Park Juárez Sur	2.49Ha



- San Jerónimo ■ Suroeste
- Poniente ■ Oriente
- Norte ■ Sureste
- Central ■ Sur



04. CD. JUÁREZ
GROWTH
DYNAMICS

Despite the current situation that we are facing, Cd. Juárez has maintained a dynamic of growth and important industrial movement. The TMEC ratification gives certainty to those who want to invest in our country. In addition to its strategic location, the trade war between China and the US brings new opportunities for “nearshoring”.

ECONOMÍA
Firma canadiense anuncia la primera inversión en México de la era T-MEC; construirá planta de autos en Cd. Juárez

Economía
Podrían fabricar aquí el iPhone
Foxconn tiene planes de usar una instalación en México para producir el tel

ESTADO
Anuncia Gobernador “Centro Internacional de Logística”
Por Redacción / Agencias - 24/08/2020

El Paso
Proponen cruce fronterizo en Sunland
El proyecto tiene planeado concluirse en 2025: tendría un costo de 24.1 mdd

Work begins at El Paso site where Amazon distribution center expected to go
Vic Kolenc El Paso Times
Published 7:00 a.m. MT Jul. 16, 2020

🕒 16 de julio, 2020 - 21:00
Donan terreno para segundo cuartel de la GN en Juárez
El edificio se ubicará en Anapra

Juárez
'Ciudad Juárez, con potencial para ser ciudad inteligente'
Al igual que otras 9 urbes mexicanas cumple con los requisitos, asegura firma de bienes raíces

CIUDAD JUÁREZ, CHIHUAHUA

INDUSTRIAL LAND



CD DE MEXICO

Corporativo Espacio Santa Fe PH1
Carr. Mex-Toluca 5420
Santa Fe, Ciudad de Mexico 05320

MONTERREY

Torre Cytrus P-11
Avenida Roble 660
Valle del Campestre
San Pedro Garza García, 66265 N.L.

NEWMARK