



American Industries[®]

Site Selection - Shelter Administrative Services - Industrial Real Estate



CIUDAD JUAREZ

REGION OVERVIEW



Partner for Success[®]

CHIHUAHUA STATE AT A GLANCE

- 📍 **Area:** 250,000 km² (96,500 mi²) (13% of Mexico)
- 📍 **Population:** 3.7 M Inhabitants (3% of Mexico)
- 📍 **Population density:** 14 per km² (37 per mi²)
- 📍 **Municipalities:** 67
- 📍 **Main cities:**
 - Chihuahua (capital)
 - Juarez (largest)
- 📍 **Border crossings:** 10
- 📍 **Ports of entry:** 5



CHIHUAHUA STATE AT A GLANCE

Population

3.7 Million Inhabitants

By gender	
Women	Men
50%	50%

By age	
Under 30	Over 30
50%	50%

By age range		
0 - 14	15 - 54	55 - 85+
25%	59%	16%

Education

1.1 Million students

School Graduates	High School	Middle School	Elementary School	Preschool
22%	13%	17%	37%	11%
247 K	147 K	192 K	411 K	124 K

40K Engineering Students

★ + 6K Engineers graduate every year

CHIHUAHUA STATE AT A GLANCE

In 2021, Chihuahua border crossings accounted for:

- 1 Million commercial trucks
- 10 Million private vehicles
- 4.2 Million pedestrians

★ **1st Place**
Nationwide
in Total Exports

Trade:
\$124 Billion (2021)



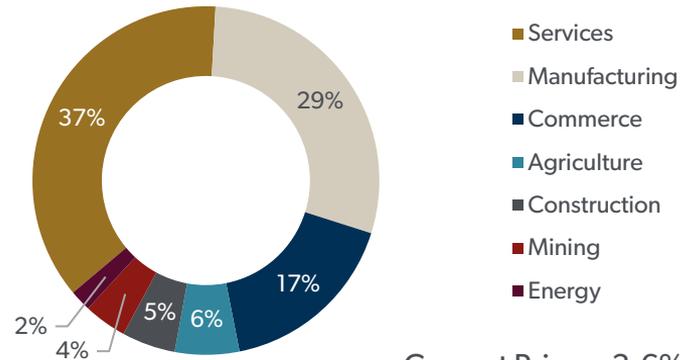
CHIHUAHUA STATE AT A GLANCE

★ **13th Place**
Nationwide
Economic
Growth 2021*



★ **9th Place**
Nationwide

GDP
State GDP – 4th Trimester 2021



Current Prices: 3.6% National GDP

CHIHUAHUA STATE AT A GLANCE

In 2021, Chihuahua received \$ 1,843 MUSD in FDI which represent 6% of the total nation wide

★ **3rd Place**
Nationwide

IMMEX
Establishments
+ 488

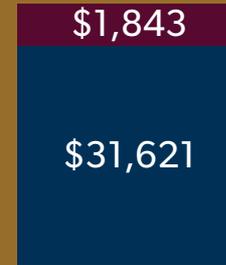
★ **1st Place**
Nationwide

IMMEX
Employment
+ 413,000

★ **4th Place**
Nationwide

FDI (1999-2021)
+ \$37 Billion

FDI in Mexico
2021 (MUSD)



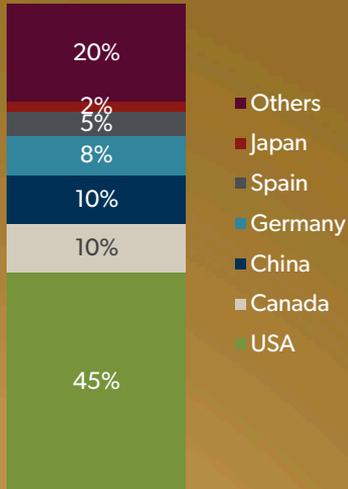
■ Mexico ■ Chihuahua

IMMEX is defined as an instrument to temporarily import goods and services that will be manufactured, transformed or repaired, and then re-exported without payment of taxes, compensatory quotas, and other specific benefits

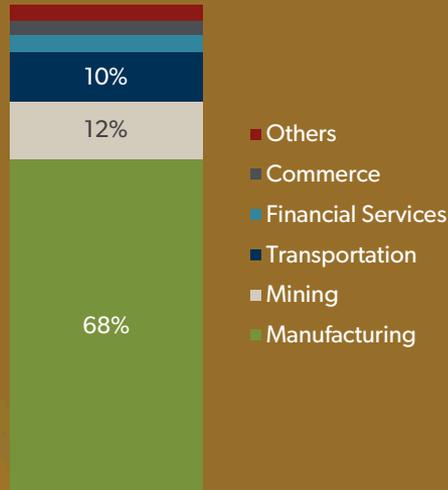
CHIHUAHUA STATE AT A GLANCE

FDI in Chihuahua

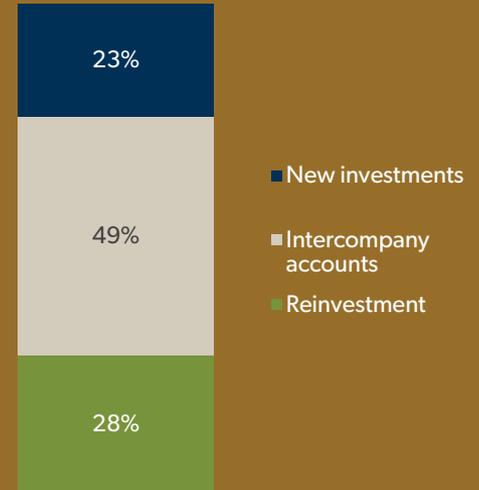
By Country of Origin (2021)



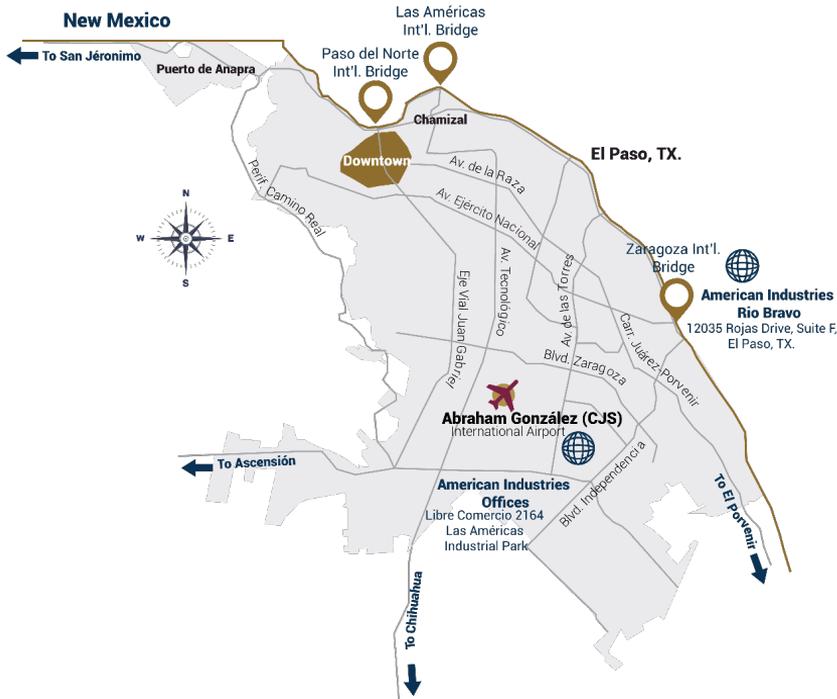
By Sector (2012-2021)



By Type (2021)



WHY CIUDAD JUAREZ



- ⦿ **Population:** 1,500,000
- ⦿ **Economic Active Population:** 760,000
- ⦿ **Area:** 3,561 km² (1,375mi²)
- ⦿ **Elevation:** 1,137 m. (3,730 ft.)
- ⦿ **Avg. Temp.:** 5°C – 27°C (41°F – 81°F)
- ⦿ **Available Work Force:** 41,000
- ⦿ **Turnover (monthly avg.):** Under 7%
- ⦿ **Absenteeism (monthly avg.):** Under 4%

- ⦿ **IMMEX Companies:** +325 (2nd)
- ⦿ **IMMEX Employment:** +335,000 (1st)

WHY CIUDAD JUAREZ

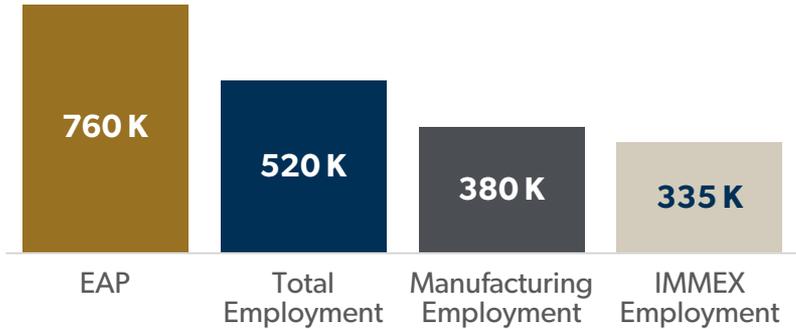
Education

- ⦿ **Graduates (per year):** +15,200
- ⦿ **Technicians (per year):** +3,900
- ⦿ **Universities:** +38
- ⦿ **R&D Centers:** +4

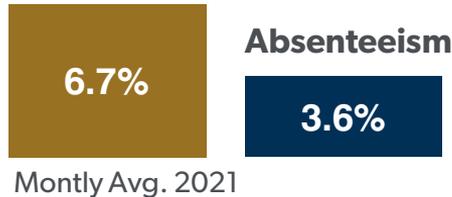
Logistics

- ⦿ **Border:** El Paso, TX
- ⦿ **FTL Cost:** \$150 USD (CDJ-ELP)
- ⦿ **LTL Cost:** \$80 USD (CDJ-ELP)

Labor



Turnover



MANUFACTURING INDUSTRY KEY PLAYERS



MAYOR INDUSTRIAL SECTORS



MOBILITY INDUSTRY



CONSUMER AND CAPITAL GOODS INDUSTRY



BIOMEDICAL INDUSTRY

"Juárez in Everyday Life"
Biomedical Industry in Juárez



NON-ELECTRONIC EQUIPMENT
FOR MEDICAL, DENTAL AND
LABORATORY USE



DISPOSABLE MATERIAL
FOR MEDICAL USE



OUR CLIENTS

📍 Cd. Juarez (+30)



LABOR

WAGES	Total Cost (USD/Hr)*	
Unskilled Labor	Min	\$4.39
	Max	\$4.57
Skilled Labor	Min	\$4.76
	Max	\$6.57

- **Minimum Wage 2022 (All of MX): 8.6 USD /Day**
- **Minimum Wage 2022 (Border Strip): 13 USD /Day**

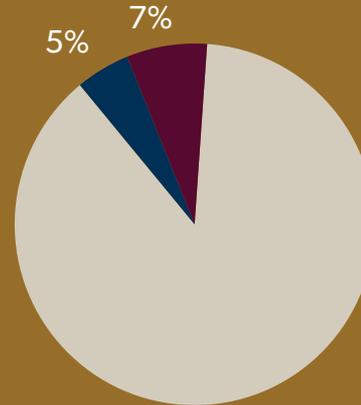
REAL ESTATE (Q3 2022)

Market Size (# of buildings)	565
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	USD/M²/Month	USD/Ft²/Month
Avg. Lease Rate	\$6.77	\$0.63

Market Size

7,395,228 M² / 79,602,230 Ft²



- Available Space
- Gross Absorption (YTD)

- Industrial Parks: +16
- Industrial Zones: +22

WHY CIUDAD JUAREZ

Strategic Location

- ⦿ Located between 3 states and 2 nations is an attractive asset for industry.
- ⦿ 2nd Largest commercial border crossing

Infrastructure

- ⦿ Easy access to Central and North American markets
- ⦿ US I-25, I-10 and the Pan-American Highway connect all roads in the U.S. and Mexico.



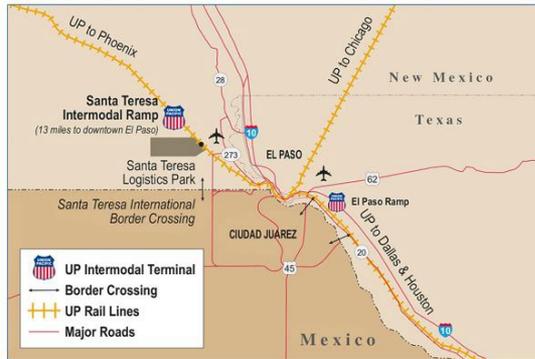
WHY CIUDAD JUAREZ

International Railway System.

- 📍 Main US and Mexico service providers

International Airports: Juarez and El Paso

- 📍 + 46 direct flights to major US and Mexico cities



LEISURE: JUAREZ CHIH. / EL PASO TX. / LAS CRUCES NM



Samalayuca Dunes (CDJ)



Cathedral & Downtown (CDJ)



Downtown & Nightlife (ELP)



9 Golf Courses (CDJ, ELP, LC)



La Rodadora
Kids Interactive Museum (CDJ)



Soccer
(CDJ)



Minor League Baseball
(ELP)



Zoo (ELP)



Wineries (ELP, LC)



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Thank You

www.americanindustriessgroup.com

Mexico: 800 AI SALES (247 2537)

USA Toll-free: +1 (877) 698 3905

CA: +1 (844) 422 4922 12035