

STRATEGIC LOCATION FOR THE **AUTOMOTIVE INDUSTRY**



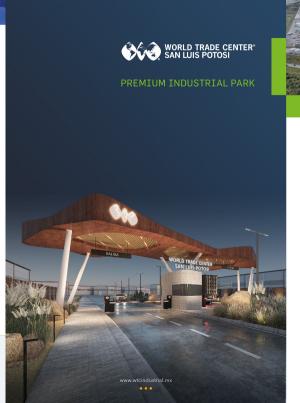


OUR CUSTOMERS



Av. Central no. 87 Parque Logistico Eie 140 km. 4 CP 78395 San Luis Potosi, SLP, Mexico

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First industrial development combining business with commercial and logistic services. Our products are:

Land for Sale and Built-to-Suit projects

WTC Industrial is a premium industrial and logistics development, unique in its type.

Railroad access

On-site Customs Office

Intermodal terminal

Free Trade Zone (FTZ)

Power generation plant

Offices for lease



The park is conveniently located in San Luis Potosi, near the most important highway and railroad in Mexico, known as the USMCA corridor.

Complying with the Mexican Norm R-046 for Industrial Parks.



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FREE TRADE ZONE

Original seals are preserved until final destination

Simplified HS-Code Classification

No physical inspections at point of entry On-site Customs Office with high-speed clearance

Cashflow benefit for imports done with the FTZ regime.





INTERMODAL TERMINAL

The largest Intermodal Terminal in Mexico, with approximately 247 acres (100 ha.), with the highest security standards.



- · Operated by Kansas City Southern
- · Maneuvering Yard
- Direct rail connection with the main ports and borders: Lazaro Cardenas (Pacific Ocean)
- · Altamira (Gulf of Mexico) · Laredo (Border)
- Handles over 400,000 TEUs annually, with ample growth



LAND FOR SALE WORLD TRADE CENTER® SERVICES AND INFRASTRUCTURE

BUILT-TO-SUIT

- High level turnkey industrial projects focused on our client's needs. Suitable for future expansions.
- Beneficial completion of the project within 6 months on average. Leasing contract ranging from 10 to 20 years. (with purchase option if requiered)

We develop built-to-suit projects all over the country. You choose the place, we take care of the rest.

- Sewage and storm water drainage systems
 - Wastewater treatment facilities
- Power generation facilities interconnected to National Grid
- Natural gas supply network
- Domestic water supply network
- High and middle tension lines
- Optical Fiber
- Centralized fire protection system under NFPA and FM regulations
- CCTV and surveillance 24/7

SERVICES AND INFRASTRUCTURE PLUG & PLAY

WATER

2 million m³ per year



72 MW available





Available depending on

NATURAL GAS

ALPHA BUILDING AND AMENITIES

Available offices for industrial service providers such as customs brokers, logistics companies, legal support, headhunters, to mention a few.

Our complex comprises local and international food franchises, a convenience store, a business-class restaurant gas station, car rental, soccer fieldand a hotel.





