

STRATEGIC LOCATION FOR THE AUTOMOTIVE INDUSTRY



WORLD TRADE CENTER® SAN LUIS POTOSÍ

OUR CUSTOMERS



Av. Central no. 87 Parque Logístico
Eje 140 km. 4 CP 78395
San Luis Potosí, SLP, Mexico

Phone +52 (444) 161 5010
www.wtcindustrial.mx
info@wtcindustrial.mx

WORLD TRADE CENTER® SAN LUIS POTOSÍ

PREMIUM INDUSTRIAL PARK



INTEGRAL SOLUTIONS

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.
Offering:

- Railroad access
- Intermodal terminal
- On-site Customs Office
- Free Trade Zone (FTZ)
- Power generation plant
- Offices for lease
- Commercial area
- Fuels Transloading Terminal

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

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

COMPETITIVENESS RANK

| # | CITY | LEVEL OF COMPETITIVENESS |
|---|---------------------------|--------------------------|
| 1 | Valle de México | High |
| 2 | SAN LUIS POTOSÍ - SOLEDAD | HIGH |
| 3 | Campeche | Adequate |
| 4 | Queretaro | Adequate |
| 5 | Monterrey | Adequate |

Source IMCO (Mexican Institute for Competitiveness)

www.wtcindustrial.mx

FREE TRADE ZONE

- Original seals are preserved until final destination
- Faster crossing, without stops at ports or borders
- 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 capacity.



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 required)



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



LAND FOR SALE SERVICES AND INFRASTRUCTURE

-  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

ENERGY



72 MW available

WATER



2 million m³ per year

NATURAL GAS



Available depending on the project



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 field and a hotel.

