



POLÍGONO EMPRESARIAL  
**SAN MIGUEL II**





# MEXICO



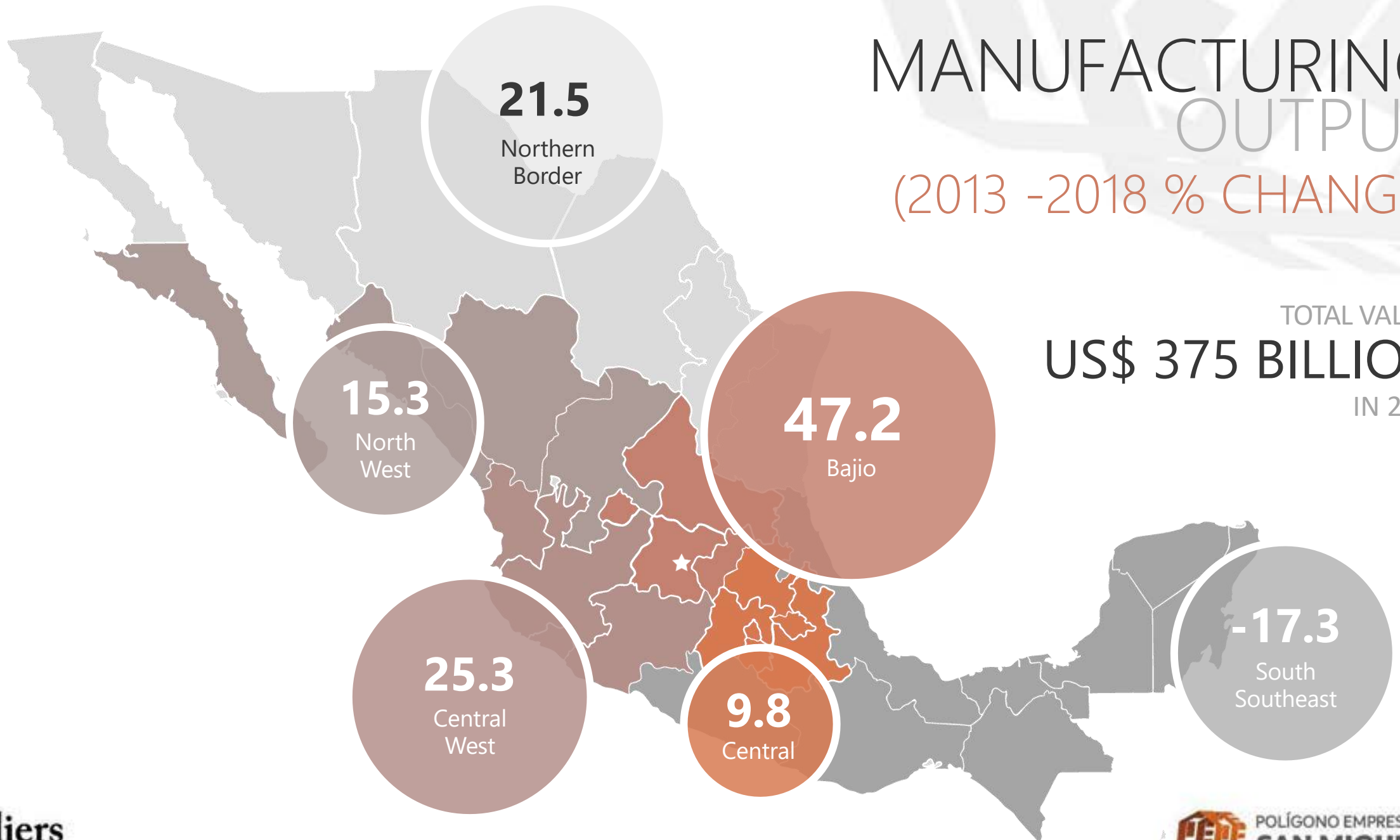
SAN MIGUEL  
DE ALLENDE  
**GUANAJUATO**



# MANUFACTURING OUTPUT

(2013 -2018 % CHANGE)

TOTAL VALUE  
**US\$ 375 BILLION**  
IN 2018



# MEXICO

## ECONOMIC INDICATORS



Total Population:  
**126 M**



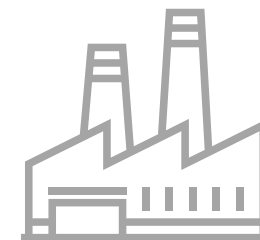
Economically Active  
Population: **57 M**



Average Age:  
**27 years**



Gross Domestic  
Product:  
**US\$ 1,155 Billion**



Foreign Direct  
Investment:  
**US\$ 28.4 Billion**

Source INEGI

# BAJIO

## ECONOMIC INDICATORS



Total Population:  
**12.76 M**



Economically Active Population:  
**7.93 M**



Average Age: **28.5 years**



Graduates bachelor's degree:  
**59,400**



Gross Domestic Product:  
**Bajío Region: US\$ 99 Billion**

- Guanajuato: US\$ 48 Billion
- Querétaro: US\$ 21 Billion
- San Luis Potosí: US\$ 18 Billion
- Aguascalientes: US\$ 12 Billion



Foreign Direct Investment:  
**US\$ 4,690 Million**

Source: INEGI 2015 / 2016 / 2017 / 2018

# OEM's MAP



USA

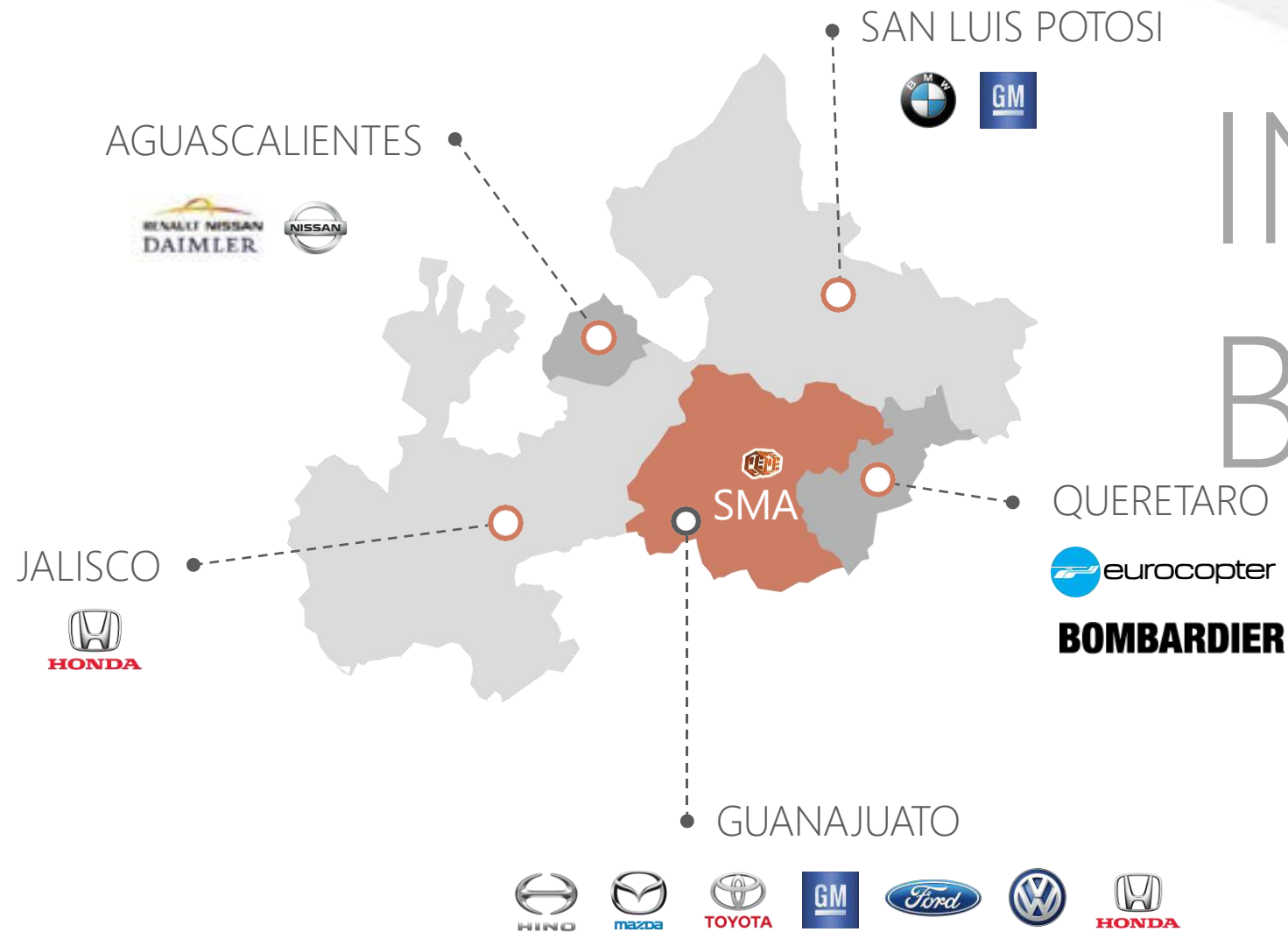
SAN ANTONIO, TX



FREMONT, CA



# OEM's IN BAJIO







In 2018 was awarded  
"Best City in the World"  
by Travel + Leisure



2016 Best Destiny in Mexico  
(Food and Travel & Travelers  
Choice trip Advisor)

Colliers  
INTERNATIONAL



POLÍGONO EMPRESARIAL  
SAN MIGUEL II



# SAN MIGUEL DE ALLENDE

## ECONOMIC INDICATORS



Total Population:  
174,615



Average Age:  
22 years



Economically Active  
Population: 58,659

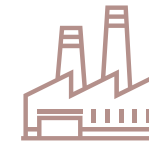


Gross Domestic Product  
Guanajuato:  
US\$ 48 Billion



Gross Domestic Product SMA:  
**US\$ 461 Million**

- 1.5% de State's GDP
- Primary: 15.5%
- Industry: 9.3%
- Services: 75.2%



Foreign Direct Investment  
Guanajuato:  
**US\$ 3.5 Billion**  
(2016-2018)



Foreign Direct Investment  
SMA:  
**US\$ 200 Million**

Source INEGI 2013 / 2014 / 2015/ 2018

# COMPETITIVE ADVANTAGES

## 1. Privileged geographical and strategic location

Next to NAFTA highway and with access to & from the central region of Mexico to 76.4 million of consumers and to 74.3% of the GDP within a 500 km radius.

## 2. Qualified labor force

Access to young, qualified and cost-effective labor force.

## 3. Excellent quality of life

A wide variety of recreational & residential areas; exciting cultural, social and enjoyable life either in San Miguel and/or Querétaro.

## 4. Power

Actual capacity 30MVA, new independent service for 60MVA / 230KV available spring 2025.

## 5. Water / NG

Enough, modern and functional supply infrastructure of these utilities

## 6. Real Estate Investment

Important appreciation of industrial land, as a real estate asset.

## 7. Flexibility

To establish supply-chain strategies between suppliers, clients & inter companies.

# SAN MIGUEL DE ALLENDE

AVERAGE WAGES IN THE AREA



WEEKLY:  
\$1,400 PESOS

DAILY:  
\$233.33 PESOS

TAXES INCLUDED

PLUS BENEFITS

AVERAGE  
TURNOVER RATE  
4.8%



# SAN MIGUEL DE ALLENDE

## EDUCATIVE OFFER



### USTMA

University Superior Technician and Bachelor's degree in Sustainable Agriculture.

University Superior Technician and Industrial Maintenance Engineering.

University Superior Technician and Engineering in Mechatronics.



### ISTES

Mechanical Engineering, Systems Engineering and Software Development.



### CECYTE GTO.

Technician in Support and Maintenance of Computer Equipment.



### CBTIS 60

Technician in Programming.

Technician in Support and Maintenance of Computer Equipment.



Convention Centers



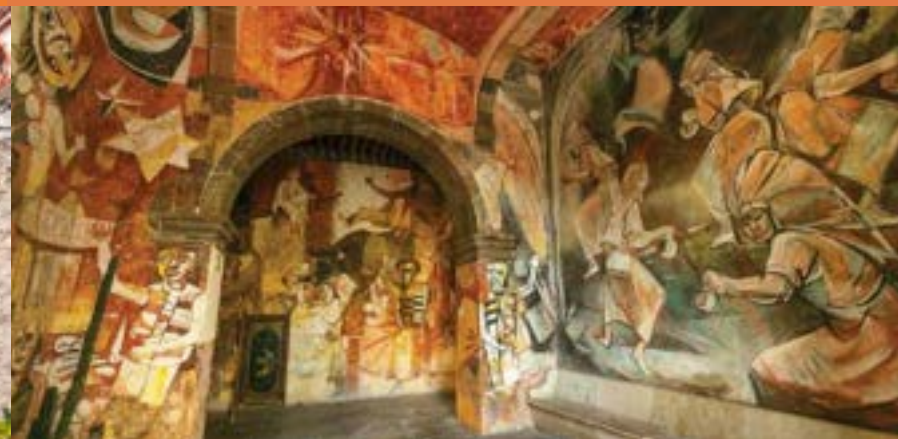
3 Golf courses



2 Polo fields



50+ Highend Restaurants



60+ Art Galleries



7 Vineyards



150+ Hotels



5 Hot Springs



30+ Spas

# STRATEGIC LOCATION



# AIRPORTS BORDERS PORTS

San Diego  
2,729 Km

El Paso  
1,592 Km

Laredo  
913 Km

Mc. Allen  
852 Km

Brownsville  
839 Km

Altamira  
626 Km

Bajío International  
Airport  
112 Km

Queretaro International Airport  
69.9 Km

Mexico City  
International Airport  
261 Km

Veracruz, Veracruz  
482 Km

Manzanillo, Colima  
651 Km

Lázaro Cárdenas, Michoacán  
512 Km





# STRATEGIC LOCATION & LOGISTIC INFRASTRUCTURE ROAD CONNECTIVITY

## HIGHWAYS

- Mexico – Nogales – Tijuana
- Mexico – Nuevo Laredo – Piedras Negras
- Queretaro – Cd. Juarez
- Veracruz – Monterrey – Matamoros
- Puebla – Progreso
- Mazatlan – Matamoros
- Puebla Oaxaca – Cd. Hidalgo
- Manzanillo – Tampico – L. Cardenas – Ecuandureo
- Transistmico
- Acapulco – Tuxpan
- Acapulco – Veracruz
- Altiplano
- Transpeninsular de Baja California
- Peninsular de Yucatan

# MOST IMPORTANT CITIES

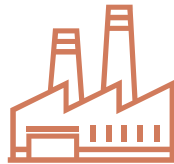


# LOGISTICS

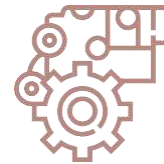
- Located in the heartland of Mexico
- 9 hour drive to US Border
- Within 250 miles



**80%** of total  
market



**70%** of industry



**70%** of automotive  
industry



**60%** of total  
population



Land Area  
126 hectares /312 acres





# MASTER PLAN

## POLIGONO EMPRESARIAL SAN MIGUEL II

100% SOLD

SAN MIGUEL DE ALLENDE - QUERETARO

MEXICO  
111

ACCESS

Expansion

BUSINESS  
AREA

BLOCK 1  
273,310.0764 M<sup>2</sup>

BLOCK. 3  
160,493.9361 M<sup>2</sup>

BLOCK 4  
164,701.6568 M<sup>2</sup>

BLOCK 5  
71,223.3623 M<sup>2</sup>

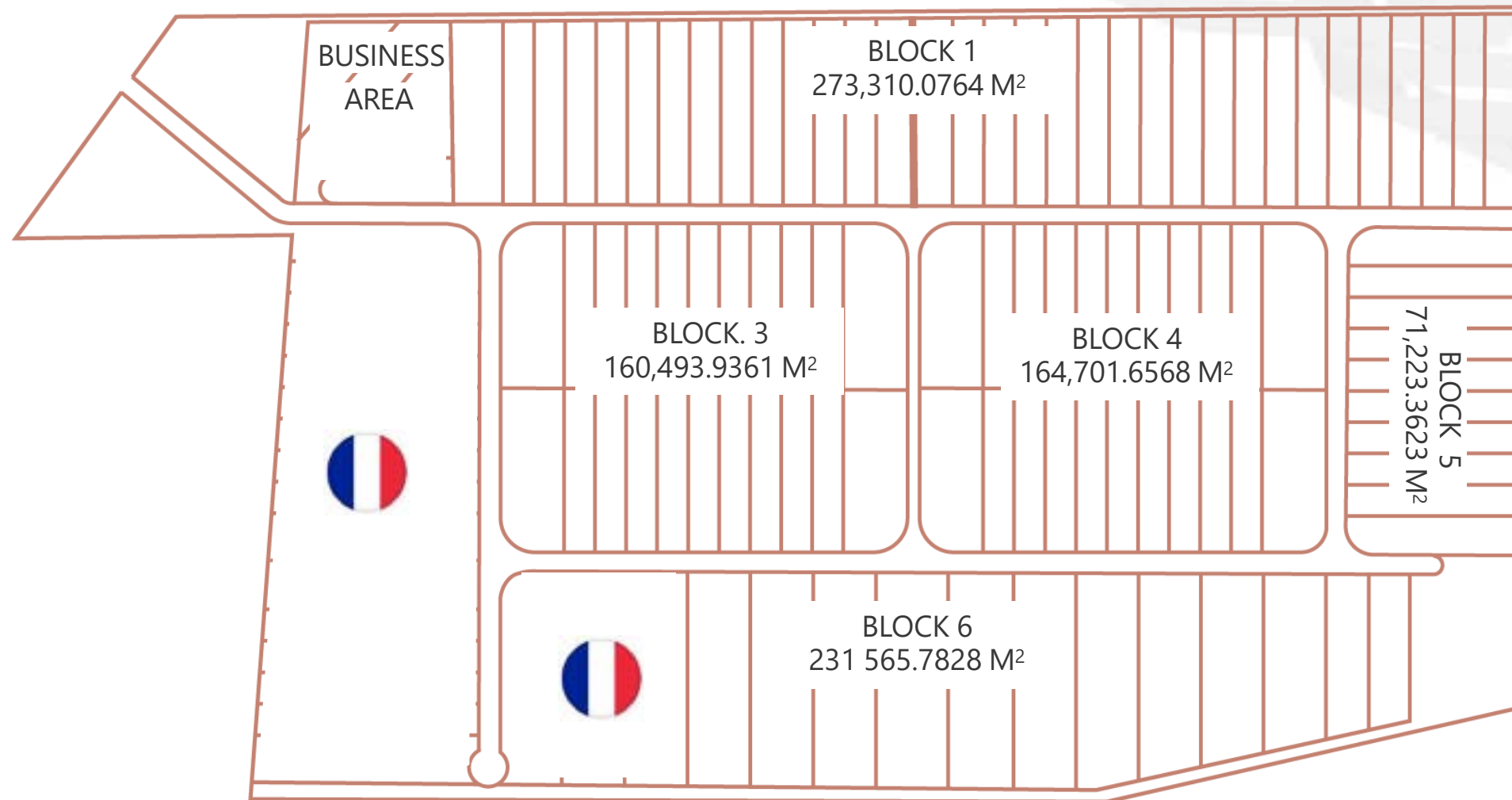
BLOCK 6  
231 565.7828 M<sup>2</sup>

# CURRENT TENANTS

**DEKO**|SYS



# Expansion





# WORLD CLASS INFRASTRUCTURE

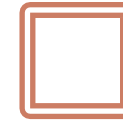
# WORLD CLASS INFRASTRUCTURE



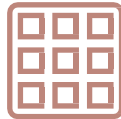
Phase I 100% Sold out



Phase II  
100% developed, ready for  
immediate delivery



126 hectares  
(312 acres)



Lots from 10,000 m<sup>2</sup>



Project optimized to land  
topography, minimum infill  
costs.



CCTV 24/7

# WORLD CLASS INFRASTRUCTURE



High-pressure Fire  
Protection System SM  
Approved and UL Listed



Electrical substation 30 MVA's and  
30 MVA's more available for  
expansion



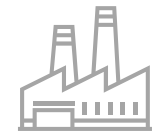
Water treatment plant



2 water wells with capacity  
to support any industrial process



Natural Gas Feasibility  
Pipeline 6.4 km from the park  
(Under construction)



Land for sale  
Build to Suit  
Multitenant facilities





















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