

FOR SUBLEASE

STATE OF THE ART MANUFACTURING FACILITY IN HERMOSILLO, SONORA, MEXICO

**499,361 SF /
47,604 M2**

POSSESSION: 1/1/2025

RENT: NEGOTIABLE

TERM: 7+ YEARS REMAINING

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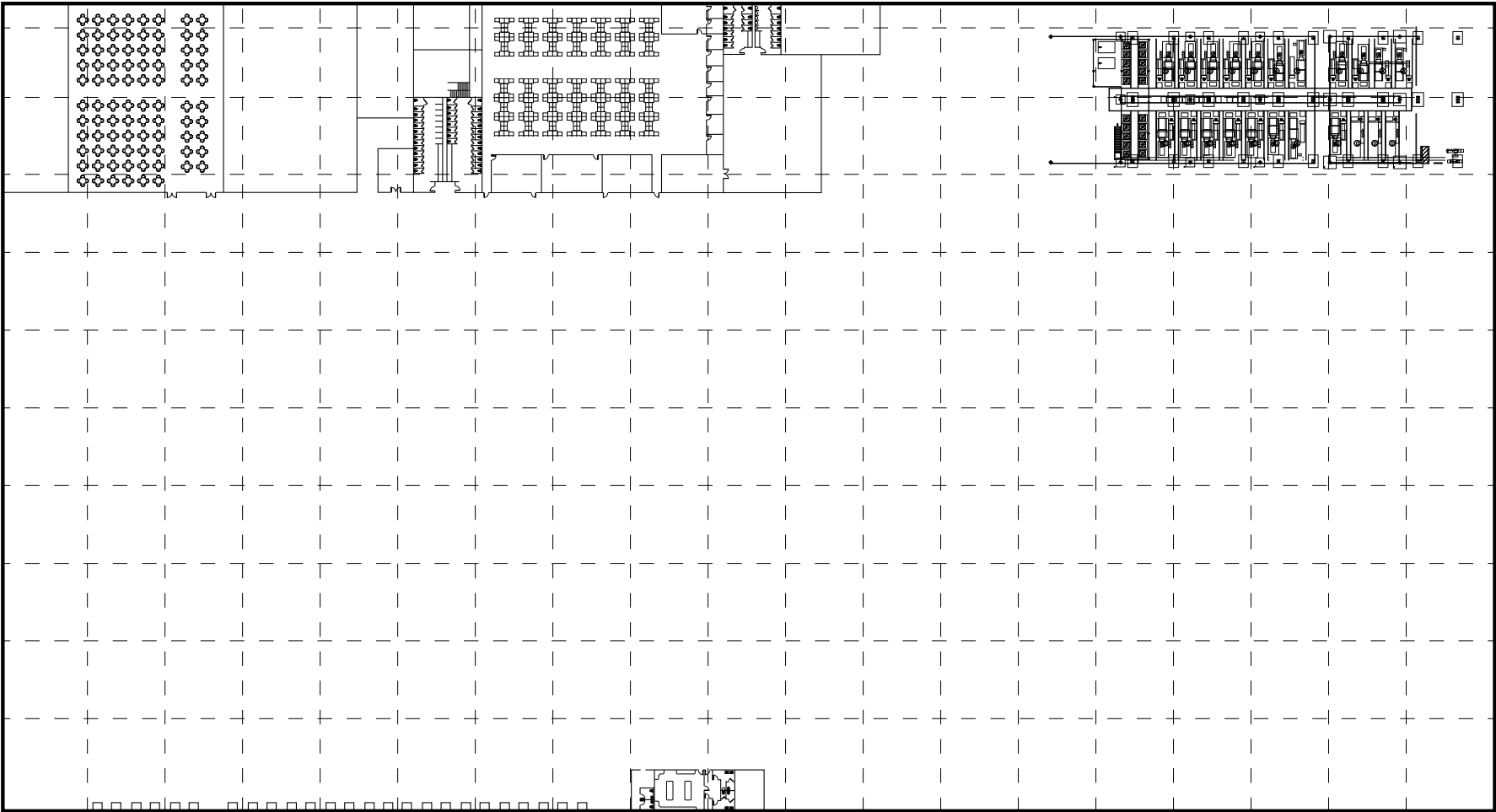
PROPERTY HIGHLIGHTS

CALLE MANUFACTURA #1 HERMOSILLO NORTE INDUSTRIAL PARK

- **Site Area** 1,114,567 SF (25.58 Ac) / 103,547 m²
- **Zoning** Industrial
- **Year Built** 2022
- **Property Size**
 - » **Industrial** ±432,560 SF / 40,186 m²
 - » **Office** ±37,253 SF / 3,461 m²
 - » **Bathrooms/Lockers** ±6,964 SF / 647 m²
 - » **Cafeteria** ±22,423 SF / 2,083 m²
 - » **Mezzanine** ±26,559 SF / 2,467 m²
 - » **Total Construction Area** ±525,759 SF / 48,844 m²
- **Building Dimensions** 520' x 960' (157m x 292m)
- **Column Spacing** 50' x 50' (60' speed bay) / 15.24 m x 15.24m (speed bay: 18.26m)
- **Clear Height** 34' / 10.55 mt
- **Trailer Parking** 152 Spaces
- **Car Parking** 280 spaces
- **Roofing** SSR LOK standing seam roofing system (7" fiber glass insulation)
- **Configuration** Rear-load
- **Loading Docks** 51, 9' x 10'
- **Dock equipment** Levelers (30,000 lb. cap), seals and lights (flexible arm)
- **Grade level** 1- 12' x 14'
- **Exterior Walls** Painted concrete tilt-up panels
- **Truck Court** 135'
- **HVAC:**
 - » **Production Area** 35 roof top package units 50 ton/each
 - » **Molding Area** 3 roof top package units 40 ton/each
 - » **Office/Cafeteria** 18 split units
- **Fire Protection**
 - » UL/FM approved, 2,500 GPM @135 PSI
 - » FM Storage Tech Tank 172,928 gallons (150,000 exclusively to FPS)
- **Electrical**
 - » 2,500 KVA, 13.8 kv, 480/227 Volts
 - » 3,000 Amp, 3ph- 4W, 480/227 Volts
- **Lighting** LED
- **Floor Thickness** 6" reinforced

CUSHMAN & WAKEFIELD

FLOOR PLAN



PROPERTY ADVANTAGES

LOCATED IN ONE OF THE NEWEST INDUSTRIAL CLUSTERS IN THE CITY.

CLOSE PROXIMITY TO ONE OF THE FASTEST GROWING RESIDENTIAL AREAS PROVIDING A LARGE LABOR POOL.

SHORT DISTANCE TO INTERNATIONAL HIGHWAY 15, PROVIDING CONNECTIVITY TO MAJOR TRANSPORTATION ROUTES AND THE US-MEXICO PORT OF ENTRY

CONSTRUCTION COMPLETED IN 2022.

HIGHLY FUNCTIONAL AND FLEXIBLE BUILDING.

LARGE LOT PROVIDES SIGNIFICANT SURPLUS LAND FOR TRUCK STAGING OR STORAGE.



HERMOSILLO'S COMPETITIVE ADVANTAGE

Hermosillo stands as a vital economic hub in Sonora, offering diverse investment opportunities across manufacturing and services sectors. The city's strong industrial base, including automotive, electronics, and aerospace, benefits from established supply chains and skilled labor. Strategically located 165 miles south of the U.S.-Mexico border, Hermosillo ensures seamless access to North American markets, supported by well-developed infrastructure such as roads, railways, an international airport, and the nearby deep-sea port in Guaymas.



With a growing population and several educational institutions, the city provides a robust labor pool and a steady stream of skilled workers. Local government incentives, a supportive business ecosystem, and a high quality of life with a low cost of living further enhance Hermosillo's appeal as an attractive location for businesses and employees alike.

Hermosillo was ranked as one of the five best cities to live in, in Mexico as published in the study **"The Most Livable Cities of Mexico"** by the Strategic Communication Cabinet of the Mexican Government.

Hermosillo was ranked as the 7th most competitive city in the country according to the Mexican Institute for Competitiveness (IMCO) based on factors such as its economic diversification, geographical location, access to education, government, innovation and international relations.

TRANSPORTATION & CONNECTIVITY

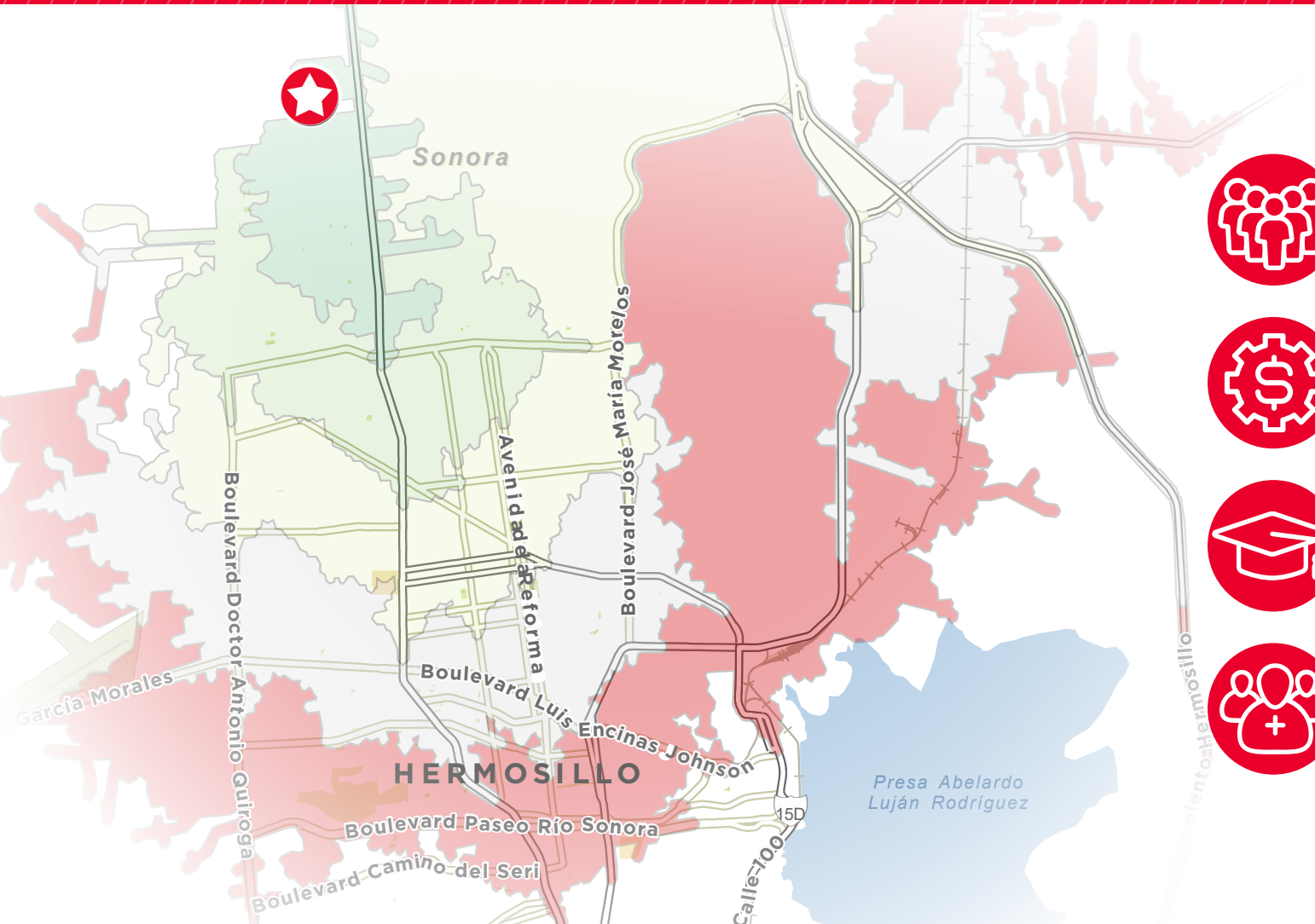


Hermosillo Intl Airport, with direct flight to Phoenix, AZ, Mexico City & Guadalajara



SONORA has several important border crossing points with the United States, such as Nogales and San Luis Rio Colorado. These border crossings are key access points to the US market, facilitating international trade and business expansion northward.

LABOR & DEMOGRAPHICS



Population: 936,263 (2020)
18th largest city in Mexico



Economically Active
Population: 60.9%



Education: 23.7% high school
& associates degree



18.7% college degree



ECONOMICS

Trade Partners

- 69.9% USA
- 14.1% China
- 3.96% Japan

Main Exports

- 15.7% Mineral Ore & Concentrations
- 9.47% Electrical wire & cables

FOREIGN DIRECT INVESTMENT

- \$556 B total in Mexico
- Sonora is #2 in the nation with \$2.71 B, only behind Mexico City

TOP 5 FDI BY COUNTRY

- USA, Spain, Canada, Germany, Japan



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