

CANTERA INDUSTRIAL PARK

Pedro Escobedo
Queretaro, México



EXETER PROPERTY GROUP



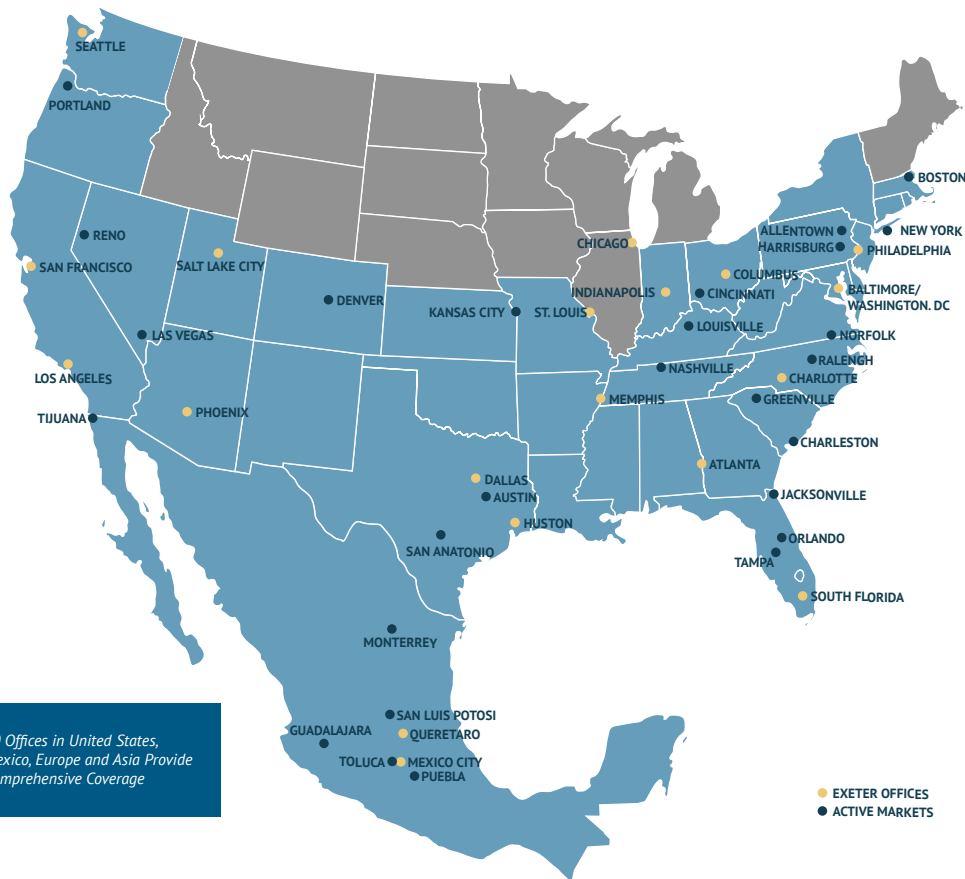
EXETER PROPERTY GROUP

Exeter Property Group is a team of professionals with deep experience in acquiring, developing, constructing, renovating, managing and leasing industrial properties.

We provide our tenants with the most keenly selected and functionally designed properties with highly responsive construction and property management services.

Exeter Property Group acquires and develops the highest caliber industrial business park properties. We manage them to peak standards on behalf of our blue-chip US and international institutional investor base. With over 5 Billion in equity capital under management, Exeter Property Group has deep financial resources to act quickly and provide tenants with space improvements at lease signing and the capital needed to maintain high quality assets.

Exeter Property Group develops, leases and manages industrial and business park properties to serve the distribution, warehousing and corporate needs of tenants throughout North America, Europe and Asia.



30 Offices in United States, Mexico, Europe and Asia Provide Comprehensive Coverage

Over 230 Million Square Feet of Property Developed, Owned and Managed Globally



CANTERA INDUSTRIAL PARK ADVANTAGES

Exeter Property Group is pleased to present Cantera Industrial Park, Exeter's first development in Mexico, located in the Bajío Region, in the municipality of Pedro Escobedo, Queretaro.

CANTERA INDUSTRIAL PARK WILL PROVIDE THE FOLLOWING ADVANTAGES:

LOCATION ADVANTAGES:

- Direct and immediate access to the 57 Highway, located between two looped intersections that allow for easy truck circulation to and from Mexico City Metropolitan Area
- Available workforce (Pedro Escobedo municipality) with a total active population of 42.3K

PARK ADVANTAGES:

- Layout that meets different size from 9,300m² (100,000 sf) up to 93,000m² (1,000,000 sf) as well as operational (cross dock and rear load) requirements
- Secured park with ability to fence off buildings for second access control (Authorized Economic Operator and CTPAT ready)
- Ability to provide additional trailer stalls (selected buildings)
- 12,750 kVA electrical secured supply (Phase I)
- Zoning in place for expedited start of construction
- Building beneficial delivery – 6.5 months from signed commitment
- Delivery of infrastructure October 2020



QUERETARO

STRATEGIC LOCATION



QUERETARO

DEMOGRAPHIC PROFILE



2.09M

STATE POPULATION



837k

ECONOMICALLY ACTIVE POPULATION



67ppl.

ARRIVE DAILY TO QUERETARO STATE



26yrs.

STATE AVERAGE AGE



3.5%

NATIONAL UNEMPLOYMENT RATE



4.3%

STATE UNEMPLOYMENT RATE

Source: Ministry of Sustainable Development of Queretaro

CONNECTIVITY



- HIGHWAY
- 57 HIGHW (NAFTA)
- RAILROAD

DISTANCES TO ATLANTIC AND PACIFIC PORTS

Destination	km	mi.
Altamira	631	392
Veracruz	607	377
Lazaro Cardenas	544	338
Manzanillo	650	403

DISTANCES TO THE USA BORDER

Destination	km	mi.
El Paso, TX	1,630	1,012
San Diego, CA	2,600	1,615
Laredo, TX	940	584

INDUSTRIALIZATION

1940 - 1960

- Textile
- Agro Industries
- Food & Beverages

1961 - 1990

- Metal Mechanics
- Home Appliances
- Chemical
- Rubber & Plastic

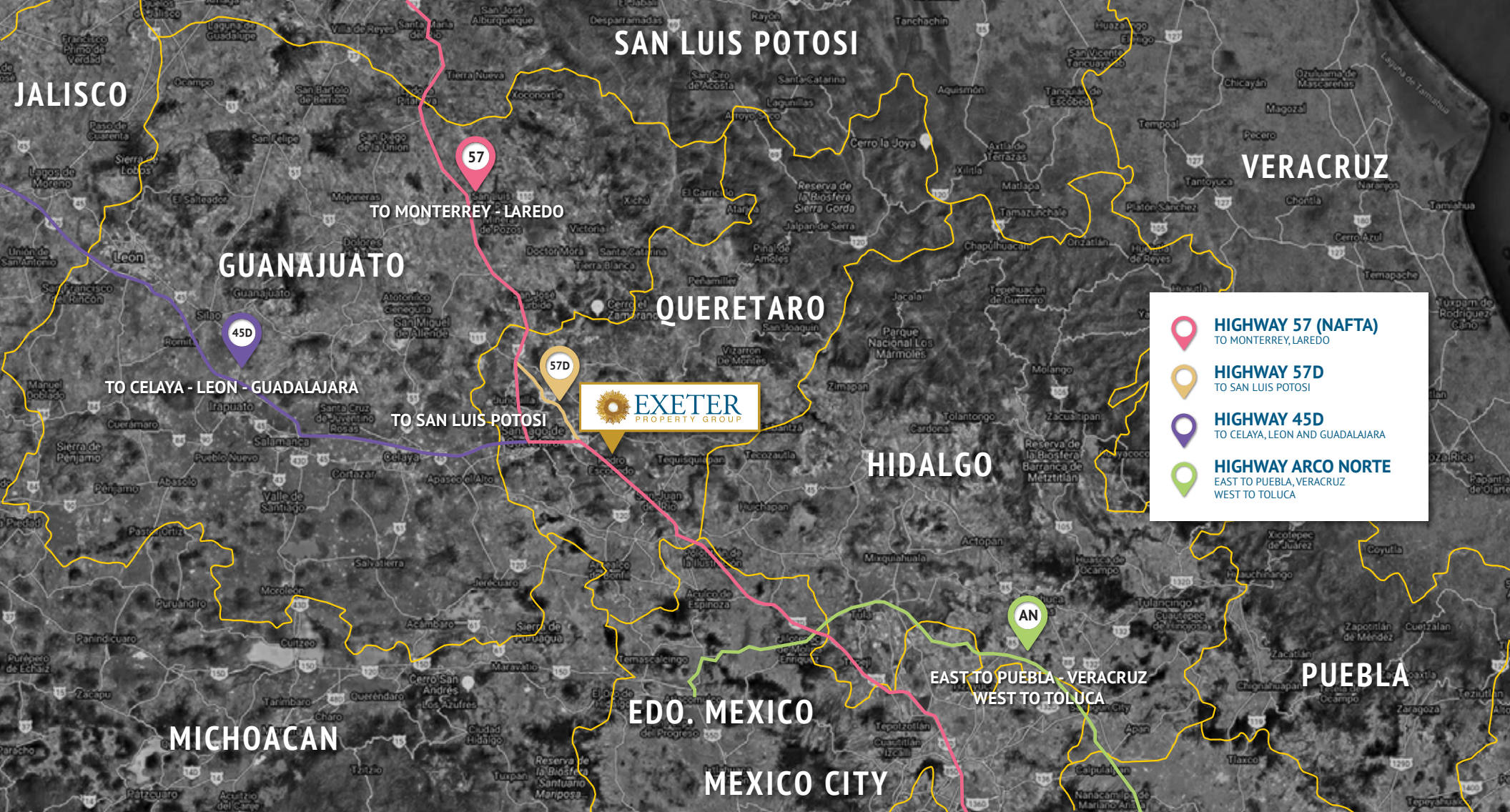
1991-2016

- Automotive
- Electric & Electronic
- IT
- OEM
- Logistics / Distribution

2017 - 2021

- IT
- Financial Services
- Renewable Energies
- E-Commerce

Source: Ministry of Sustainable Development of Queretaro



-  **HIGHWAY 57 (NAFTA)**
TO MONTERREY, LAREDO
-  **HIGHWAY 57D**
TO SAN LUIS POTOSI
-  **HIGHWAY 45D**
TO CELAYA, LEON AND GUADALAJARA
-  **HIGHWAY ARCO NORTE**
EAST TO PUEBLA, VERACRUZ
WEST TO TOLUCA

LOCATION

With immediate access to the 57 Highway (also known as “NAFTA Highway”), a south-north highway running from Mexico City to the United States, the site is positioned well for tenant requirements for space between the Mexico City toll booth and Queretaro. With lower property costs, lower taxes, lesser traffic congestion, lower labor rates, and greater availability of labor, Queretaro is well positioned for a competitive regional distribution to service the Mexico City Metropolitan Area.

Distance from Cantera Industrial Park to:

- Queretaro International Airport: 16 km (10 mi.)
- Queretaro City: 24 km (15 mi.)
- Highway 57D: 8 km (5 mi.)
- Mexico City Tollbooth – 57 HWY: 141 km (88 mi.)
- Leon / GTO – 45D HWY: 200 km (124 mi.)
- San Luis Potosi / SLP - 57 HWY: 211 km (131 mi.)

LABOR STATISTICS

Located within a 3 mile radius, the municipality of Pedro Escobedo provides 42,257 of qualified labor pool for both Logistics / Distribution and Manufacturing operations. Within a 15 mile radius the labor pool is over 900K of working population in 6 municipalities.

POPULATION BY MUNICIPALITIES

4.8 km (3 mi.) radius:

PEDRO ESCOBEDO:

Pop. 42,257

Working Age Population 42,257 / 62.3%

12.9 km (8 mi.) radius:

EL MARQUES:

Pop. 156,275

Working Age Population 98,740 / 63.2%

24.1 km (15 mi.) radius:

HUIMILPAN:

Pop. 38,295

Working Age Population 22,359 / 58.4%

SAN JUAN DEL RIO:

Pop. 268,408

Working Age Population 171,382 / 63.8%

QUERETARO:

Pop. 878,931

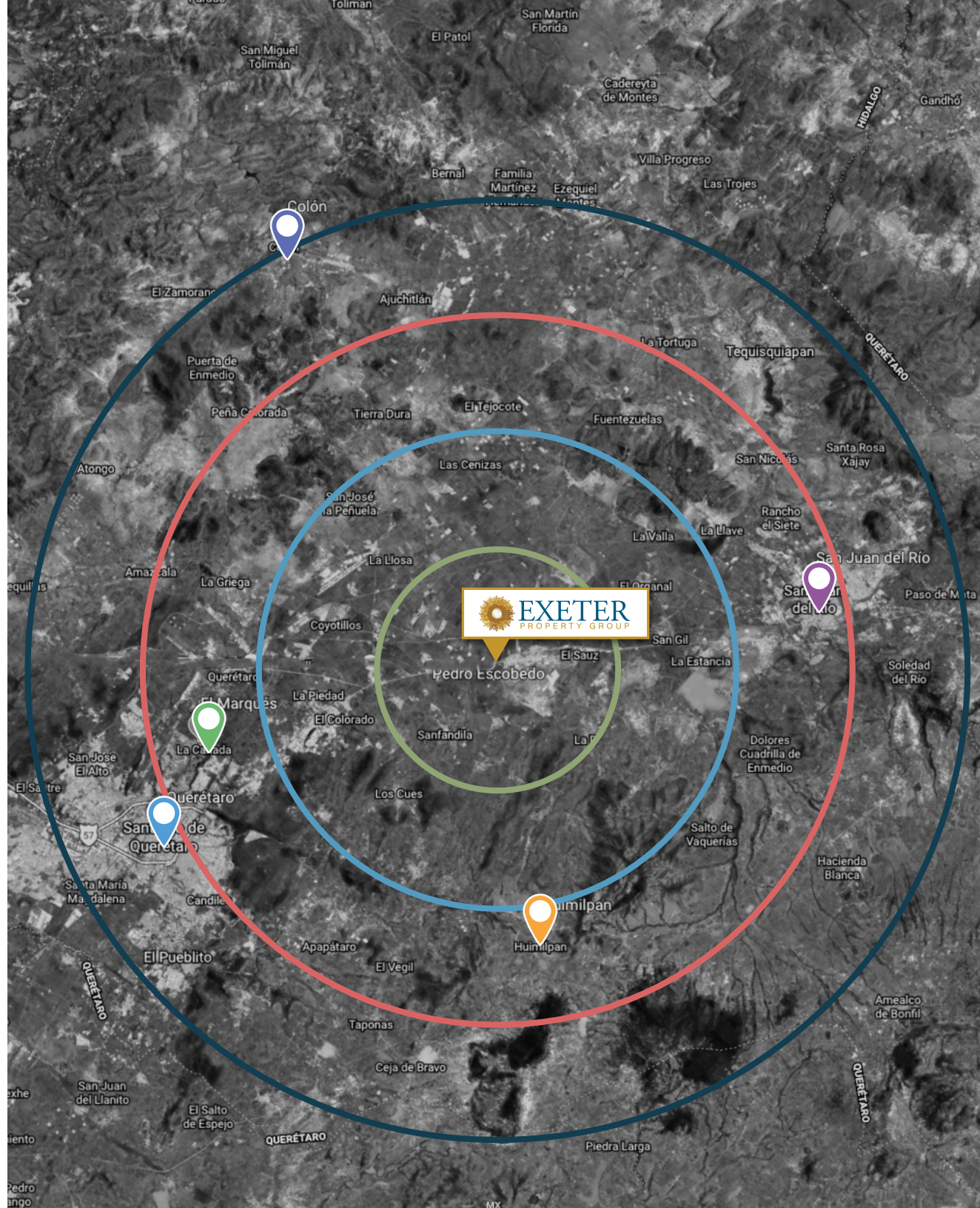
Working Age Population 579,072 / 65.9%

32.2 km (20 mi.) radius:

COLON:

Pop. 62,667

Working Age Population 37,816 / 60.3%



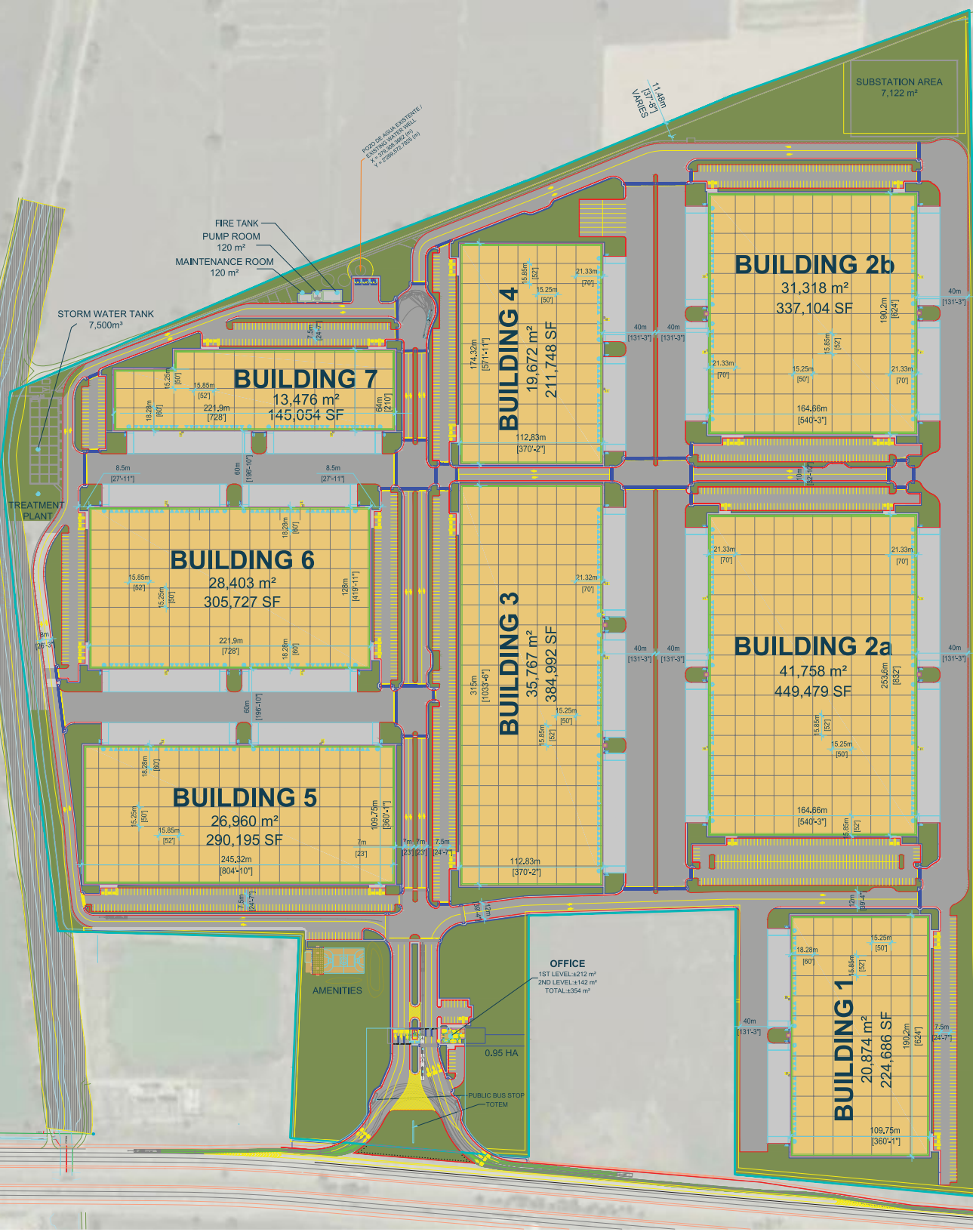
CANTERA INDUSTRIAL PARK

Cantera Industrial Park is conveniently located between two looped intersections that allow for easy truck and vehicle circulation to and from the Mexico City Metropolitan Area.

Total Site 50.53 ha / 124.88 ac – NRA 220,000 m² / 2.35 M ft²
Industrial Zoning (Light Manufacturing / Non Pollutant)



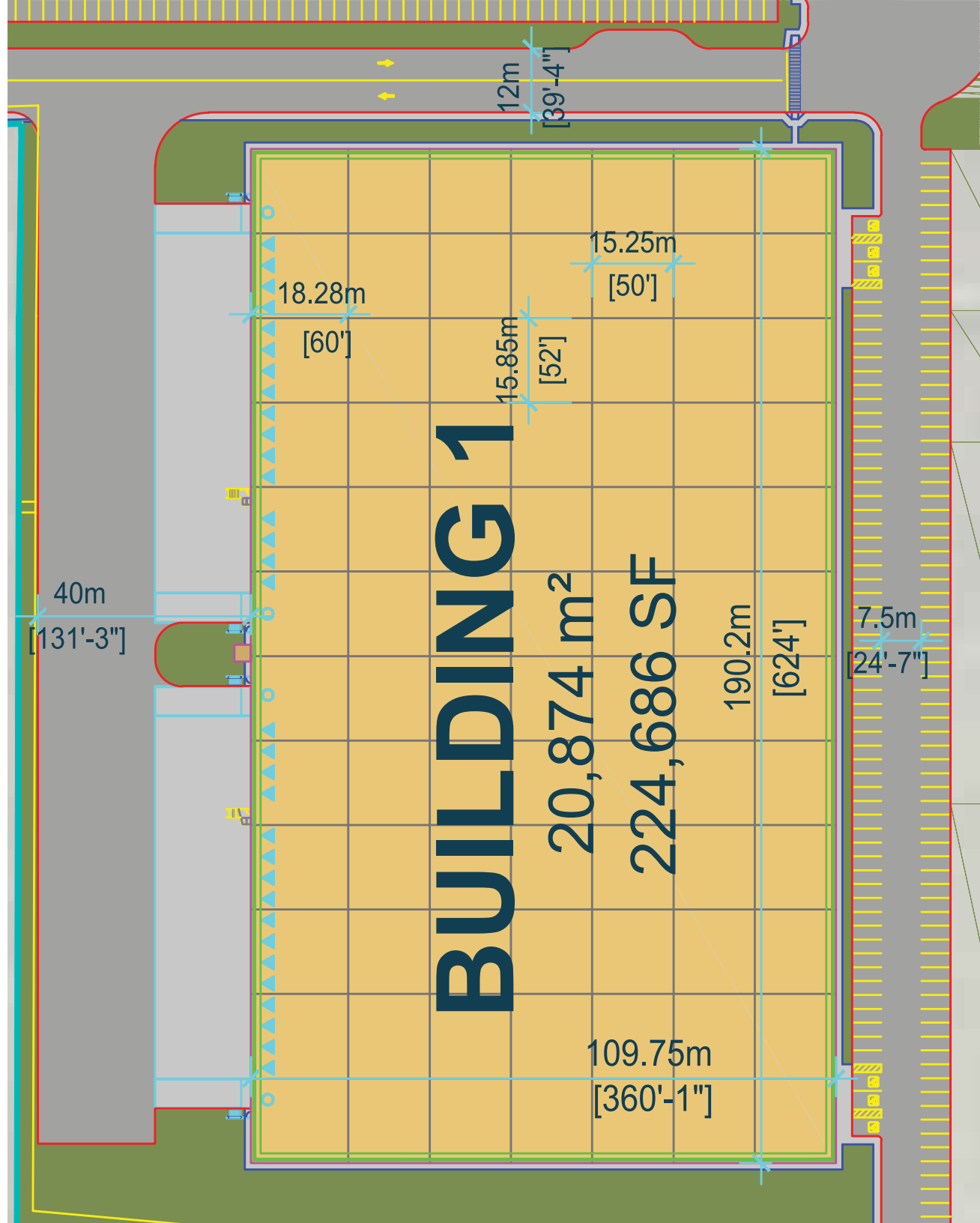
PARK LAYOUT & SPECIFICATIONS



- Total land: 50.53 ha / 124.88 ac
- Net rentable area 220,000 m² / 2.35 M ft²
- 43% FAR
- 12,750 kVA's mid-voltage (Phase 1)
- 4 lane (23.5 m / 77 ft) main road
- Security guardhouse / controlled access
- Secured perimeter (fully fenced)
- CCTV for common areas
- Underground infrastructure
- Separate car and truck parking
- Led lighting
- Sanitary water treatment plant
- Water storm drainage / retention pond
- Centralized fire protection system (in compliance with FM and NFPA regulations)
- Sidewalks
- Bike rack
- Public transportation bus stop
- Driver restrooms
- Green areas
- Fully equipped common areas destined to serve the industrial park (amenities)
- Safe Industrial Park Recognition granted by AMPIP in process (2020)

BUILDING 1 SPECIFICATIONS

- Highway frontage
- 9.75 m (32 ft) clear height / 10.97 m (36 ft) and 12.19 m (40 ft) capable
- Full height concrete "Tilt-Up" walls
- Column spacing 15.25 m x 15.85 m (50 ft x 52 ft) with 18.25 m (60 ft) speed bay
- Floor slabs 18 cm (7 in) reinforced concrete
- Roof KR-18 galvanized sheet metal with 7.62 cm (3 in) insulation
- Natural light 8% with polycarbonate domes
- 14 fully equipped dock doors 1 per 1,500 m² (16,146 sf), with additional 18 knockout doors / 1 per 652 m² (7,021 sf) capable
- 2 drive-in ramps of 3.66 m (12 ft) x 4.27 m (14 ft) doors
- Lighting high bay LED 30 FC
- Main access entrance at each corner with 3% office space
- Exterior lighting with wall packs LED (1 FC)
- 143 total parking spaces, with asphalt 5.08 cm (2 in)
- Heavy traffic road with asphalt 7.62 cm (3 in) and concrete in high transit areas
- Truck apron with 17.78 cm (7 in) reinforced concrete
- 40 m / 131 ft maneuvering patios





CONSTRUCTION PROGRESS - AUGUST 2020





CONSTRUCTION PROGRESS - AUGUST 2020



WHY EXETER PROPERTY GROUP

Exeter Property Group is a trusted real estate partner to thousands of tenants globally. We have the financial resources and real estate expertise to offer the following value added benefits:

- Financial stability - immediate, 100% discretionary access to capital
- Competitive cost of capital - \$5 billion institutional investor base provides lower cost of capital and thus lower cost of occupancy for our tenants
- Expertise - from development through leasing, property management and asset management
- Certainty - of deliverability
- Flexibility - ability to accommodate a tenant's evolving space needs across numerous geographies
- Ease of transactions - dedicated Exeter transaction specialist including in-house attorney





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