



WORLD TRADE CENTER®
SAN LUIS POTOSÍ
PREMIUM INDUSTRIAL PARK

BIENVENIDO 환영 WELCOME BIENVENUE
欢迎 WILLKOMMEN ようこそ BENVENUTO

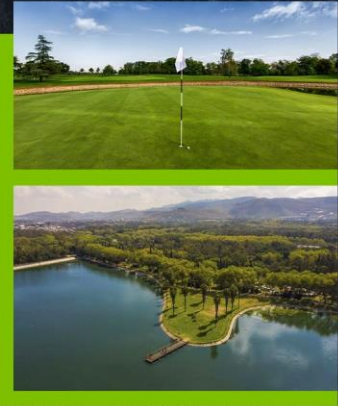
GRUPO
VALORAN.



Member of
WORLD TRADE CENTERS
ASSOCIATION

SAN LUIS POTOSÍ CITY LIFESTYLE

- Hotels
- Educational Facilities
- Hospitals
- Shopping Centers
- Recreative Areas
- Airport
- Historic Downtown (UNESCO World Heritage)
- Golf Courses
- Sports Clubs
- Vineyards
- National Fair
- Tangamanga I and II Park
- Morales Park
- Alfonso Lastras Stadium
- Road Under Construction
- Railroad





ATCO
GROUP
ranman
energy
Power Generation
Facility

Free Trade
Zone

CP
Intermodal
Terminal

TCM
Fuels
Transloading
Terminal

Aduanas
Customs
Office

Misión
Hotel

Commercial
Area

Offices
for Lease

WHERE INDUSTRY MEETS BUSINESS



WTC 1

OVERVIEW

The first industrial park that combines business, commercial and logistics services to create a strategic environment for its clients.



WTC 2

WTC 1

VIA ALTERNA
ROAD UNDER
CONSTRUCTION

CONNECTION ROAD

CPKC RAILROAD

230 KV HIGH TENSION LINE

80D



57

57D

57 HIGHWAY
MEXICO - LAREDO
(USMCA)

140 ROAD

80D HIGHWAY
MANZANILLO - GUADALAJARA

AVAILABLE LAND FOR SALE AND BUILT TO SUIT FOR LEASE

WTC 1



- A - Customs Office
- B - Alpha Building (offices)
- C - WTC Commercial Zone
- D - Canadian Pacific Kansas City (Intermodal Terminal)
- E - Soccer Field

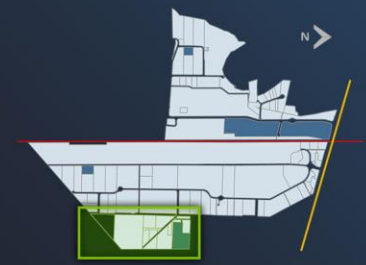
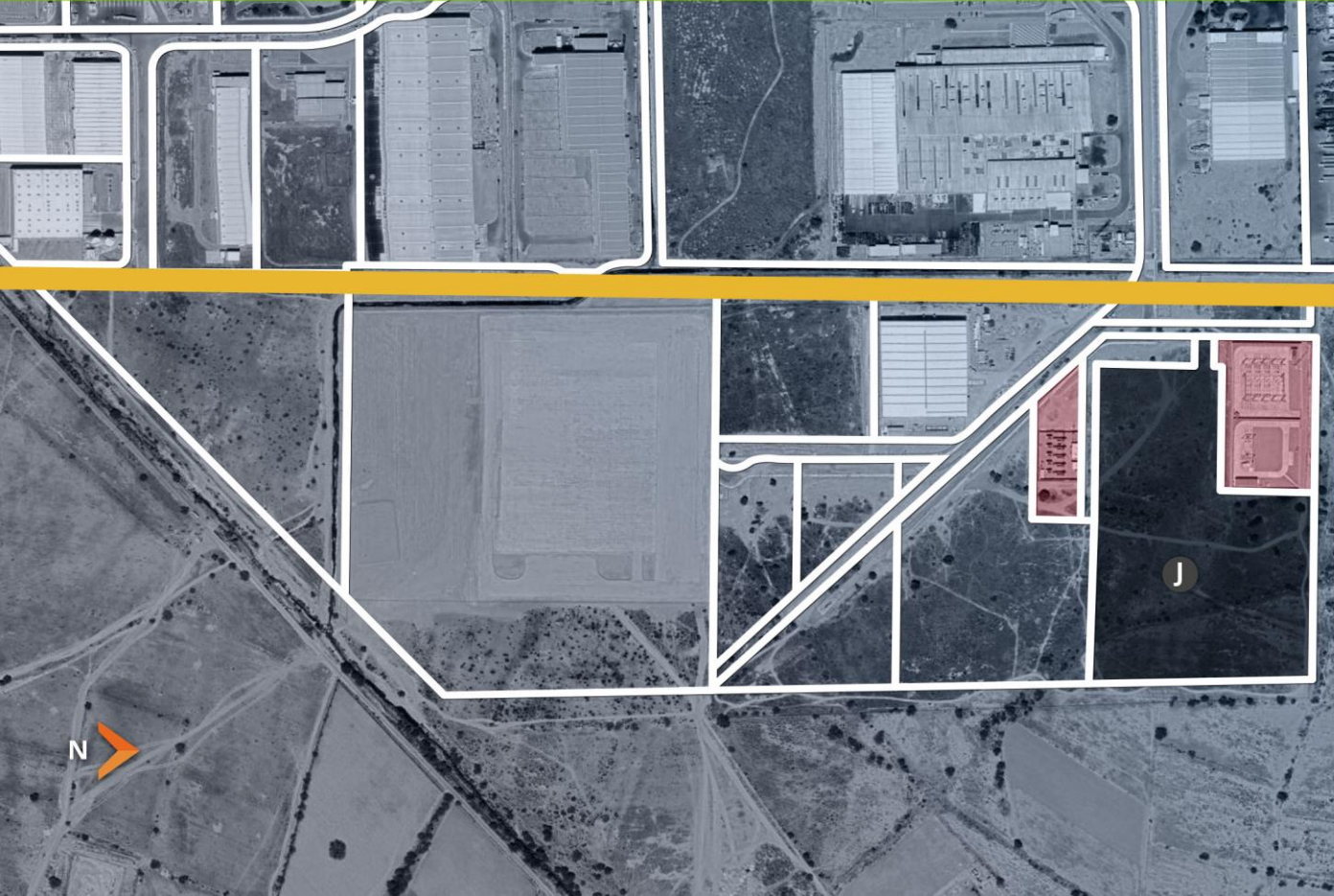
- | | |
|----------------------------------|--------------------------|
| 1 - Goodyear | 33 - System logistics |
| 2 - DTR Mexico | 34 - Dong Kwang |
| 3 - Ryder | 35 - Meto Kote |
| 4 - MEIWA | 36 - ABM Tool & Die |
| 5 - Fuels Transloading Terminal | 37 - Daikin |
| 6 - Autoneum | 38 - La Esperanza |
| 7 - Chunil México | 39 - SEL |
| 7 A - Solvay | 40 - Midori |
| 8 - Mayco | 41 - ATCO |
| 9 - Faurecia | 42 - Ranman Energy |
| 10 - Autoneum | 43 - Cajas Nilo |
| 11 - Motomex | 44 - Grupo Nelson |
| 12 - Nippon Express | 45 - Comercializadora Z |
| 13 - Midori | 46 - Losgra |
| 14 - ABB | 47 - Berrones |
| 15 - Faurecia | 48 - Aplintec |
| 16 - Dräxlmaier | 49 - Tarimas Durango |
| 17 - CSL | 50 - MD Transportes |
| 18 - Welldex | 51 - Potoquímica |
| 19 - Schnellecke | 52 - Bisonte |
| 20 - Twist | 53 - Aceros VS |
| 21 - FLIMSA | 54 - Tarimas Durango |
| 22 - ETO Magnetic | 55 - Bisonte |
| 23 - DTR Mexico | 56 - Sabaf Faringosi |
| 24 - Techno State | 57 - Haucan Park |
| 25 - Toyota Tsusho America, Inc. | 58 - Inmobiliaria Clemis |
| 26 - Valeo | 59 - Recimetsa |
| 27 - OTSCON | 60 - Franke |
| 28 - Ponce Disa | 61 - DTR Mexico |
| 29 - Fargos | 62 - Bisonte |
| 30 - TI Automotive | 63 - Bisonte |
| 31 - ABB | 64 - Himile |
| 32 - ALA | 65 - Vapsa |

AVAILABLE LAND FOR SALE AND BUILT TO SUIT FOR LEASE

WTC 1

AVAILABLE LAND FOR
SALE OR BTS PROJECT

J 64,413.55 m²



- ONLY BTS TO LEASE
- POWER FACILITIES

AVAILABLE LAND FOR SALE AND BUILT TO SUIT FOR LEASE

WTC 1

AVAILABLE LAND FOR BTS PROJECTS

M 151,740.36 m²

N 134,102.96 m²



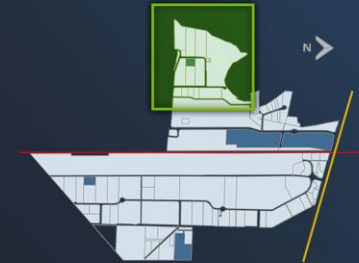
□ ONLY BTS TO LEASE

AVAILABLE LAND FOR SALE AND BUILT TO SUIT FOR LEASE

WTC 1

AVAILABLE LAND FOR BTS PROJECT

S 12,086.40 m²



□ ONLY BTS TO LEASE

AVAILABLE LAND FOR SALE AND BUILT TO SUIT FOR LEASE

WTC 1

AVAILABLE LAND FOR
BTS PROJECT

U 9,925.71 m²



CPKC RAILROAD



□ ONLY BTS TO LEASE



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SAN LUIS POTOSÍ
PREMIUM INDUSTRIAL PARK

BIENVENIDO 환영 WELCOME BIENVENUE
欢迎 WILLKOMMEN ようこそ BENVENUTO

WTC 2

1400 HECTARES



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ASSOCIATION

GRUPO
VALORAN®

AVAILABLE LAND FOR SALE AND BUILT TO SUIT FOR LEASE

WTC 2

- Utilities
- Land for sale and built to suit for lease
- Land reserve
- Future railroad yard
- Sold
- Commercial Zone

E - Future Railroad Yard

- 1 - Metal Technologies
- 2 - Thoni Alutec
- 3 - Universal Logistics
- 4 - Steel Dynamics
- 5 - Impro
- 6 - Auto Transportadora Genesis
- 7 - Veolia
- 8 - CFE
- 9 - IPS
- 10 - ThyssenKrupp
- 11 - Ficus
- 12 - BorgWarner
- 13 - Renova
- 14 - Unison
- 15 - Ripple
- 16 - Confidential



AVAILABLE LAND FOR SALE AND BUILT TO SUIT FOR LEASE

WTC 2

- Utilities
- Land for sale
- Commercial Zone

C 49,482.91 m² E 53,299.24 m²
 D 43,391.46 m² F 77,916.53 m²



- 5 - Impro
- 6 - Auto Transportadora Genesis
- 7 - Veolia
- 8 - CFE
- 9 - IPS
- 11 - Ficus
- 12 - BorgWarner
- 13 - Renova
- 14 - Unison
- 15 - Ripple
- 16 - Confidential



AVAILABLE LAND FOR SALE AND BUILT TO SUIT FOR LEASE

WTC 2

- Utilities
- Land for sale
- Commercial Zone

G 11,032.44 m ²	M 10,000.00 m ²
H 9,524.29 m ²	N 10,000.00 m ²
I 10,000.00 m ²	O 8,899.22 m ²
J 10,000.00 m ²	P 10,000.00 m ²
K 10,000.00 m ²	Q 14,298.86 m ²
L 10,000.00 m ²	



- 4 - Aluminum Dynamics
- 6 - Auto Transportadora Genesis
- 7 - Veolia
- 11 - Ficus



AVAILABLE LAND FOR SALE AND BUILT TO SUIT FOR LEASE

WTC 2

- Land for sale
- Future railroad yard

R 26,091.82 m ²	U 20,000 m ²
S 20,000 m ²	V 19,583.42 m ²
T 20,000 m ²	W 32,148.33 m ²



- 1 - Metal Technologies
- 2 - Thoni Alutec
- 3 - Universal Logistics
- 10 - ThyssenKrupp

AVAILABLE LAND FOR SALE AND BUILT TO SUIT FOR LEASE

WTC 2

■ Land for sale

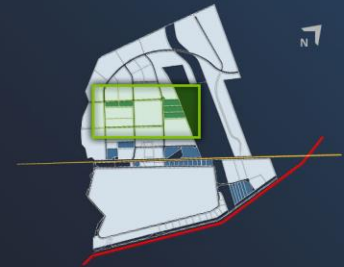
X 31,780.15 m²

AA 46,867.55 m²

Y 33,322.52 m²

BB 52,128.86 m²

Z 45,706.22 m²



- 5 - Impro
- 14 - Unison
- 15 - Ripple
- 16 - Confidential

Premium Logistics Park **WTC 3**

San Luis Potosí City



WORLD TRADE CENTER
PREMIUM INDUSTRIAL PARK
SAN LUIS POTOSI



WORLD TRADE CENTERS
ASSOCIATION

GRUPO
VALORAN.

PREMIUM INDUSTRIAL PARK

Location


WTC 3




WORLD TRADE CENTER
PREMIUM INDUSTRIAL PARK
SAN LUIS POTOSÍ


Cerro de
San Pedro





 Hotel and accommodations

 Educational facilities

 Hospitals

 Shopping Centers

 Recreative areas

 Alfonso Lastras Stadium

 Golf

 Sport Club

 Vineyard



Historical Center



Feria Nacional Potosina



Airport



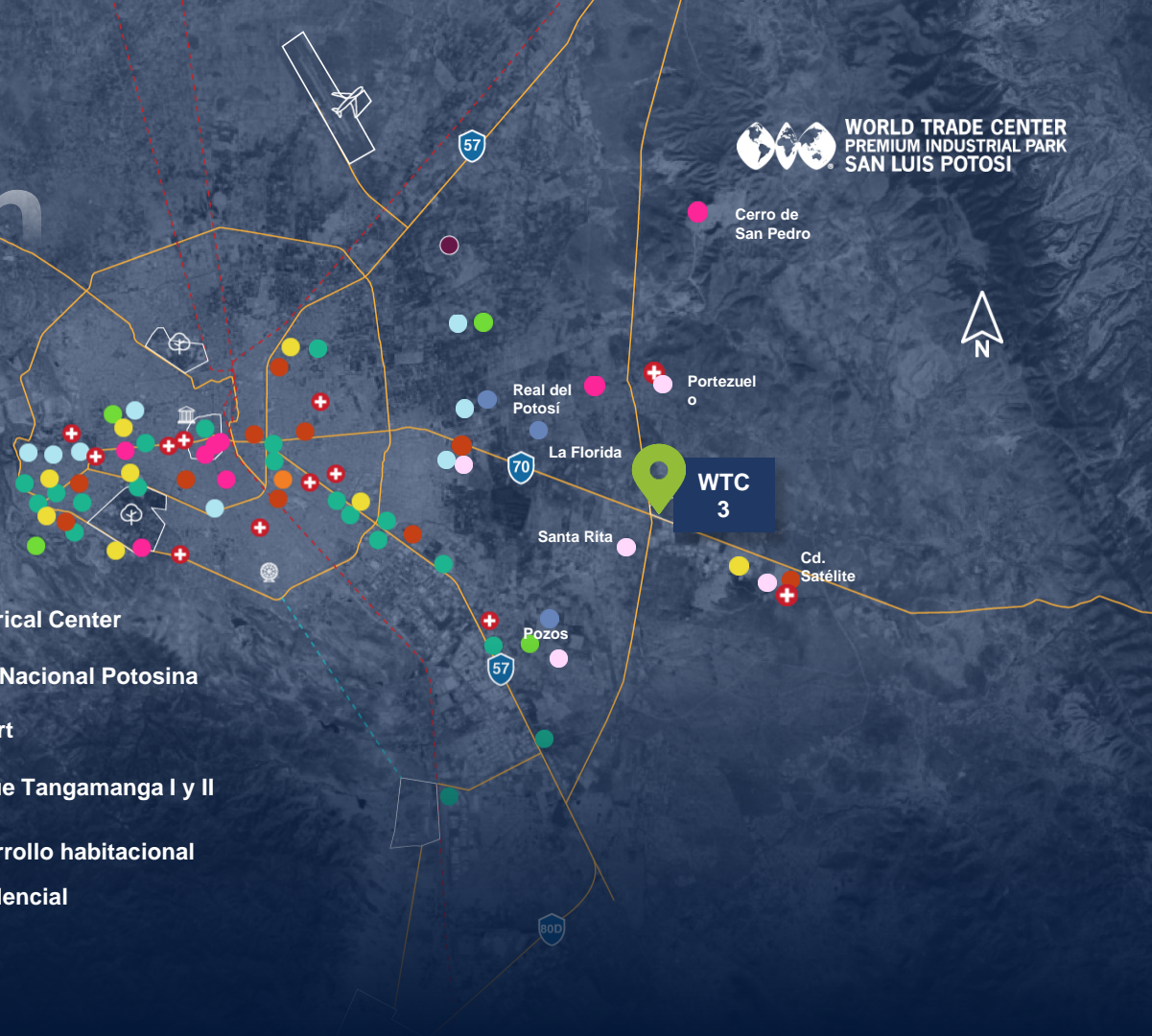
Parque Tangamanga I y II



Desarrollo habitacional



Residencial



PREMIUM INDUSTRIAL PARK

Location

WTC 3



WORLD TRADE CENTER
PREMIUM INDUSTRIAL PARK
SAN LUIS POTOSÍ

San Luis Potosí

WTC
3



PREMIUM INDUSTRIAL PARK



WORLD TRADE CENTER
PREMIUM INDUSTRIAL PARK
SAN LUIS POTOSI

Location

WTC 3



REST AREA
"EL POTOSINO"

WTC 3

SLP – TAMPICO HIGHWAY

70

57D

LIBRAMIENTO ORIENTE

COLINAS INDUSTRIAL PARK





SATELLITE CITY

PREMIUM INDUSTRIAL PARK

Features

WTC 3

TOTAL: 93 Hectares

-  Infrastructure
-  Land for sale and built to suit for lease
-  Sold
-  Donation

- 1 - COPPEL
- 2 - EL POTOSINO
- 3 - NATIONAL POLYTECHNIC INSTITUTE
- 4 - LEANCE LOGISTICS & CUSTOMS



WTC CONTACT

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