



# The Maran Group

It's time to have the best industrial partner in Mexico

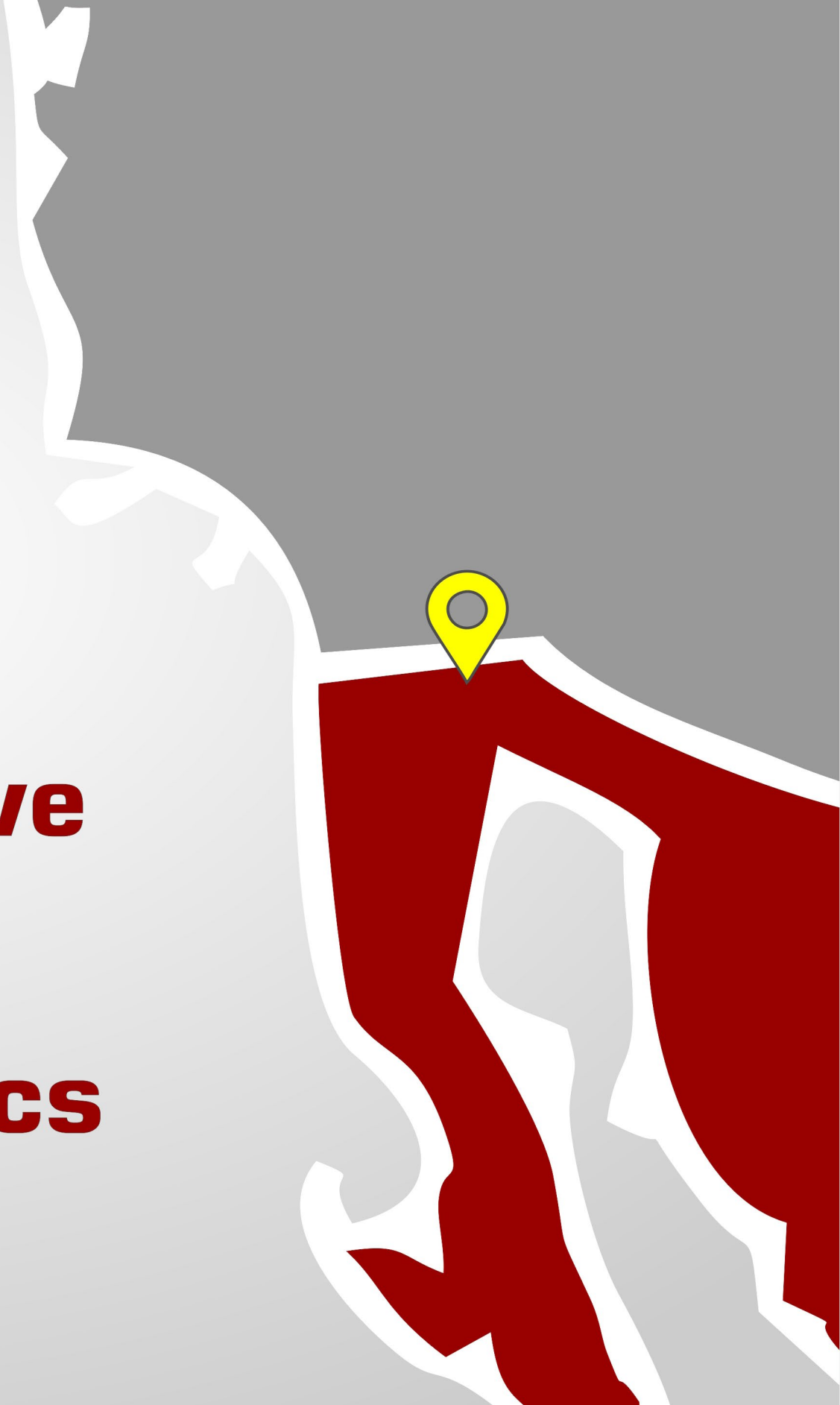


# Mexicali



# STRONG INDUSTRIAL CALLING

## LOCATION



**Medical**  
**Aeroespacial**  
**Electronics**  
**Metal mechanics**  
**Automotive**  
**Food processing**  
**Plastics**  
**Energy**

Mexicali, capital of the state of Baja California. Borders to the north with California, the richest state in the US, represents an important corridor for high movement of products and services valued at more than 25 trillion Dollars.

- *Population over 1,100,000*
  - *Strategic location*
- *Located in the binational mega region: San Diego, Imperial Valley, Mexicali and Tijuana*
- *Competitive and well-trained workforce*
- *A united, well organized private sector*

# INFRASTRUCTURE – LOGISTICS

Mexicali is located inside a region with an important logistics infrastructure; therefore, operating costs for the companies installed here are greatly reduced.

This year (2018) the Ministry of Communications and Transportation in Mexico announced several projects to further strengthen the logistics infrastructure in the state. One of them aims to increase the capacity of the railway line to transport goods to the United States.

## SEAPORTS:

Ensenada, Mexico (Hutchinson Port Group)  
 Long Beach, CA  
 San Diego, CA (PASHA Terminal)

## HIGHWAYS:

Interstate 8 (15 minutes from the border)  
 Interstate 10 (one hour)

## RAILROAD:

Full integration between Union Pacific (US) and FERROMEX (Mexico)

## AIRPORTS:

Mexicali International Airport plus a wide range of airports in Southern California and Arizona provide easy access to the rest of the country and most destinations worldwide.



Origin	Destination	Distance
Mexicali	El Centro, CA	97 km/60 mi
	Yuma, CA	99 km/61 mi
	San Diego, CA	198 km/123 mi
	Los Angeles, CA	368 km/228 mi
	Riverside	282 km/175 mi
	San Jose	912 km/566 mi
	San Francisco	980 km/608 mi
	Phoenix, AZ	980 km/608 mi
	Las Vegas, NV	519 km/322 mi



# UTILITY INFRASTRUCTURE

## **WATER**

490 million Gal. each year guaranteed supply for Mexicali and the cities along Baja's Pacific coast.

## **ENERGY**

A total of 3,000 MW available, 1,800 MW of public service and 1,200 MW generated from private plants

## **NATURAL GAS**

Supplied by EcoGas, part of the Sempra Energy group, which is responsible for providing this resource from the US to Mexicali.

## **TELECOMMUNICATION**

High-speed voice and data connectivity to the US.

# SKILLED LABOR

22 universities

42 technical schools

More than 40,000 students

More than 8,500 engineering students

## Engineering careers:

Aerospace

Mechatronics

Industrial

Bioengineering

Manufacturing technologies

Materials

Mechanical

Computer

Electrical

Cybernetics

Electronics

Manufacturing technologies

Industrial administration

Renewable energies

Logistics and more...



# The Maran Group



# We are your best partner

Established in Mexicali, Baja California by Mr. Mario Teran del Rio, with more than 40 years experience in several types of businesses.

Started in the Agricultural field where, in the past, the company acquired land for future developments in the commercial, residential and, mainly, the Industrial sector.

We are a developer that acts as a partner who understands our client's goals and make them our own seeking out the best solutions in terms of Quality, Efficiency and Flexibility at the lowest cost. Always thinking in terms of Long Term Business

## **Administration Services**

As part of the project administration we provide services like: Local construction permits,

project / construction scheduling and management, financing for tenant improvements and start-up costs, program and total construction control.

## **Construction Services**

Based on many years of experience, we can offer solutions regarding soil preparation, floor construction, structural design, interior lighting and fire protection, to name a few.







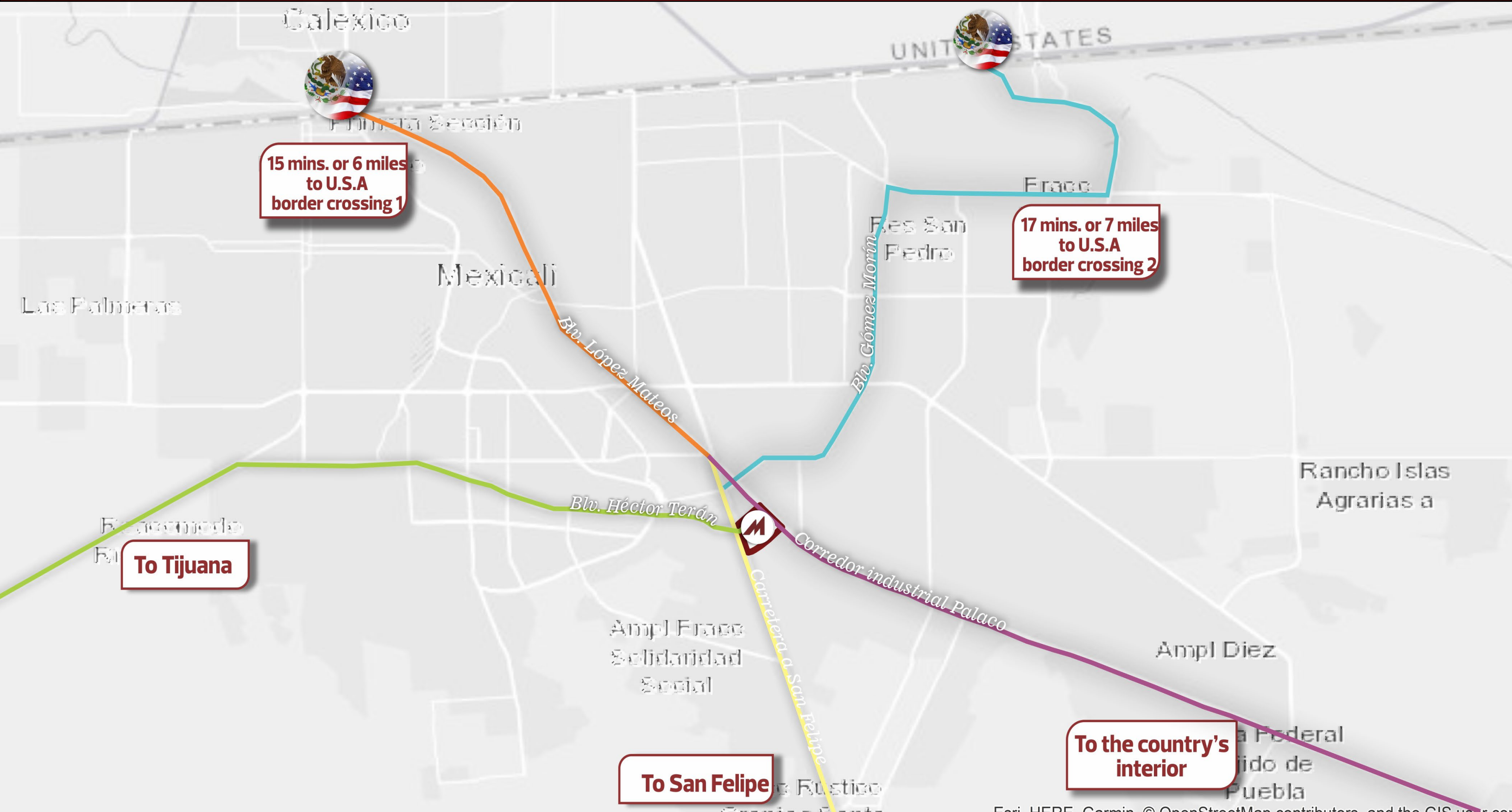
## MARAN Industrial Park

Located at the top of the industrial corridor, the MARAN Industrial Park offers great advantages to potential clients, such as:

- Embedded in one of the safest areas in town
- Served by all 11 bus routes which cover the entire city
- Low employee turnover rates
- **225,000+** people live within a 2-mile radius
- Premium access to major highways and boulevards

# THE BEST LOCATION IN THE ENTIRE CITY

The Maran Industrial Park has the best location in Mexicali. Located between three main roads which connect us to the main US-MX border crossings and with easy access to San Felipe and the rest of the country via the state of Sonora.



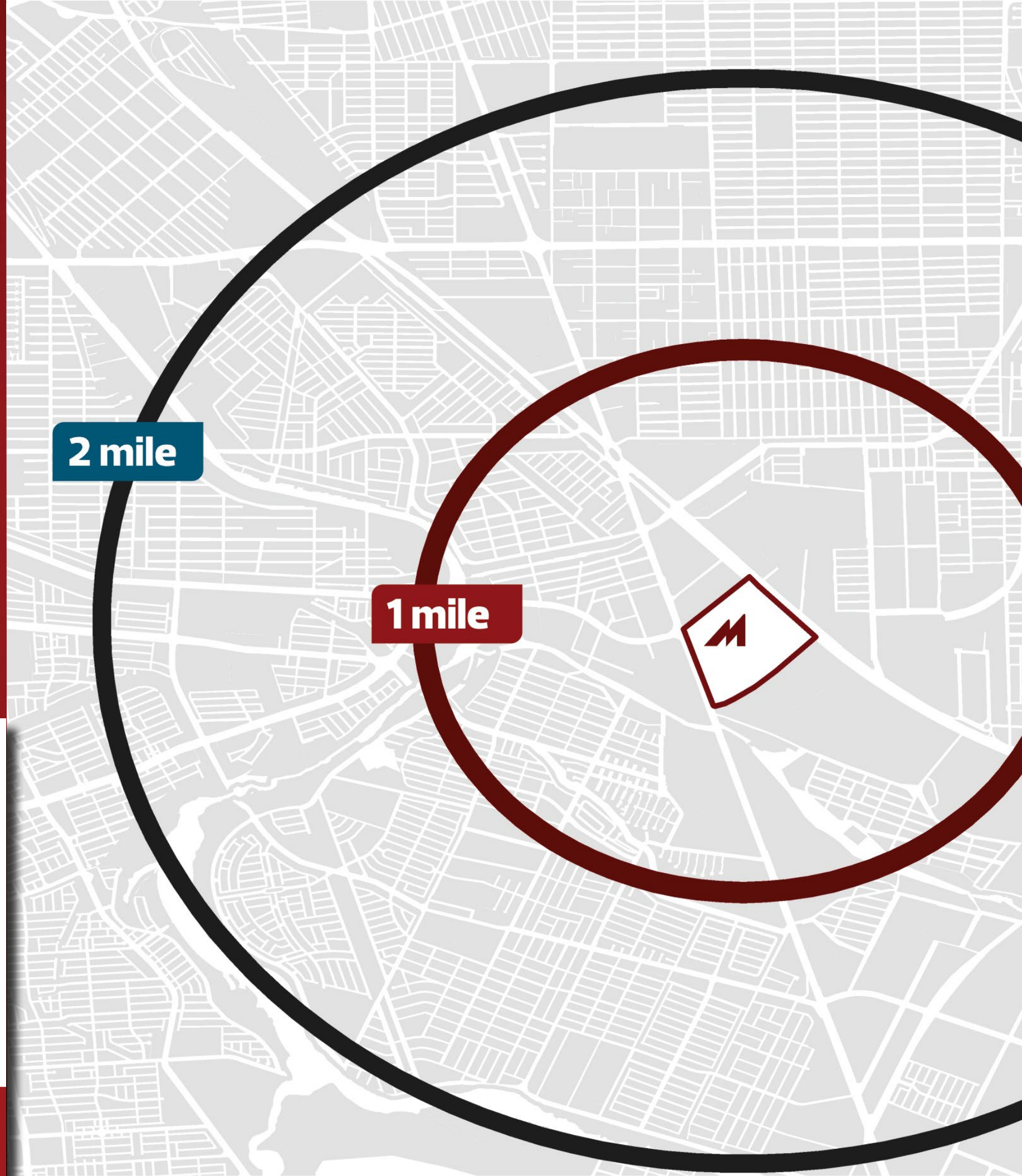
# CONSOLIDATED FORCE

# HUMAN

In the vicinity of the industrial park there are several residential areas; this, plus its ease of access and public transportation crossing through the area, helps the companies operating in our park have very low staff turnover rates.

Population at 1 mile: 60,000 approx.

Population at 2 miles: 165,000 approx.

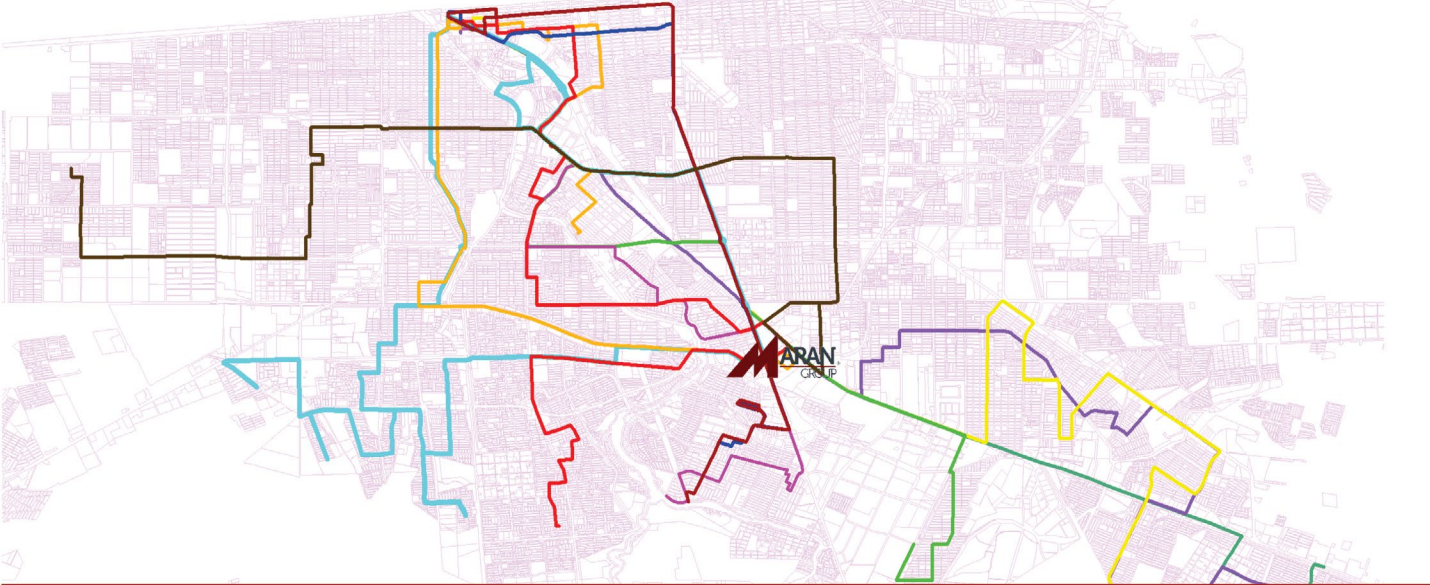


2 mile

1 mile



## A PRIVILEGED LOCATION WITH EASY ACCESS



 **11** BUS ROUTES GO TO THROUGH THE MARAN IND. PARK, COVERING THE ENTIRE URBAN AREA

# MULTILEVEL PARKING STRUCTURE

We are the only Industrial Park with vertical indoor parking exclusively  
for our tenants



# MARAN GROUP... YOUR BEST PARTNER



*"We are a developer that acts as a partner who understands the client's needs and make them our own seeking out the best solutions in terms of Quality, Efficiency and Flexibility at the lowest cost. The strength of the Maran Group rests in its commitment to provide customer satisfaction.*

*The MARAN Industrial Park as the mainstay of the MARAN Group, is today an important part of the Mexicali industrial community on which several multinational companies have installed their operations".*

## A HOME AWAY FROM HOME



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