The Story of Centinela Industrial Park — Where Innovation Meets Manufacturing

Centinela Industrial Park at Silicon Border germinated from a former computer industry executives’ vision to combine the best attributes of international operations into one optimal site to serve the vast American and Mexican markets. After a rigorous search across North America, they chose a site just outside of Mexicali, in the northeastern corner of Baja California and just across the border into Mexico. Nowhere on the continent will you find a better combination of human and physical resources required for sustainable manufacturing at a more competitive cost.

The New Low Cost Labor Alternative

Asian technology parks are often touted for strong master planning and infrastructure, yet low labor costs. The problem is, they aren’t really low cost anymore as a combination of a decreasing cheap labor pool, growing middle class and the rise in labor energy prices is escalating the cost of manufacturing in China by 15-20 percent per year. Shipping lead times to U.S. ports are 15-20 days or more than China, compared to 48-72 hours direct to market by truck from Mexico. Combine that with issues ranging from supply chain routes leading into the United States through the state of Texas, not Baja California.

A Welcome Mat of Strong Incentives

At the Mexican government, Baja California state and Mexicali community level, you can count on public entities that will embrace your business with incentives that include corporate tax rates as low as 3 percent through the Maquiladora program for foreign-owned companies. Thirty percent 30 percent R&D tax credits for 10 years, almost 100 percent depreciation the first year and limited-period property tax waivers. The government also provides overall tax holidays of up to 15 years for major investors, and five year payroll and education tax holidays for qualifying projects.

Manufacture for the Future, Today

As you think there is a chance that Mexico might hold manufacturing or sourcing potential for your organization, now is the time to begin evaluating the opportunity. With the infrastructure in place to get your operation off the ground quickly and the partners in place to make sure your project is a success, Centinela Industrial Park at Silicon Border is open for business.

Contact us

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For sale / lease / build-to-suit

Providing turn-key infrastructure at the capacities required to meet the demands of today’s global manufacturing

Highly Skilled Labor

- Mexico’s 1.2 million people provide an unmatched skill level at reduced cost ratio compared to that of U.S. with a proven track record of nearly 40 years – historically the retention of labor evident through low turn-over rates.
- Multitude of universities and technical schools linking graduating students directly into local industries.

Productivity & Efficiency

- Well positioned adjacent to the United States and connected directly into U.S., Interstate 8 with San Diego (2 hours) to the west, and Phoenix/Tucson (3 hours) to the east.
- Ideally located adjacent to both Federal Highway 2 and also the newly constructed La Rostra toll road with direct access to the Calexico truck border crossing into the U.S.
- Mexicali International Airport directly connected via the La Rostra toll road providing an air freight shipping option across North America within 30 minutes of major Mexican cites.

Land Assembly

- Large tract of privately-held, permitted industrial land, suitable to accommodate a campus style development.
- Site can handle the large production formats and staging requirements of a lead anchor user and has ample room for its suppliers.

Power & Infrastructure

- Plentiful and dependable electricity with generation redundancy to mitigate the risk of blackouts sourced from two separate powerplants, a gas fired and geothermal adjacent to Centinela Industrial Park.
- Natural gas available to perimeter via 42-inch high pressure line.
- Water capacity available up to 200 liters per second for the intensive demand of manufacturing - supported by a 5,000 cubic meter holding tank and a 2,000 liter per second water treatment facility.
- Fiber optics ready available beginning with Phase One.
- State of the art Fire Protection Systems in place which includes fire hydrants and fire water mains.

Quality Assurance

- All construction within the park will incorporate the latest in LEED, DUS, Desarrollo Urbano Integral Sustentable), and other sustainable building practices.