# **PROJECT THUNDERBIRD**

# 55,000 sqm | 2024

## Location: Mexico

Industry: Healthcare

Service provided: Location Strategy Assessment. Analyzed 11 industrial markets in Mexico based on a set of key location criteria provided by the client.

#### **Project information**

### **Highlights:**

- Analyzed 11 industrial markets: Acuña, Chihuahua, Juárez, Mexicali, Monterrey, Nogales, Nuevo Laredo, Reynosa, Saltillo/Ramos Arizpe, San Luis Potosí, and Tijuana, based on a 14 different location criteria provided by the client.
- To address the need for specialized labor, a second phase focused on workforce availability in Juarez, Reynosa, and Saltillo.

#### **Results:**

• The client is currently considering using their existing facility in Reynosa, with the brokerage team providing support as needed.

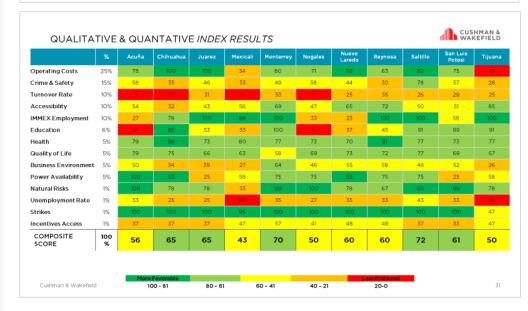


MARIBEL GAYTÁN ACOSTA SENIOR STRATEGIC CONSULTANT

Utilities	Power Connection Fee M				
Labor Cost	Transportation Costs Real Estate Costs			Million	
5-	\$5.0	\$10.0	\$15.0	\$20.0	
Tijuana					
Mexicali					
Reynosa					
Nogales					
SLP					
Acuña					
Monterrey					
Saltillo			1		
Nuevo Laredo	100				
Juarez					
Chihuahua					

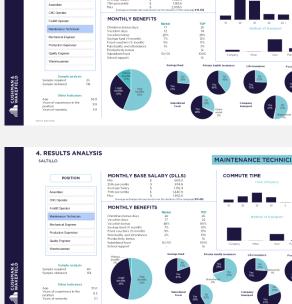
TOTAL ANNUAL OPERATING COSTS

(IN \$MILLION USD)



City	Total Annual Costs	Cost Over Low	Labor Costs	Logistics Costs	Real Estate Costs	Utilities Costs	Power Connecti Fees
Chihuahua	\$10.1	\$ -	\$4.7	\$4.5	\$0.4	\$0.3	\$0.2
Juarez	\$10.1	\$0.0	\$5.1	\$4.2	\$0.5	\$0.3	\$0.1
Nuevo Laredo	\$10.8	\$0.8	\$5.4	\$4.4	\$0.6	\$0.3	\$0.2
Saltillo	\$11.9	\$1.9	\$5.7	\$5.4	\$0.4	\$0.3	\$0.2
Monterrey	\$12.1	\$2.0	\$5.9	\$5.2	\$0.5	\$0.3	\$0.2
Acuña	\$12.3	\$2.2	\$5.1	\$6.3	\$0.5	\$0.3	\$O.1
San Luis Potosì	\$12.6	\$2.5	\$5.2	\$6.8	\$0.5	\$0.3	\$0.0
Nogales	\$13.0	\$2.9	\$5.0	\$7.1	\$0.4	\$0.3	\$0.1
Reynosa	\$13.8	\$3.7	\$5.2	\$7.7	\$0.5	\$0.3	\$0.2
Mexicali	\$16.8	\$6.7	\$5.0	\$10.6	\$0.5	\$0.3	\$0.3
Tijuana	\$17.9	\$7.8	\$5.3	\$11.7	\$0.6	\$0.2	\$0.2

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