



PREMIER INDUSTRIAL DEVELOPERS

Family – Owned. World – Renowned.



2020
ANNUAL REPORT



>> WE ARE **AMISTAD**

We offer industrial real estate developments that are home to a great number of first-class multinational firms with operations in Mexico. Through these strategic locations we provide a secure and profitable platform to power our clients' growth.

"My team and I had the pleasure of working with Amistad Industrial Developers this past year, from the site selection process of proper land, the building of our facility, and problem-solving step by step with our team, until our manufacturing process began and our building concluded."

*-Alejandro Nieto
Plant Manager GKN Sinter Metals Mexico*

IN THIS **EDITION**



IKANO



WELCOME OUR NEWEST CLIENTS!



IKANO

NEW
1.2 MILLION
SQUARE FEET

**MANUFACTURING PLANT
IN MEXICO**

Ikano Industry of Poland chose AMISTAD Chuy Maria Industrial Park as the home of its first manufacturing operation in Mexico. AMISTAD provided a 70,000 square foot building to serve as an incubator while the 1.2 million square foot state-of-the-art manufacturing operation is erected by AMISTAD's construction team. Ikano's master plan contemplates doubling the size of production capacity in the next five years. This first plant is a foam production facility for mattresses, pillows, and sofas for distribution to the United States, Mexico, and the rest of Latin America. At full capacity, IKANO is expected to employ 2,500 at this manufacturing plant.

📍 RAMOS ARIZPE, COAHUILA
🏗️ 1.2 MILLION SQUARE FEET
📅 APRIL 2021

Wisconsin based Milwaukee Tool to build a 285,000 square foot manufacturing facility in Torreon, Coahuila. AMISTAD's Construction Division was chosen after a highly competitive site selection and bidding process to design and build the first of four facilities; a proposed campus manufacturing operation. This first building is estimated to house 2,600 manufacturing employees at start-up and as many as 4,500 at full capacity. "AMISTAD's references from satisfied customers who continue to grow in partnership, in the end, played an important role in our decision. AMISTAD is professional, competitive, and flexible at every stage of the process.", Larry Boswell, Senior Director of Operations Milwaukee Tool stated about their decision. This is the first of four manufacturing operations where they will start by producing drills in Mexico.

📍 TORREON, COAHUILA
🏗️ 285,000 SQUARE FEET
📅 NOVEMBER 2020



NEW
285,000
SQUARE FEET

**MANUFACTURING FACILITY
IN MEXICO**

REPEAT BUSINESS!



COMMITMENT
TO SERVICE,
RELIABILITY
AND QUALITY.

AMISTAD PROMISE:



“We trust AMISTAD to be the construction experts; their flexibility and commitment to Martinrea’s success is completely evident” stated Mike Royal, Director of Operational Finance of the company’s choice to grow with its sixth manufacturing operation with AMISTAD. Martinrea International is based in Ontario Canada and is a global leader in the design and production of propulsion systems for the automotive industry. With plants in the major automotive hubs in Mexico, Martinrea chose Hermosillo to house a second operation because of its immediate proximity to Ford. AMISTAD acquired the land and contracted for a 155,000 square foot build-to-suit for lease to Martinrea.



Michigan based Summit Polymers awarded AMISTAD a contract for a build-to-suit expansion of the second phase of its manufacturing operation in Silao, Guanajuato. With a rapid rate of production growth, Summit Polymers serves the autotomize industry in Mexico an array of interior consoles, trims, door panels, and kinematics.



RPS Systems of Lubbock, Texas has leased an existing 32,000 square foot facility in Ciudad Acuña, Coahuila from which to produce fire-retardant oil field clothing. This is RPS’s second operation in Mexico and it expects that production will increase with the introduction of other government and military clothing lines. AMISTAD’s availability of a manufacturing facility and flexibility at start-up, combined with the region’s availability of trained labor was the deciding site selection factor.



AMISTAD is proud to announce the construction of a 167,500 sq.ft. building for Samuel, Son & Co. in Parque Industrial AMISTAD Saltillo, Coahuila. This is the second operation for Samuel, Son & Co. in Mexico and we are honored they once again chose AMISTAD as their partner for a Built-to-Suit facility for Lease. This manufacturing facility will house the production of stainless steel and carbon tubing for their primary clients Martinrea and Carrier located in the region.



Vernicolor Group based in France leased a 70,000 square foot building from AMISTAD in its Ramos Arizpe Industrial Park. Vernicolor will initiate a plastic injection molding and painting operation to serve Mexico’s automotive industry. This building proved to be a perfect place for Vernicolor’s first operation in Mexico.



After an extensive site selection process, South Korea’s Samsung acquired 8.7 acres at AMISTAD Airport Industrial Park in Ramos Arizpe where it will house its first manufacturing operation in Mexico. Samsung will produce seatbelts to serve the automotive sector in Mexico.



Hyster-Yale Group contracts with AMISTAD to lease 30,000 square foot facility in AMISTAD’s Saltillo-Ramos Arizpe Industrial Park. The availability of an existing manufacturing facility located adjacent to its existing operation made the immediate expansion of production capacity an easy feat. A metal machining company based in Cleveland, Ohio Hyster-Yale has contracted with AMISTAD for this, its second operation in Mexico

📍 HERMOSILLO, SONORA

🏠 155,000 SQUARE FEET

📍 SILAO, GUANAJUATO

🏠 73,250 SQUARE FEET

📍 ACUÑA, COAHUILA

🏠 32,000 SQUARE FEET

📍 SALTILLO, COAHUILA

🏠 167,500 SQUARE FEET

📍 RAMOS ARIZPE, COAHUILA

🏠 70,000 SQUARE FEET

📍 RAMOS ARIZPE, COAHUILA

🏠 8.7 ACRES

📍 SALTILLO, COAHUILA

🏠 30,000 SQUARE FEET

LOCATION MAP



ENHANCING MEXICO
ONE PROJECT AT A TIME



PREMIER INDUSTRIAL DEVELOPERS

Family - Owned. World - Renowned.

Amistad Chuy Maria Industrial Park

167,306 square feet

Agua Azul Speculative Building



Building location

AVAILABLE FOR LEASE

NEW
Industrial
Park

ALL
Utilities
Available

CLASS A
Building in Central
Mexico

OUR DIVISIONS



REAL ESTATE DEVELOPMENT

- Site Selection
- Industrial Parks
- Infrastructure Development
- Asset Management



CONSTRUCTION

- Construction Management
- In-House Design & Engineering
- Turn-Key Construction
- Built to Suit Facilities



LOGISTICS

- Custom Brokerage Consulting
- Cross-Dock services along U.S.
Mexico borders
- Transportation Services

WE ARE A FAMILY OF BUSINESS



LOS OLIVOS RETAIL PLAZA



WINE PRODUCTION



MAGICO LOGISTICS



RANCHO EL FORTIN



OLIVE OIL PRODUCTION



Winners at the
World Wine Concours
Mondial de Bruxelles
2019

Gold medal

-
2016 Blend

Silver medal

-
Merlot 2017

USA

2413 Veterans Blvd. Ste. 1
Del Rio, TX. 78840
1-800-994-9596
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MEXICO

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877-772-6363

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Torrelite Piso 7
Saltillo, Coahuila C.P. 25265
844-439-1920

Blvd. Galerias #381
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Col. Tanque de Peña
Saltillo, Coahuila C.P. 25279
844-415-8005

Ave. Torres Landa #204
Segundo Piso, Int. B
Col. Del Parque
Celaya, Guanajuato C.P. 38010
461-608-8940
461-216-1170

JAPAN

Urbannet Nihonbashi
2-chome Building 10th floor
1-3 Nihonbashi 2-chome
Chuo-ku Tokyo 103-0027
81-50-5358-0579

FOR MORE INFORMATION:

www.amistadmexico.com
info@amistadmexico.com

*Creating Solutions
for our Clients.*



Amistad Industrial Developers