Manufacturing and renewable energy sites for sale, lease, and build-to-suit

Silicon Border: North America’s manufacturing park

4,500 acres available in Mexicali, Mexico

www.siliconborder.com

Real value in a changing world
**Silicon Border:** Where innovation meets manufacturing

**Overview**

Silicon Border is a 4,500-acre manufacturing park with world-class infrastructure located on the U.S.-Mexico border in Mexicali, Mexico. Land at Silicon Border is currently being sold or leased in four phases, with a portion of the first phase already sold to Baja Sun Energy. Silicon Border offers build-to-suit sites for manufacturing or distribution in a premier location at low cost with access to the U.S. and Mexican markets. Solar energy can also be sold into the U.S. through on-site transmission lines connected to the U.S. grid.

**Property highlights**

- Asian manufacturing cost structure in strategic North American location
- Access to reliable electric power, fresh water, waste water treatment and fire suppression systems
- Access to educated labor pool (at competitive rates) and R&D facilities (UABC Engineering Campus in Silicon Border and three technical universities in Mexicali)
- Incentive packages from state, local and federal governments

**Location highlights**

- Proximity to the United States and U.S. power grid
- Proximity to California, the largest electricity market in the United States
- Prime location due to high solar output (Silicon Border controls some of the world’s best real estate for solar energy)
- Free trade with USA and 43 additional countries
- Free trade zone status
Facts and figures

- Low-cost power for high-tension users ($0.07/kWh)
- High-quality power source (1 km)
- Natural gas 42” high pressure line
- Low cost water ($0.80/m³)
- Low cost, educated labor ($2.50/hour versus $25/hour in the U.S.)
- Engineers cost $25,000/annum versus $70,000/annum in the U.S.
- Water rights of up to 500L/second

Table of areas (in acres)

<table>
<thead>
<tr>
<th>Phase</th>
<th>Total acres</th>
<th>Total hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase 1</td>
<td>505 ac</td>
<td>206 ha</td>
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<tr>
<td>Phase 2</td>
<td>1,233 ac</td>
<td>499 ha</td>
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<tr>
<td>Phase 3</td>
<td>1,208 ac</td>
<td>489 ha</td>
</tr>
<tr>
<td>Phase 4</td>
<td>1,552 ac</td>
<td>628 ha</td>
</tr>
<tr>
<td>Total</td>
<td>4,502 ac</td>
<td>1,822 ha</td>
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</tbody>
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Master plan zoning and development phases

La Rosita switch connects to U.S. grid

Solar farm sites

Water from Colorado River

Water treatment plant with 90% recycle rate