

**ENDÉMICO**

PARK SME  
INDUSTRIAL - LOGISTIC

MERIDA - HUNUCMA  
UCU, YUCATAN



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# MERIDA.

Merida has proven to be one of the fastest growing cities in the country in the last 10 years, thanks to its **excellent quality of life and economic potential**, it has generated national and transnational companies to set their eyes on the Yucatan capital.

Its strategic location, close to ports and access roads gives it commercial importance.

**All this is reflected in the city's infrastructure and its state economy.**



# DEMOGRAPHIC DATA.

|  |  |
|--|--|
| <b>TOTAL POPULATION</b>  | 2,248,505 PEOPLE <i>in Yucatan.</i><br><b>49% MEN 51% WOMEN</b>  |
| <b>AVERAGE POPULATION AGE</b>                                  | 30 YEARS   |
| <b>LARGE AREA OF INFLUENCE</b>                                 | 13 MILLIONS OF RESIDENTS IN THE YUCATAN AND NEIGHBORING STATES:<br><i>Campeche, Quintana Roo, Chiapas y Tabasco.</i> |
| <b>LOW TURNOVER RATES AND LOW ABSENTEEISM IN THE WORKFORCE</b> | 1.7%<br>3%   |



# INDUSTRIAL CORRIDOR MERIDA-HUNUCMA

# ENDÉMICO.

It is the ideal place that meets all the conditions to **locate your winery, point of sale, office, workshop or studio**, in the heart of the industrial corridor Merida-Hunucma.

With an architectural design created for ideas to spring up and business connections to multiply, this multipurpose space, represents **the first link and the initial stage of a great integral master plan**, where industrial and residential lots, single-family homes, social housing, mixed use, logistics and business are complemented, **positioning you in a strategic area of high productivity and business opportunities.**



# LOCATION.

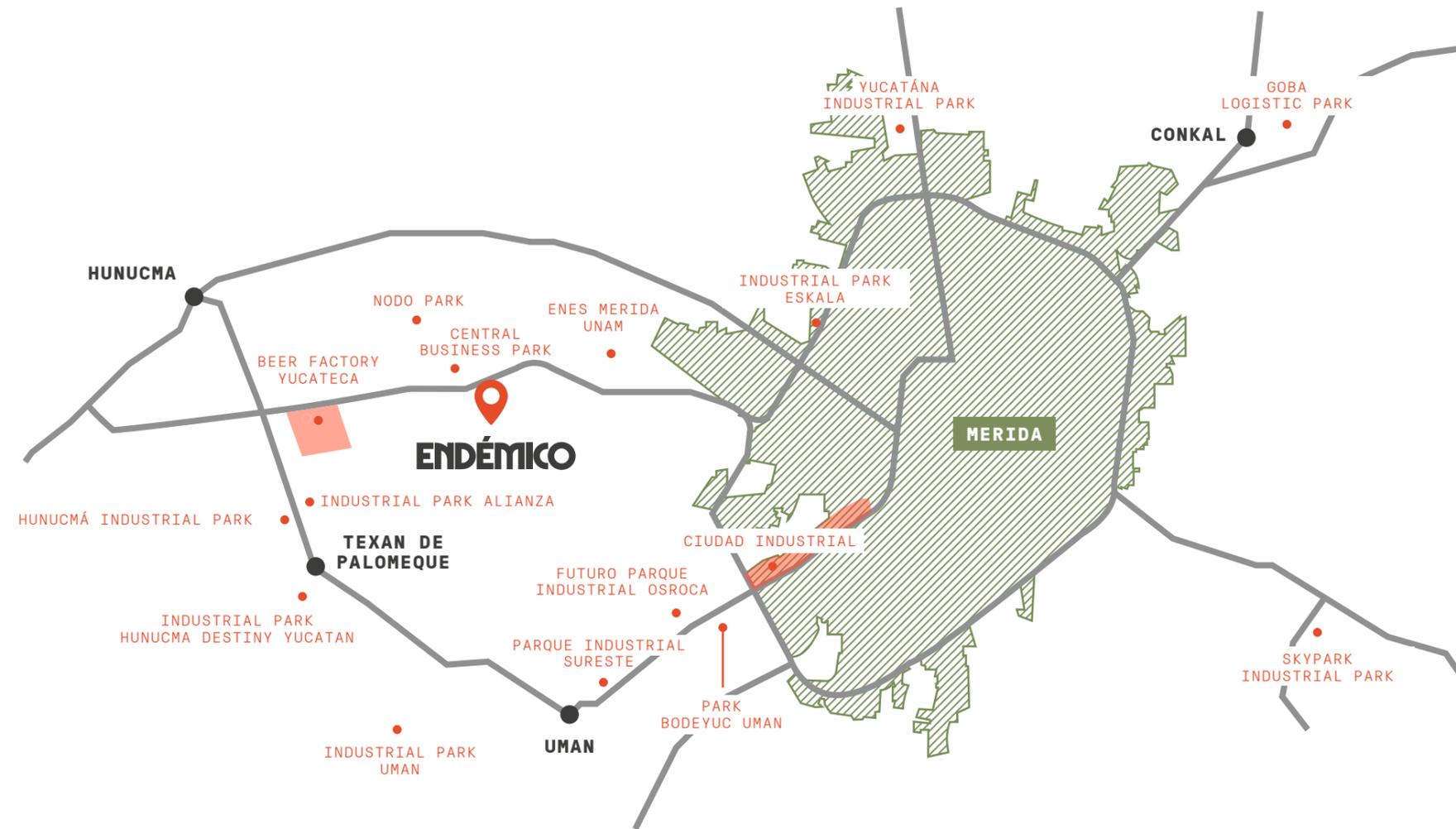
Currently in Yucatan there is an approximate supply of 1,334 industrial lots, of which **514 are located in the industrial corridor of Hunucma.**

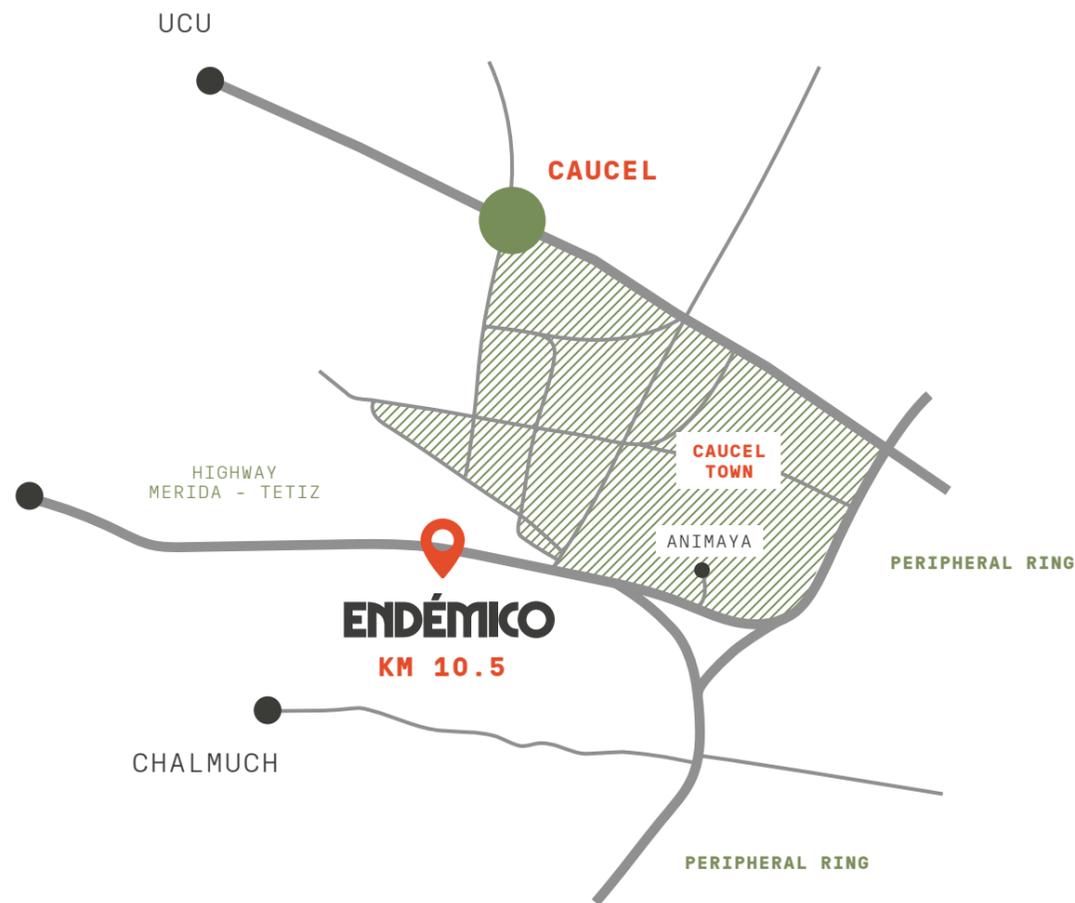
Endémico has decided to take advantage of this imminent opportunity by locating an integral park in the zone of high industrial development located in the Merida-Hunucma corridor, where high caliber companies such as:

- Grupo Kekén.
- Grupo Cerveceros Modelo.
- Cartonera del grupo Gondi.
- Bachoco.
- Trymex.

And future automotive companies have built their operating plants.

Located on the Merida-Tetiz road,  
Tabajle 8073, at km.10.5,  
**Ucu, Yucatán, Mexico.**





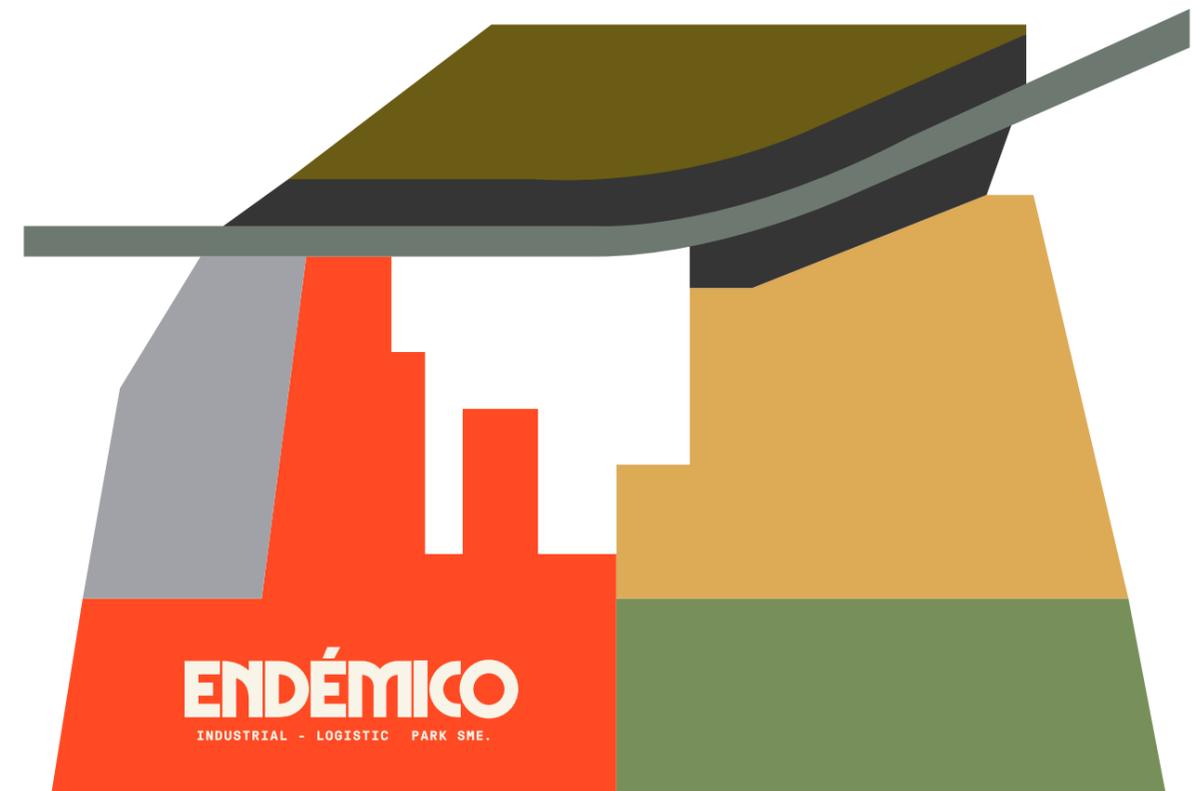
Only 5 minutes from the western periphery of Merida, **Endémico** is located in the **Yucatan development area with the highest growth potential**

# MASTERPLAN.

A combination tailored to coexist in harmony lots of various indoles as: housing, single-family, social housing, mixed use, logistics, industrial and business, to be part of an environment full of opportunities.

# GENERAL AREAS.

|  |   |
|--|---|
| <p><span style="color: red;">■</span> <b>ENDÉMICO</b><br/>1<sup>st</sup> y 2<sup>nd</sup> STAGE</p> <p><span style="color: green;">■</span> <b>ENDÉMICO</b><br/>3<sup>rd</sup> y 4<sup>th</sup> STAGE</p> <p><span style="color: gold;">■</span> <b>VERTICAL MULTI-FAMILY HOUSING</b></p> <p><span style="color: grey;">■</span> <b>INDUSTRIAL ANCHOR</b></p> <p><span style="color: olive;">■</span> <b>SINGLE-FAMILY DWELLING</b></p> <p><span style="color: black;">■</span> <b>FULL MIXED USE</b><br/>II<br/>III</p> | <p>9,613,757.95668 F<sup>2</sup></p> <p>6,147,521.86796 F<sup>2</sup></p> <p>8,076,099.77025 F<sup>2</sup></p> <p>2,834,600.35322 F<sup>2</sup></p> <p>4,310,223.540586 F<sup>2</sup></p> <p>287,457,514.8456 F<sup>2</sup><br/>1,979,831.87633 F<sup>2</sup><br/>8,94,743.272125 F<sup>2</sup></p> <hr/> <p><b>TOTAL SURFACE AREA</b>      <b>321,314,293.482751 F<sup>2</sup></b></p> |
|--|---|



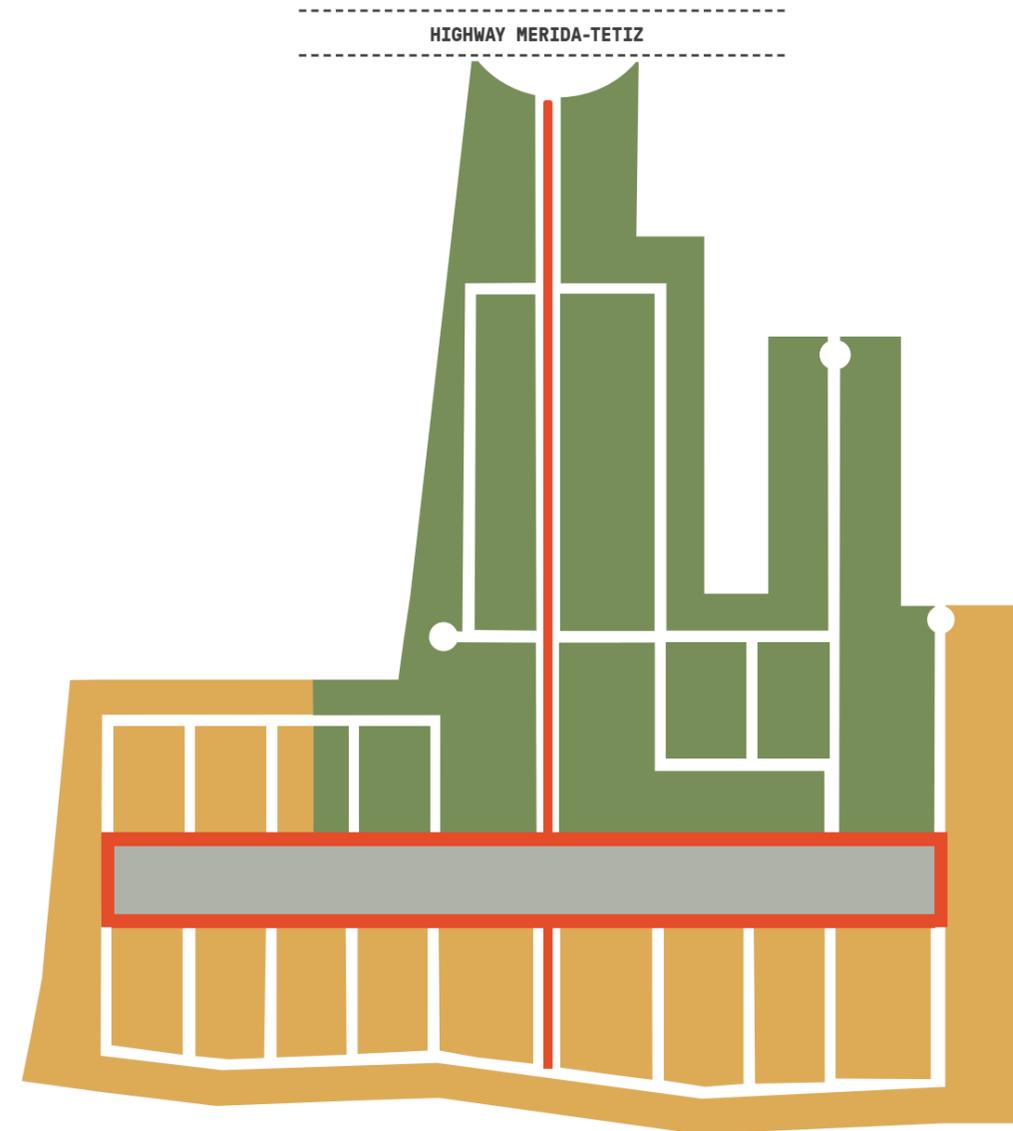


Land with a **total area** of

**9,613,757.95666 f<sup>2</sup>**

# STAGES.

- **STAGE 1**  
4,956,557.072836 F<sup>2</sup> **51.56%**  
**237 INDUSTRIAL LOTS**
- **STAGE 2**  
4,657,200.883846 F<sup>2</sup> **48.44%**  
**219 INDUSTRIAL LOTS**
- **MAIN ROADS**
- **GREEN AREAS / AMENITIES**



# 456 industrial lots

differentiated on 2 shapes:  
**according to uses and by size,**  
which accommodate all  
the needs.



# DIVISIONS ACCORDING TO USE.

**More than 400 lots for industrial use, warehouses, offices or services** in the Metropolitan area of Merida. Planned in such a way that your adjacent neighbors are dedicated to a similar industry as yours, in order to achieve harmony among all those who are part of Endémico,

## Transformation type lots

Intended for industries that are dedicated to transforming raw materials, and require electrical power

## No transformation type lots

Intended for industries that require low-voltage electrical energy such as assembly plants, warehouses, offices, etc.

## Logistic type lots

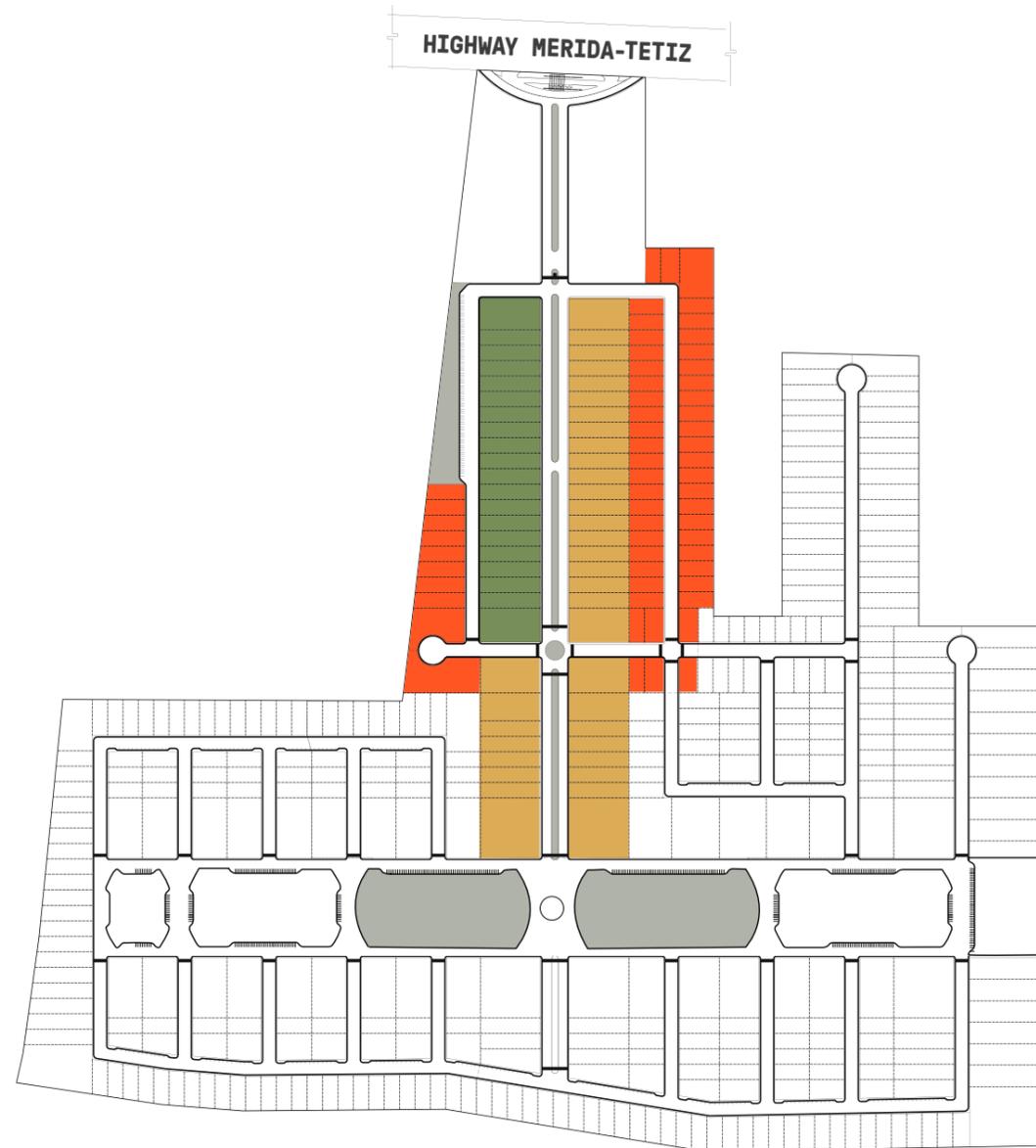
For industries related to storage, distribution and transportation of goods

## INDUSTRIAL LOT USE DIVISION

# STAGE 1-A.

3026313.885961 F<sup>2</sup>

- INDUSTRIAL LOT TYPE 1.  
**TRANSFORMATION**
- INDUSTRIAL LOT TYPE 2.  
**NO TRANSFORMATION**
- INDUSTRIAL LOT TYPE 3.  
**LOGISTICS**
- GREEN AREA / AMENITIES



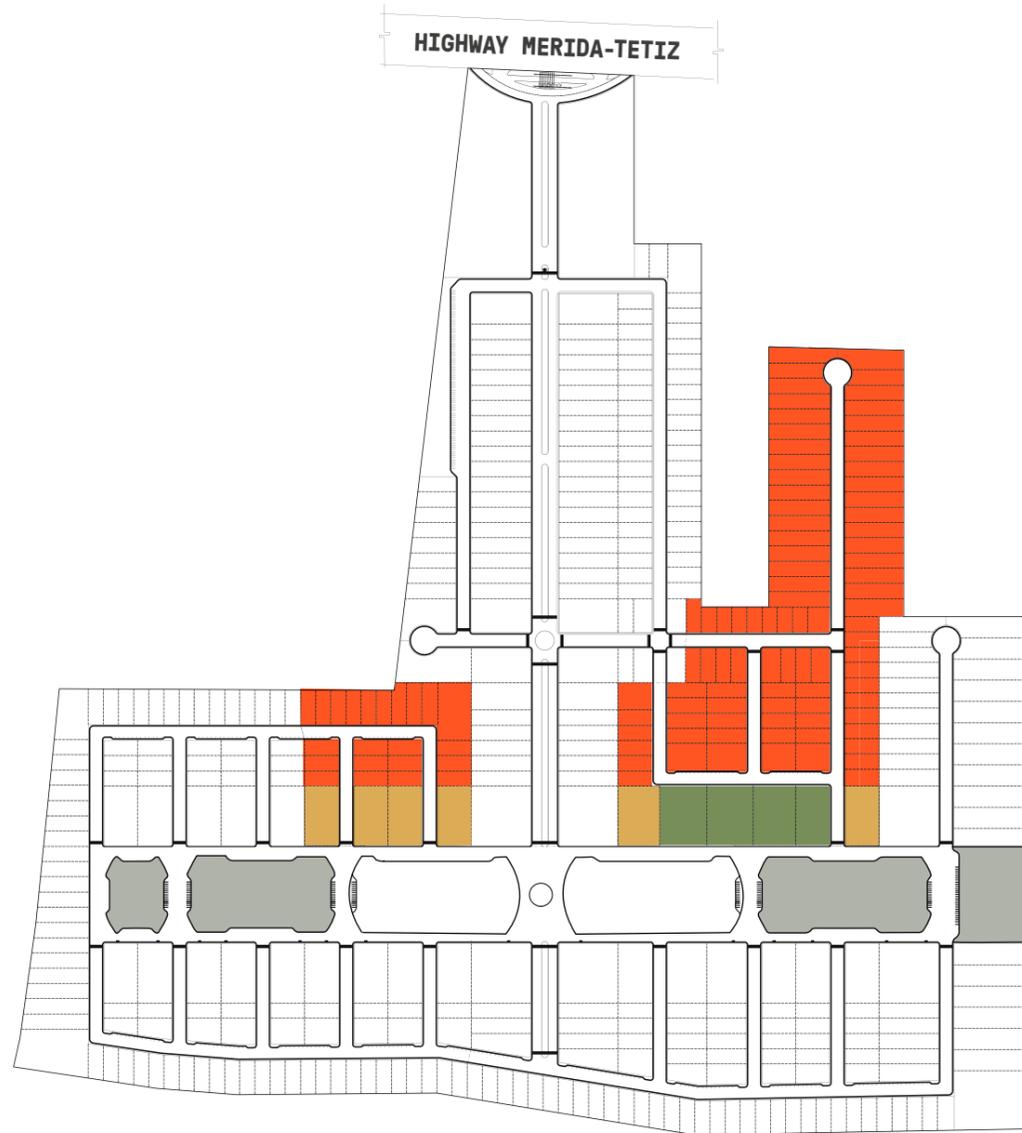
|            | AREA                  | SURFACE                 | QTY.          | %              |
|------------|-----------------------|-------------------------|---------------|----------------|
| STAGE 1-A  | GROUND STAGE 1A       | <b>3,026,313.885961</b> |               | <b>100.00%</b> |
|            | TRANSFORMATION        | 6,51,576.417736         | 36            | 21.53%         |
|            | NO TRANSFORMATION     | 5,47,376.167669         | 59            | 18.09%         |
|            | LOGISTIC              | 30,138.95               | 20            | 9.96%          |
|            | COMERCIAL             | 423,010.915             | 2             | 13.98%         |
|            | TOTAL SALABLE         | <b>1,923,352.992539</b> | <b>117</b>    | <b>63.55%</b>  |
|            | ROADS                 | <b>593,315.03038</b>    |               | <b>19.61%</b>  |
| GREEN AREA | <b>509,644.786651</b> |                         | <b>16.84%</b> |                |

**INDUSTRIAL LOT USE DIVISION**

**STAGE 1-B.**

1,930,243.1868 F<sup>2</sup>

- INDUSTRIAL LOT TYPE 1.  
**TRANSFORMATION**
- INDUSTRIAL LOT TYPE 2.  
**NO TRANSFORMATION**
- INDUSTRIAL LOT TYPE 3.  
**LOGISTICS**
- GREEN AREA / AMENITIES**



|                  | AREA              | SURFACE                 | QTY.       | %              |
|------------------|-------------------|-------------------------|------------|----------------|
| <b>ETAPA 1-B</b> | GROUND STAGE 1B   | <b>1,930,243.186875</b> |            | <b>100.00%</b> |
|                  | TRANSFORMATION    | 187,894.82              | 6          | <b>9.74%</b>   |
|                  | NO TRANSFORMATION | 11,21,236.183445        | 110        | <b>58.09%</b>  |
|                  | LOGISTIC          | 151,824.956             | 4          | <b>7.87%</b>   |
|                  | TOTAL SALABLE     | <b>1,461,052.8353</b>   | <b>120</b> | <b>75.69%</b>  |
|                  | ROADS             | <b>469,190.351575</b>   |            | <b>24.31%</b>  |



# SIZE DIVISIONS.

## Three different sizes:

of 7750.02 f<sup>2</sup>, 13,562.53 f<sup>2</sup> and  
30138.95 f<sup>2</sup>, to be adapted to all types  
of projects.

## DIVISION BY INDUSTRIAL LOT SIZE

# STAGE 1-A.

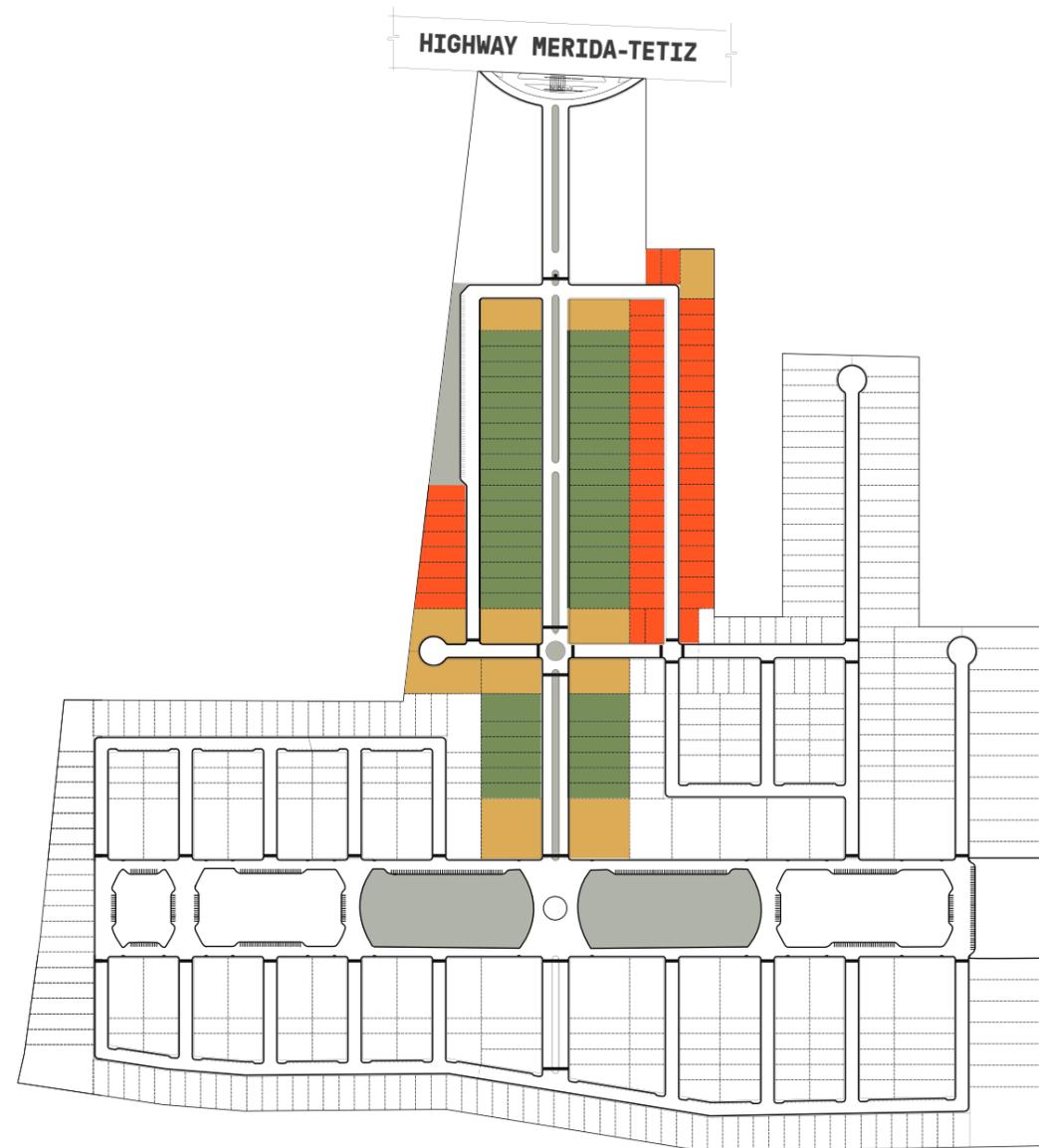
3,026,313.885961 F<sup>2</sup>

■ **TYPE INDUSTRIAL LOT 1** - 193.75FT x 430.556FT  
**7750.02 F<sup>2</sup>**

■ **TYPE INDUSTRIAL LOT 2** - 193.75FT x 753.474FT  
**13562.53 F<sup>2</sup>**

■ **TYPE INDUSTRIAL LOT 3** - 430.556FT x 753.474FT  
**30138.95 F<sup>2</sup>**

■ **GREEN AREA / AMENITIES**



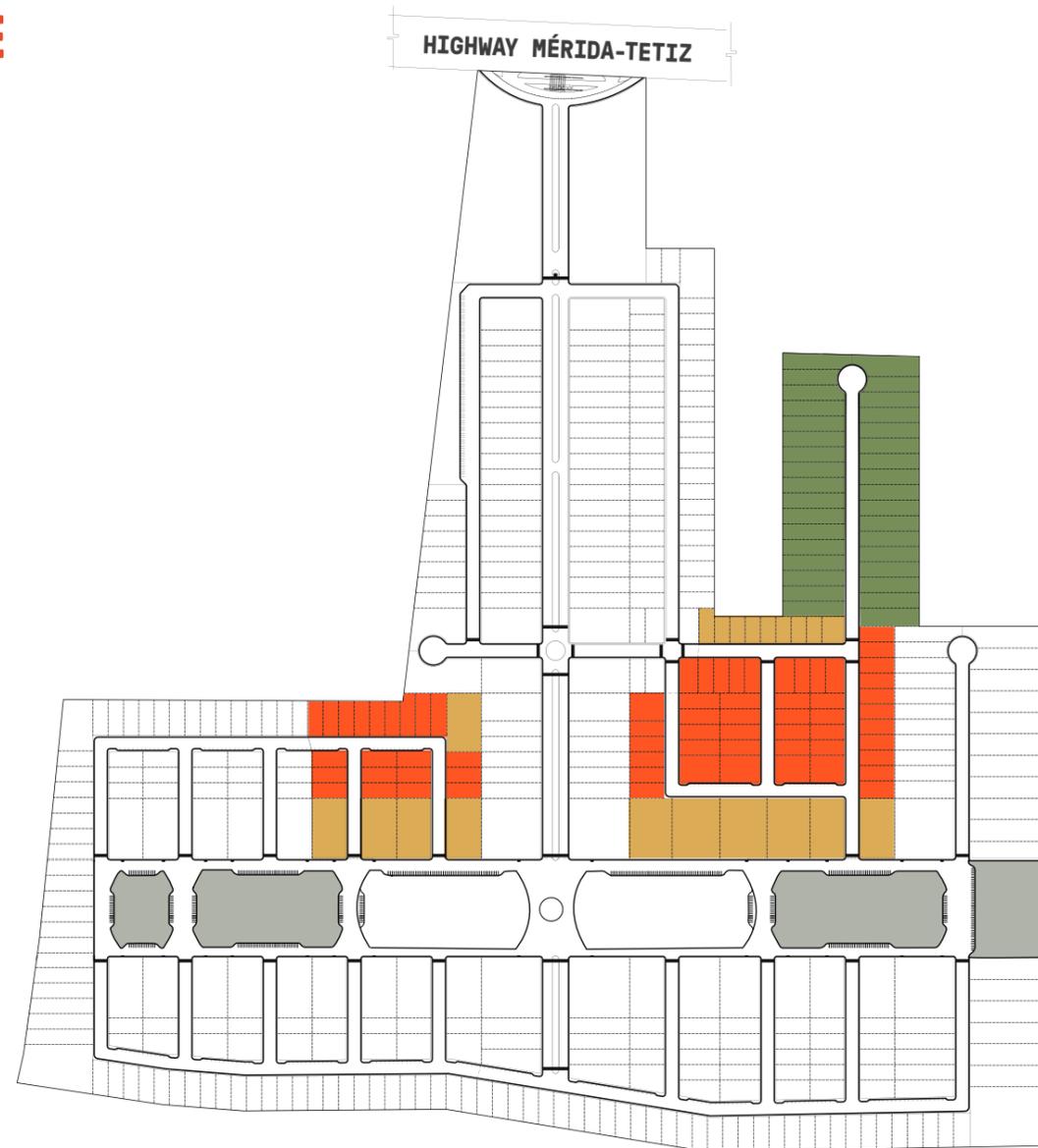
|           | AREA                             | SURFACE                   | QTY.       | %              |
|-----------|----------------------------------|---------------------------|------------|----------------|
| STAGE 1-A | GROUND STAGE 1A                  | <b>30141975480.673183</b> |            | <b>100.00%</b> |
|           | LOT TYPE 1. 720 f <sup>2</sup>   | 459,819.075888            | 56         | 15.19%         |
|           | LOT TYPE 2. 1,260 f <sup>2</sup> | 672,673.682153            | 48         | 22.23%         |
|           | LOT TYPE 3. 2,800 f <sup>2</sup> | 367,849.319032            | 11         | 12.16%         |
|           | COMERCIAL                        | 423,010.915               | 2          | 13.98%         |
|           | TOTAL SALABLE                    | <b>1,923,352.992539</b>   | <b>117</b> | <b>63.55%</b>  |
|           | ROADS                            | <b>593,315.03038</b>      |            | <b>19.61%</b>  |
|           | GREEN AREA                       | <b>509,645.863042</b>     |            | <b>16.84%</b>  |

**DIVISION BY INDUSTRIAL LOT SIZE**

**STAGE 1-B.**

1,930,243.186875 F<sup>2</sup>

- TYPE INDUSTRIAL LOT 1** - 193.75FT x 430.556FT  
**7750.02 F<sup>2</sup>**
  
- TYPE INDUSTRIAL LOT 2** - 193.75FT x 753.474FT  
**13562.53 F<sup>2</sup>**
  
- TYPE INDUSTRIAL LOT 3** - 430.556FT x 753.474FT  
**30138.95 F<sup>2</sup>**
  
- GREEN AREA / AMENITIES**



|                  | AREA                             | SURFACE                 | QTY.       | %              |
|------------------|----------------------------------|-------------------------|------------|----------------|
| <b>ETAPA 1-B</b> | GROUND STAGE 1B                  | <b>1,930,243.186875</b> |            | <b>100.00%</b> |
|                  | LOT TYPE 1. 720 f <sup>2</sup>   | 622,299.442516          | 75         | <b>32.24%</b>  |
|                  | LOT TYPE 2. 1,260 f <sup>2</sup> | 469,494.539684          | 34         | <b>24.32%</b>  |
|                  | LOT TYPE 3. 2,800 f <sup>2</sup> | 369,258.853101          | 11         | <b>19.13%</b>  |
|                  | TOTAL SALABLE                    | <b>1,461,052.8353</b>   | <b>120</b> | <b>75.69%</b>  |
|                  | ROADS                            | <b>469,190.351575</b>   |            | <b>24.31%</b>  |

# COLINDANCES AND RESTRICTIONS.

Typology of industrial lots.

## INDUSTRIAL LOTS. STAGE 1.

### FLOOR PLAN INDUSTRIAL TYPE LOT 1. NO TRANSFORMATION

**BUILDING SURFACE: 4940.63 F<sup>2</sup>**



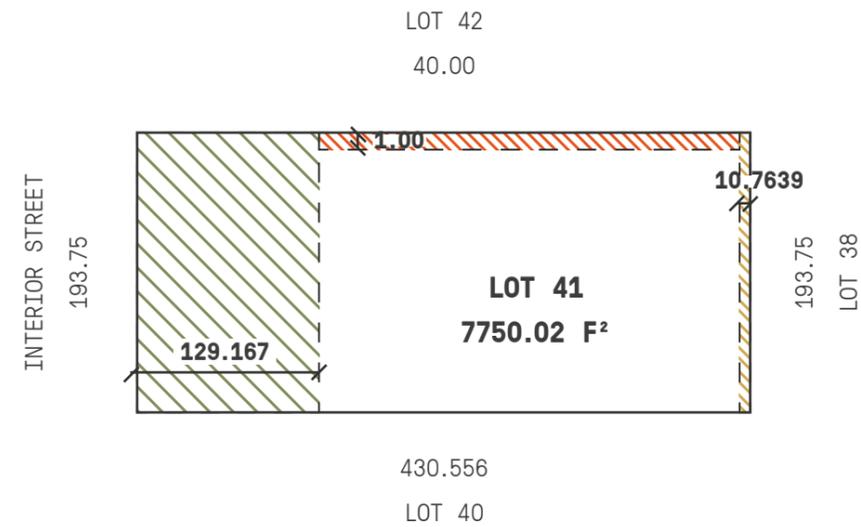
THE FRONT RESTRICTION IS 129.167 FETS.



THE BACKGROUND RESTRICTION IS 10.7639 FETS.



THE LATERAL RESTRICTION IS 10.7639 FETS.

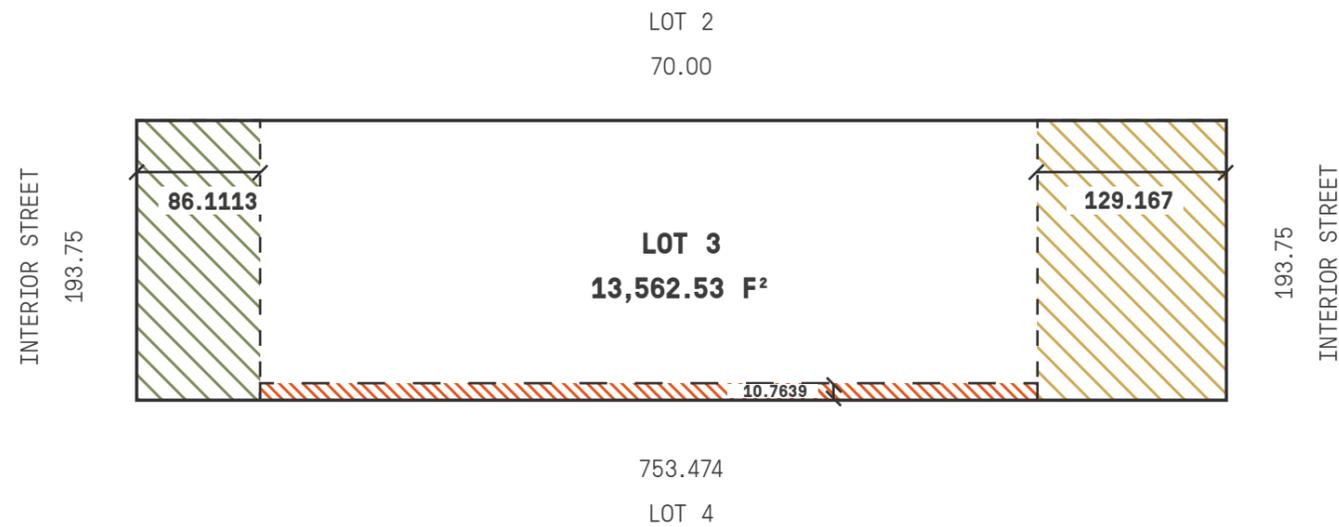


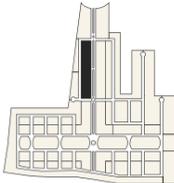
|  |                          |                            |                      |                             |                                 |  |  |
|--|--------------------------|----------------------------|----------------------|-----------------------------|---------------------------------|--|--|
| <b>JOINT LOCATION</b><br>  | <b>AREA LOCATION</b><br> | <b>GRAPHIC SCALE</b><br>   |                      |                             | <b>PROJECT. ENDÉMICO</b>        |  |  |
|  |                          | <b>ADRESS.</b> UCU YUCATAN |                      |                             | <b>TYPE.</b> NO TRANSFORMATION. |  |  |
| <b>NOTICE.</b> THE FINAL SIZE OF THE LOT MAY VARY ACCORDING TO THE PERMITS GRANTED BY THE COMPETENT AUTHORITIES, ADJUSTMENTS DURING THE LAYOUT AND/OR DURING THE EXECUTION OF THE DEVELOPMENT. |                          |                            | <b>GENERAL INFO.</b> |                             |                                 |  |  |
|  |                          |                            | <b>LOT.</b> 41       | <b>F2 LOT</b><br>7750.02 F2 | <b>LAND BLOCK</b><br>2          |  |  |
|  |                          |                            | <b>NORTH</b>         | <b>DIMENSIONS</b><br>FEETS  | <b>SCALE</b><br>1:500           |  |  |

## INDUSTRIAL LOTS. STAGE 1.

### FLOOR PLAN INDUSTRIAL TYPE LOT 2. LOGISTIC

- BUILDING SURFACE: 9149.32 F<sup>2</sup>**
-  THE FRONT RESTRICTION IS 129.167 FEETS.
  -  THE BACKGROUND RESTRICTION 86.1113 FEETS.
  -  THE LATERAL RESTRICTION IS 10.7639 FEETS.



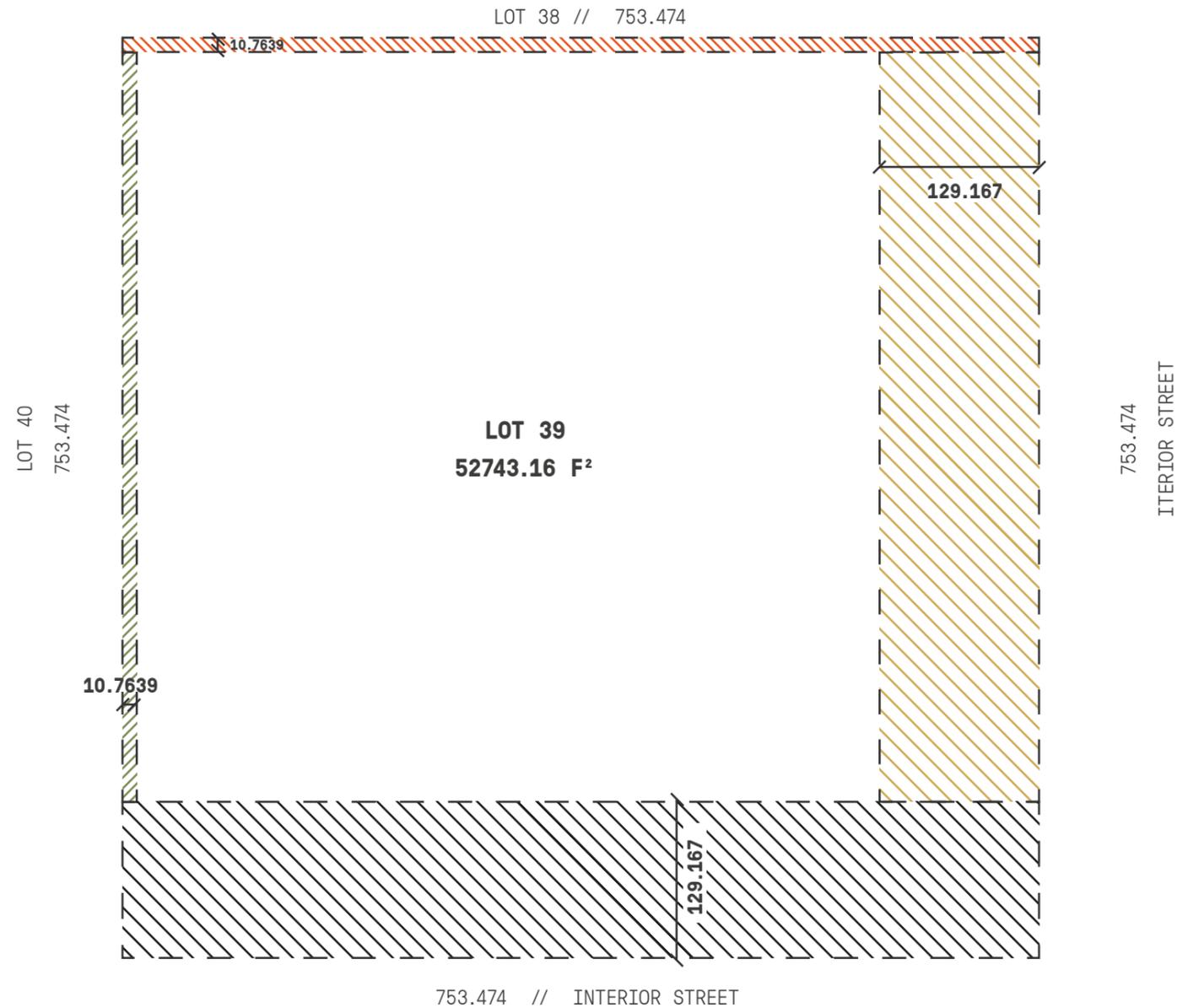
|  |   |   |                            |                           |   |                        |
|--|---|---|----------------------------|---------------------------|---|------------------------|
| <b>JOINT LOCATION</b><br>  | <b>AREA LOCATION</b><br> | <b>GRAPHIC SCALE</b><br> |                            | <b>PROJECT.</b> ENDÉMICO  |   |                        |
|  |   | <b>LOCATION.</b> UCU YUCATAN  |                            | <b>TYPE.</b> LOGISTIC     |   |                        |
| <b>NOTICE.</b> THE FINAL SIZE OF THE LOT MAY VARY ACCORDING TO THE PERMITS GRANTED BY THE COMPETENT AUTHORITIES, ADJUSTMENTS DURING THE LAYOUT AND/OR DURING THE EXECUTION OF THE DEVELOPMENT. |   |   |                            | <b>GENERAL INFO.</b>      |   |                        |
|  |   |   |                            | <b>LOT.</b> 3             | <b>F2 LOT</b><br>13,562.53 F <sup>2</sup> | <b>LAND BLOCK</b><br>1 |
|  |   | <b>NORTH</b>             | <b>DIMENSIONS</b><br>FEETS | <b>SCALE</b><br>1:269.098 |   |                        |

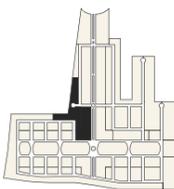
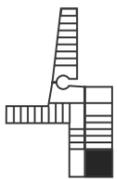
## INDUSTRIAL LOTS. STAGE 1.

## FLOOR PLAN INDUSTRIAL TYPE LOT 3. TRANSFORMATION

**BUILDING SURFACE: 34971.945 F<sup>2</sup>**

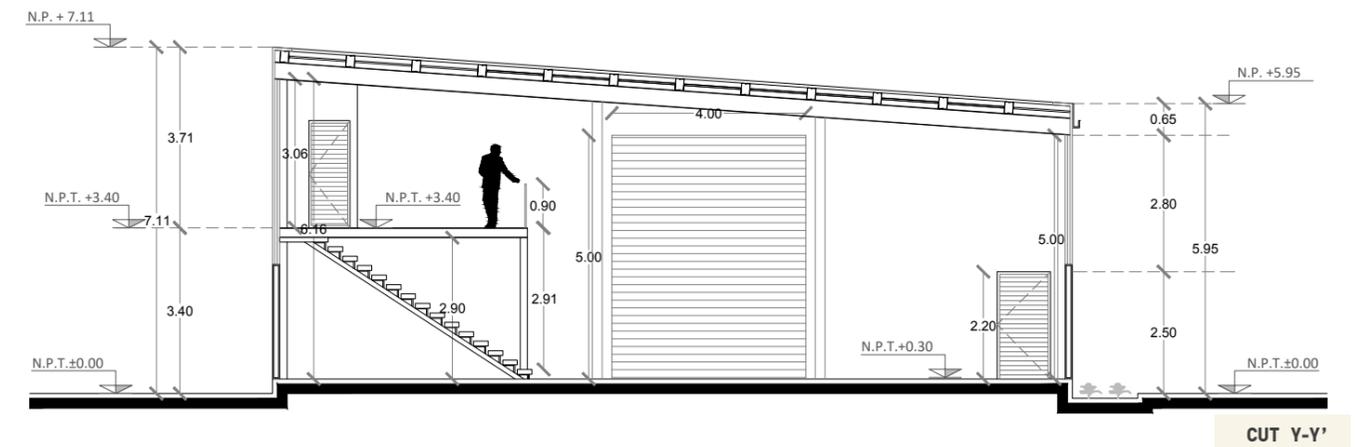
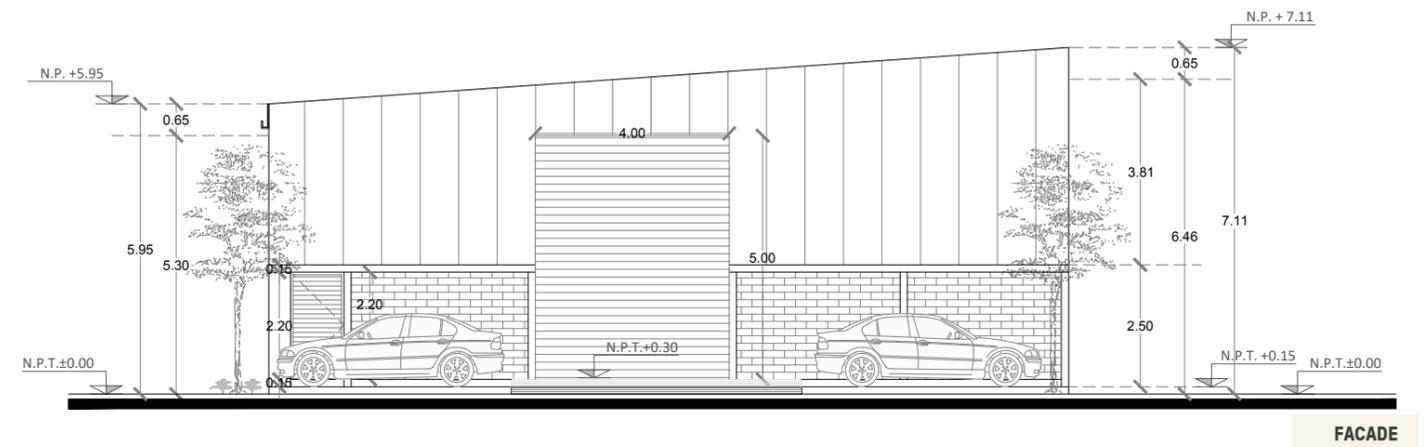
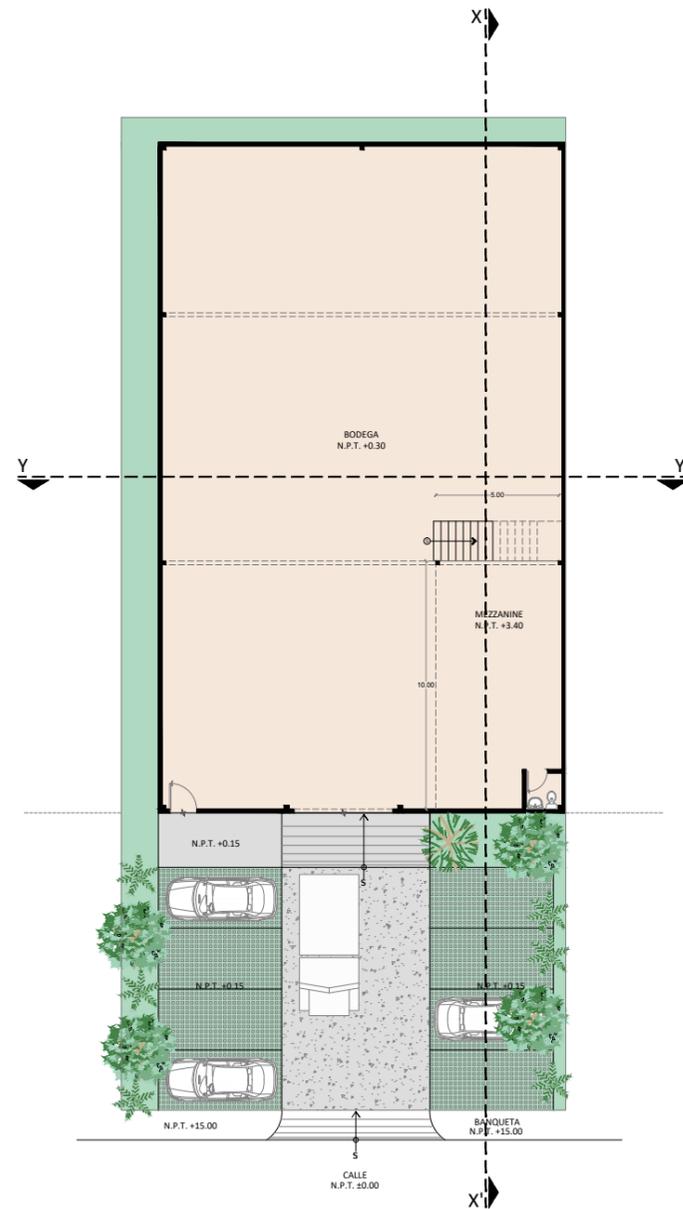
-  THE FRONT RESTRICTION IS 129.167 FEETS.
-  THE BACKGROUND RESTRICTION 10.7639 FEETS.
-  THE LATERAL RESTRICTION IS 10.7639 FEETS.
-  THE LATERAL RESTRICTION IS 129.167 FEETS.



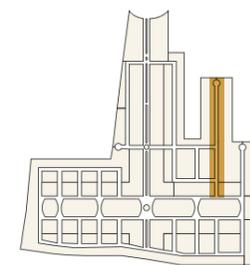
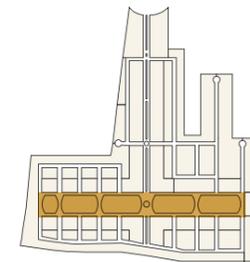
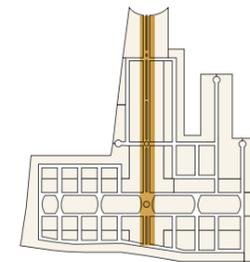
|  |   |   |                               |                              |  |  |
|--|---|---|-------------------------------|------------------------------|--|--|
| <b>JOINT LOCATION</b><br>  | <b>AREA LOCATION</b><br> | <b>GRAPHIC SCALE</b><br> |                               | <b>PROYECTO. ENDÉMICO</b>    |  |  |
|  |   | <b>ADRESS.</b> UCU YUCATAN  |                               | <b>TYPE.</b> TRANSFORMATION. |  |  |
| <b>NOTICE.</b> THE FINAL SIZE OF THE LOT MAY VARY ACCORDING TO THE PERMITS GRANTED BY THE COMPETENT AUTHORITIES, ADJUSTMENTS DURING THE LAYOUT AND/OR DURING THE EXECUTION OF THE DEVELOPMENT. |   | <b>GENERAL INFO.</b>  |                               |                              |  |  |
|  |   | <b>LOT.</b> 39  | <b>F2 LOT</b><br>52,743.16 M2 | <b>LAND BLOCK</b><br>2       |  |  |
|  |   | <b>NORTH</b>             | <b>DIMENSIONS</b><br>FEETS    | <b>SCALE</b><br>1:500        |  |  |

## TYPE WAREHOUSE

## PLANT AND ARCHITECTURAL ELEVATIONS

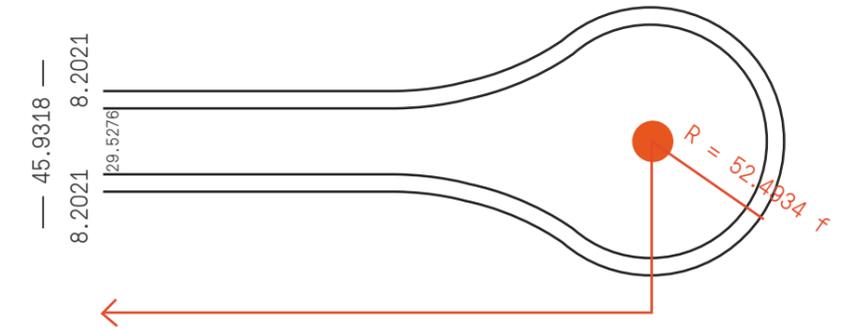


# ROADS.



# REGULATIONS.

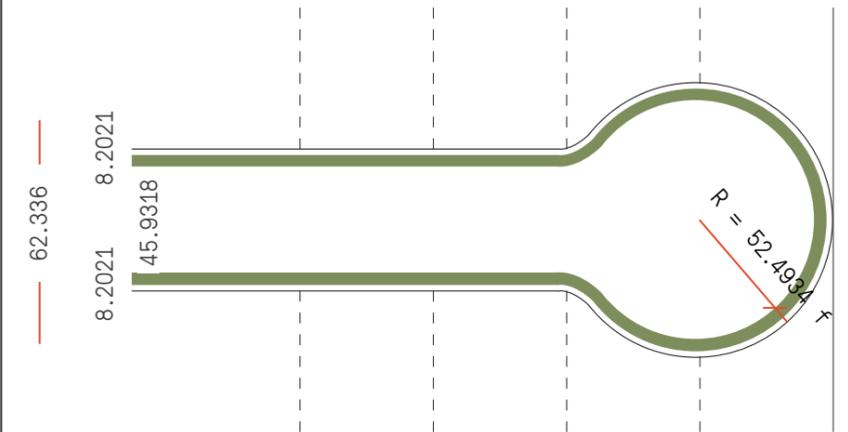
## ROUNDBABOUT (CUL DE SAC)



It is suggested that, the maximum length of the return is 2260.42ft, the width of the street is 9m and the radius of the return is 172.223ft.

Extracted from THE MEXICAN NORMATIVE NMX-R-046-SCFI-2011 PAGE28

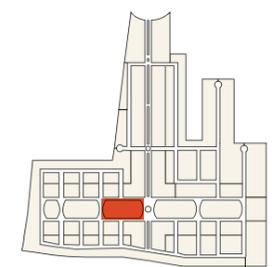
From the Logistics Park, we offer more than what is required by law:

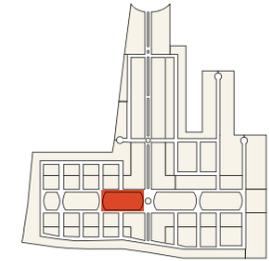


# AMENITIES

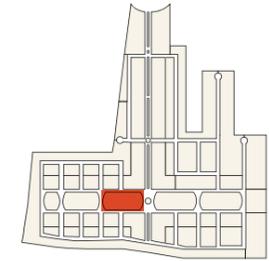


**BUSINESS CENTER**  
SIDE FACADE (LEFT)  
AND NORTH (RIGHT)

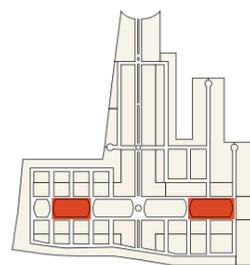




**BUSINESS CENTER**  
COWORKING



**BUSINESS CENTER**  
TRAINING ROOMS



**COURTS**

**BUSINESS CENTER WITH COWORKING AREA**

**MEETING ROOM**

**3 PRIVATES**

**2 TRAINING ROOMS**

OF 24 PEOPLE EACH, WITH A CAPACITY TO FORM 1 CLASSROOM OF 48 PEOPLE.

**CLUBHOUSE WITH NURSERY AND CHILDREN'S GAMES**

**TERRACE WITH POOL**

**KITCHEN WITH GRILL**

**2 MULTI-PURPOSE ROOMS**

WITH THE CAPACITY TO BECOME A LARGE

**BATHROOMS WITH LOCKERS AND SHOWERS**

**SPA**

**FITNESS CENTER**

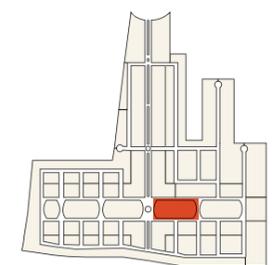
**SPORTS FIELDS**

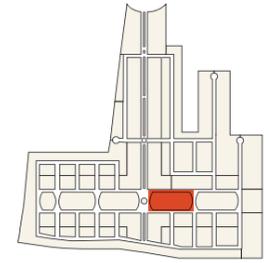
2 PADDLE COURTS  
TENNIS COURT

BASKETBALL COURT  
SOCCER FIELD 7



**CLUBHOUSE**  
TERRACE (LEFT)  
AND SOUTHWEST FACADE (RIGHT)

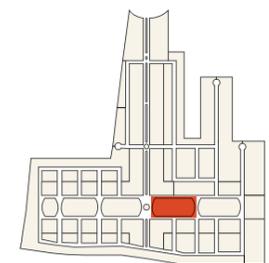




**CLUBHOUSE**  
MULTIPURPOSE ROOM



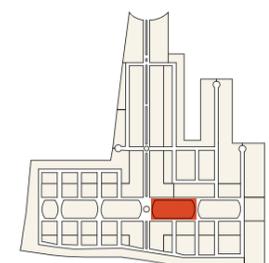
**CLUBHOUSE**  
NURSERY (LEFT)  
AND COURTYARDS / PLAYGROUNDS (RIGHT)





### CLUBHOUSE

SWIMMING POOL (LEFT)  
AND FITNESS CENTER (RIGHT)



# INFRASTRUCTURE AND SERVICES

## INFRASTRUCTURE

PERIMETER FENCE

ASPHALT CONCRETE

POTABLE WATER SERVICE SYSTEM

SANITARY DRAINAGE SYSTEM

POWER GRID LOW AND MEDIUM VOLTAGE

PUBLIC LIGHTING

MONITORING SYSTEMS

INSTALLATIONS FOR INTERNET AND TELEPHONY

OPTICAL FIBER

WASTEWATER TREATMENT PLANT

NATURAL GAS LINE

GARDENS AND LANDSCAPING



ACCESS BOOTH



DOOR-TO-DOOR TRANSPORT SERVICES FOR GREATER WORKER SAFETY

**SERVICES**

**24 HOUR SECURITY**

**CONTROLLED ACCESS**

**INTERNAL CUSTOMS**

**BUSINESS CENTER**

**CLUBHOUSE**

**ADMINISTRATIVE WORKSHOPS**

**COMMERCIAL AREA**

**648 PARKING SPACES**

# COMMERCIAL ZONE

As part of the amenities and services,  
Endemico has 39,299 mt2 within the great  
master plan where you can find:



- 1 COMMERCIAL PLACE WITH SHOWROOMS FOR CLIENTS
- 2 PARKING DRAWERS
- 3 HOTEL PADS
- 4 OFFICE PADS
- 5 TRAILER PARK
- 6 DOOR TRANSPORT SERVICES
- 7 CONVENIENCE STORE
- 8 GAS STATION



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and create  
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