



camantulul
industrial
GUATEMALA

WE ARE THE HUB OF
NEW OPPORTUNITIES

Welcome to Camantulul Industrial

A world-class hub, expanding and growing. Designed for companies that require qualified talent, reliable energy, and infrastructure built to international standards.



Images for illustrative purposes

A GROWING INDUSTRIAL HUB

Camantulul Industrial is a growing industrial hub that brings together energy, talent, and infrastructure at an international standard.

LOCATION

- Direct connection to Puerto Quetzal, Mexico & El Salvador
- Guatemala, Santa Lucía Cotzumalguapa (CA-2).
- Access to key industrial and export markets.

COMPETITIVE ADVANTAGES

- Workforce: Largest, youngest labor pool in the south.
- Energy: On-site 230 kV; more than 70% renewable energy.
- Quality: International standards, modular expansion.

THE TEAM

CMT: 20+ years in energy, industry, logistics, agriculture, and manufacturing.

URBOP: Strategic real estate and industrial consultancy with experience in economic development.

Alliances: Newmark - Gensler -



WHY GUATEMALA

As a country we offer a unique combination of:

Strategic location

Between Mexico, Central America, and USA.

Competitive logistics times

To the U.S., Mexico, and the East Coast.

+20 years of currency stability (USD/GTQ).

70% Renewable energy

Attractive fiscal incentives

WHY CAMANTULUL

We consolidate all of Guatemala's competitive advantages, including:

Strategic location

Direct connection to Puerto Quetzal and CA-2.

Talent

Qualified labor on site.

Clean energy

More than 70% renewable energy on site.

Free zone trade

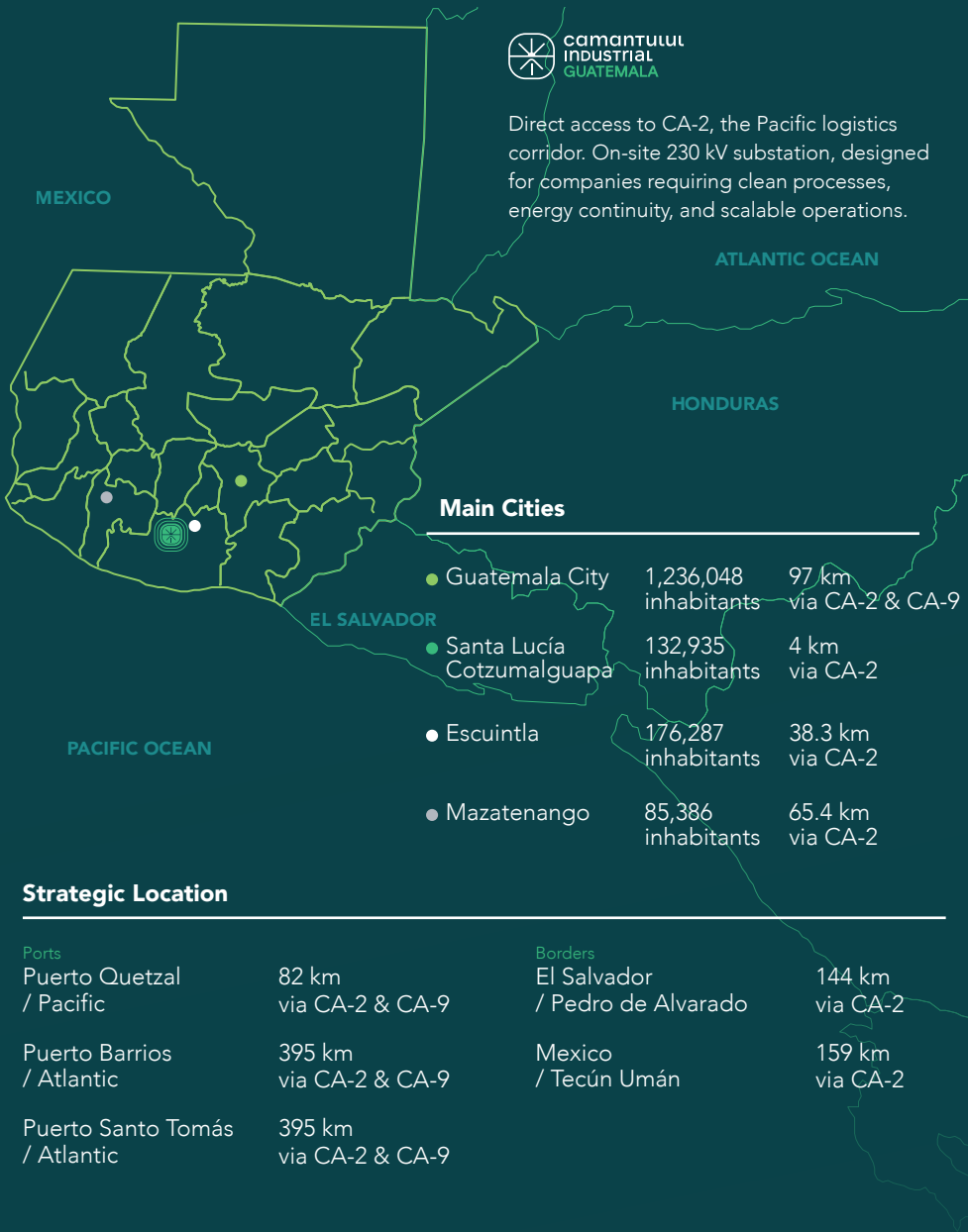
Personalized Assistance



STRATEGIC LOCATION



CAMANTULUL OFFERS A HUB BUILT FOR GLOBAL INDUSTRY





Before the world knew Guatemala, decades of investment in **land**, **energy**, and **talent** had already put us ahead.



EDUCATION INVESTMENT TIMELINE

1966

First investments begin in the sugar mill.

1992

Foundation of **Cengicaña** (Guatemalan Center for Sugar Cane Research and Training), 2.6 km from the site.

1993

Opening of the **American School of Guatemala**, 2.3 km from the site.

1995

Opening of the **Universidad del Valle**, 2.6 km from the site.

2004

Opening of **INTECAP**, 1.9 km from the site.

2015

Foundation of **Colegio Madre Tierra**, 1.8 km from the site.

2023



Planning of **economic development**. Camantulul as **urban expansion** and industrial park.

2026

Site readiness: **+22,000** jobs with transferable industrial skills available in the region.



A REGION WITH A TRUE LABOR SHED

509,528

People available for work within a 60-minute commute from the site.

Camantulul and CMT have invested in the region for more than 20 years. Schools, universities, technical training, and support for professional growth for workers and neighboring communities.

Skilled labor supply: +22,000 jobs with industrial skills available in the region.

Guatemala's national strategy prioritizes training workers in highly transferable areas through public-private training programs focusing on: Bilingualism • Digital and Programming Skills • Managerial Competencies.

From 2020 to 2025, 8,400 people were trained by the Technical Institute for Training and Productivity (INTECAP) and the University of the Valley of Guatemala (UVG) in Santa Lucía Cotzumalguapa in:

- Welding • Machinery Maintenance • Industrial Equipment Operation • Accounting Management • Blueprint Reading • Equipment Assembly.

Workforce availability

Averages based on 6 key industrial sectors.

18,808

Existing regional jobs, including transferable skills*.

251,503

Existing national jobs, including transferable skills*.

Labor cost

\$ 492

Average national minimum wage - american dollars.

\$ 648

Average monthly employer cost including social security, bonus provisions, and mandatory benefits - american dollars.

Representative industries

North American Industry Classification System (NAICS) Code

Motor Vehicle Parts Manufacturing	3363
Motorcycle Assembly / Transportation Equipment Assembly	3369

*Transferable skills are versatile abilities, talents, and expertise that an individual can apply across a wide variety of different jobs, industries, or professional roles. In the area surrounding Camantulul, these include computer literacy, customer service and sales.

CLEAN ENERGY

REDUNDANT ENERGY

70%

Of the energy produced comes from clean sources.

Direct on-site access to one of the main 230 KV substations from the Pacific's primary distribution line. Madre Tierra Mill generates 8 MW from renewable sources (biomass). Lower tolls are required, even for the redundancy ring among the mills.

Redundant energy infrastructure supports continuous operations and scalable manufacturing growth.

Substation capacity planned to be doubled.

Guatemala offers some of the lowest industrial electricity costs in the region, with more than 70% coming from renewable sources.

Energy assets on site

8 MW Generator

69 KV Substation

Electrical company

13.8 KV Power line

2-3 MW 1-2 months

Substation

230 KV Up to 150 MW 18-36 months



WORLD-CLASS INDUSTRIAL HUB

WITH MODULAR SPACES TO GROW YOUR BUSINESS



Commercial Hub

Industrial Hub

Education Center

Free Trade Zone

230 KV Substation

Images for illustrative purposes

WORLD-CLASS INDUSTRIAL HUB

BUILT FOR EFFICIENCY, ENGINEERED FOR DURABILITY

24,000m²

Currently under construction and available by August 2027

INDUSTRIAL BUILDING SPECIFICATIONS

Industrial buildings can be adapted under a build-to-suit model, tailored to the specific operational requirements of each company.

- | | |
|------------------|---|
| Walls | <ul style="list-style-type: none">• 0 to 4 meters (0 to 9.8 ft): Exposed concrete wall, waterproofed, with 3/8 in (9.5 mm) control joints.• Above 3 meters (9.8 ft): Steel panel with 50 mm (2 in) polystyrene insulation core, Termodex Design DX-1110. |
| Roof | <ul style="list-style-type: none">• Steel panel roof with 50 mm (2 in) polyurethane insulation, Termodex PU3G system, 9%. |
| Maneuvering Yard | <ul style="list-style-type: none">• More than 40 meters (131 ft) of depth to ensure efficient circulation for 16.15 meters (53 ft) trailers. |
| Loading Dock | <ul style="list-style-type: none">• Elevated loading dock at 1.20 meters (3.94 ft) above the maneuvering yard, equipped with dock bumpers and ready for the installation of a hydraulic leveler. |



INDUSTRIAL A100 BUILDING

24,000 m²

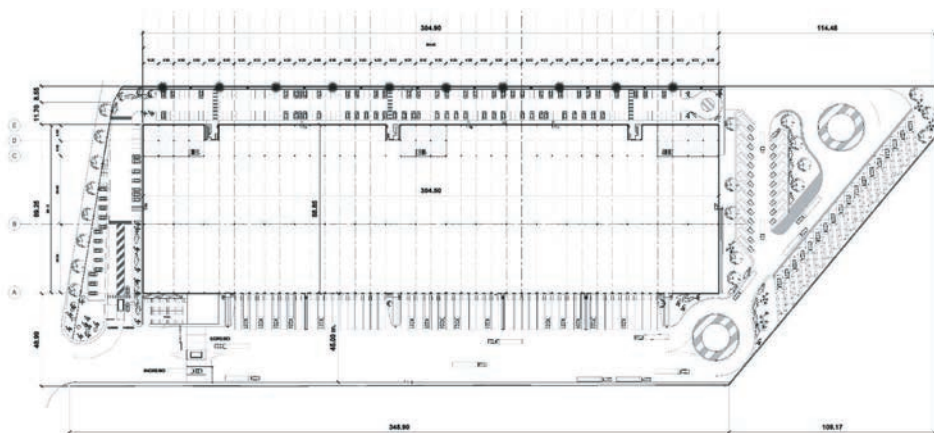
10M FREE SHOULDER HEIGHT —

13.3M RIDGE HEIGHT —

5T/m² FLOOR LOAD CAPACITY —

8x35 m STEEL FRAMES —
efficiency >98% per m²

- Wind extractors
- Emergency doors and dock shutters
- Light/heavy vehicle segregation



Images for illustrative purposes

WORLD-CLASS INDUSTRIAL HUB

YOUR STRATEGIC HUB

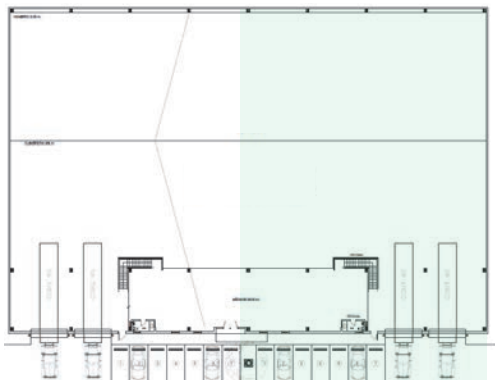
Warehouse Units

Inside an industrial hub. A modular, expandable, and integrated design.



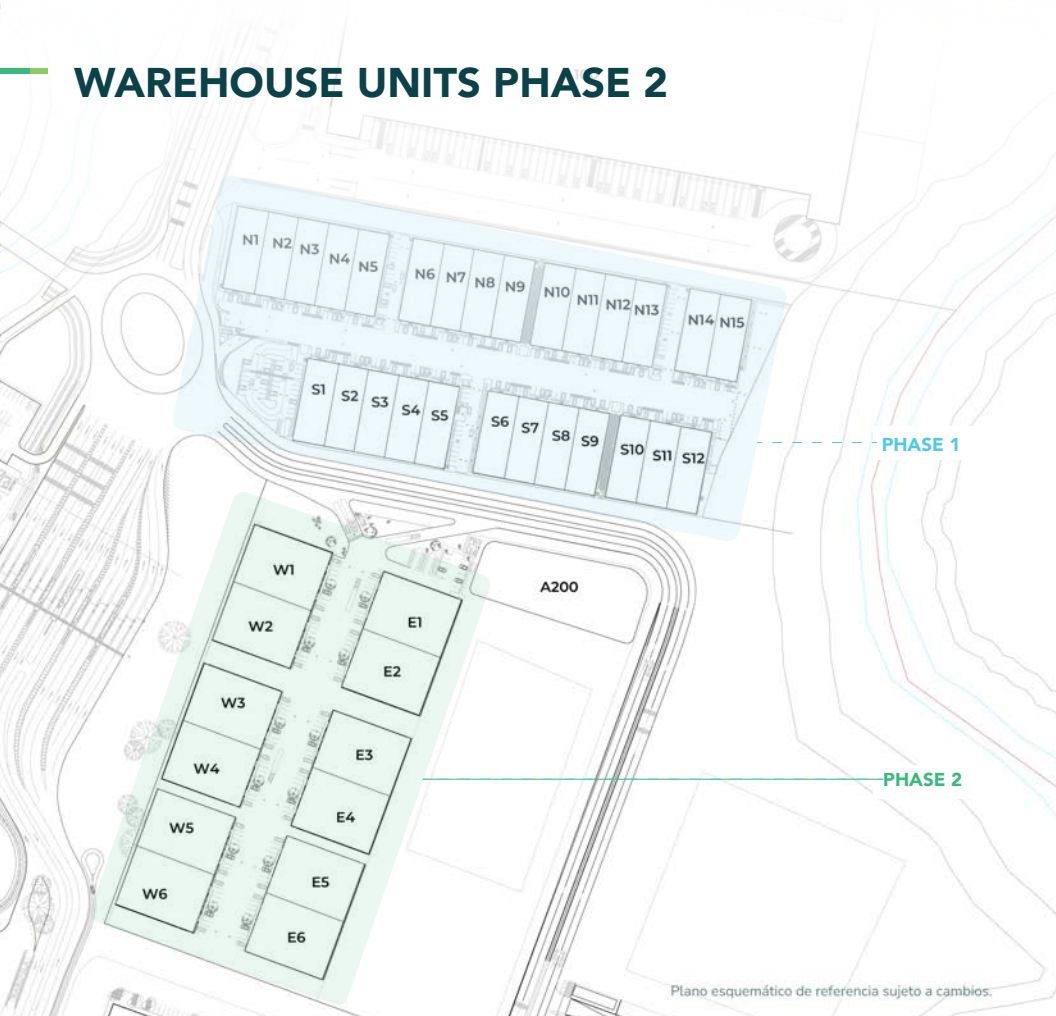
1,766 m²

Starting size



Images for illustrative purposes

WAREHOUSE UNITS PHASE 2



TYPICAL WAREHOUSE

- | | |
|----------------------------------|---|
| Structure | • Imported, designed according to AGIES, NSE 7.5, AISC, ASTM and ACI standards. |
| Warehouse door | • 5 m wide x 4.5 m high. |
| Roof | • Standing seam sheet, gauge 24. Liner panels are gauge 26. |
| Pavement (warehouse and streets) | • Concrete 4,000 psi, MR590 psi, capacity 5 ton/m ² . |
| Operating capacity | • Up to 40-foot containers. |
| Ventilation | • Front louver and wind extractor on the roof. |

YOUR STRATEGIC HUB WITH A STRONG TEAM BEHIND



THE COMPANY BEHIND IT



Corporación Madre Tierra
is a family-owned corporation
committed to the development
of Guatemala.

Automotive
Industry

Power
Plants

Port
Operations

Sugar
Mills

Agriculture
Industry

Ethanol
Plants

Partners



Real Estate Strategy



Masterplan Design

Gensler

OUR SOLUTIONS

STRUCTURED DEVELOPMENT ALIGNED WITH
LONG-TERM REGIONAL GROWTH.



PADS FOR SALE

Your footprint, your
design, your timeline.



BUILT TO SUIT

Engineered to your specs,
ready to operate.



MULTITENANT BUILDINGS

Move in, start production.





WE LOOK FORWARD TO **WORKING WITH YOU**

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