



BUILDING
GREAT IDEAS





INDEX

03

ABOUT US

- Advantages
- Social & Community Commitment

05

SERVICES

- Studies and Projects
- Construction

06

PROJECTS

- Industrial
- Commercial
- Residential

07

INDUSTRIAL PROJECTS



18

BUSINESS MODEL

- Business model as a developer

19

INDUSTRIAL DEVELOPMENT

- Calafia I
- Calafia II
- El Colorado

22

CLIENTS

- Contact

23

PROJECT LIST



ABOUT US

We are a proud Mexican company, with over 30 years of experience in design and construction projects in the industrial, commercial, residential and infrastructure sectors around Mexico. The key to our success is our team, with whom we have created a solid group of collaborators in constant vigor to offer the best quality in all our projects.

Grumesa is currently in the process of implementing Lean Construction tools and systems according to the LCA & IMLC.



PREMISE

- Immediate response to necessities.
- Quality in all our processes

Our projects are based on 6 principles:



Sustainability



Social
Responsibility



Technology
(BIM)



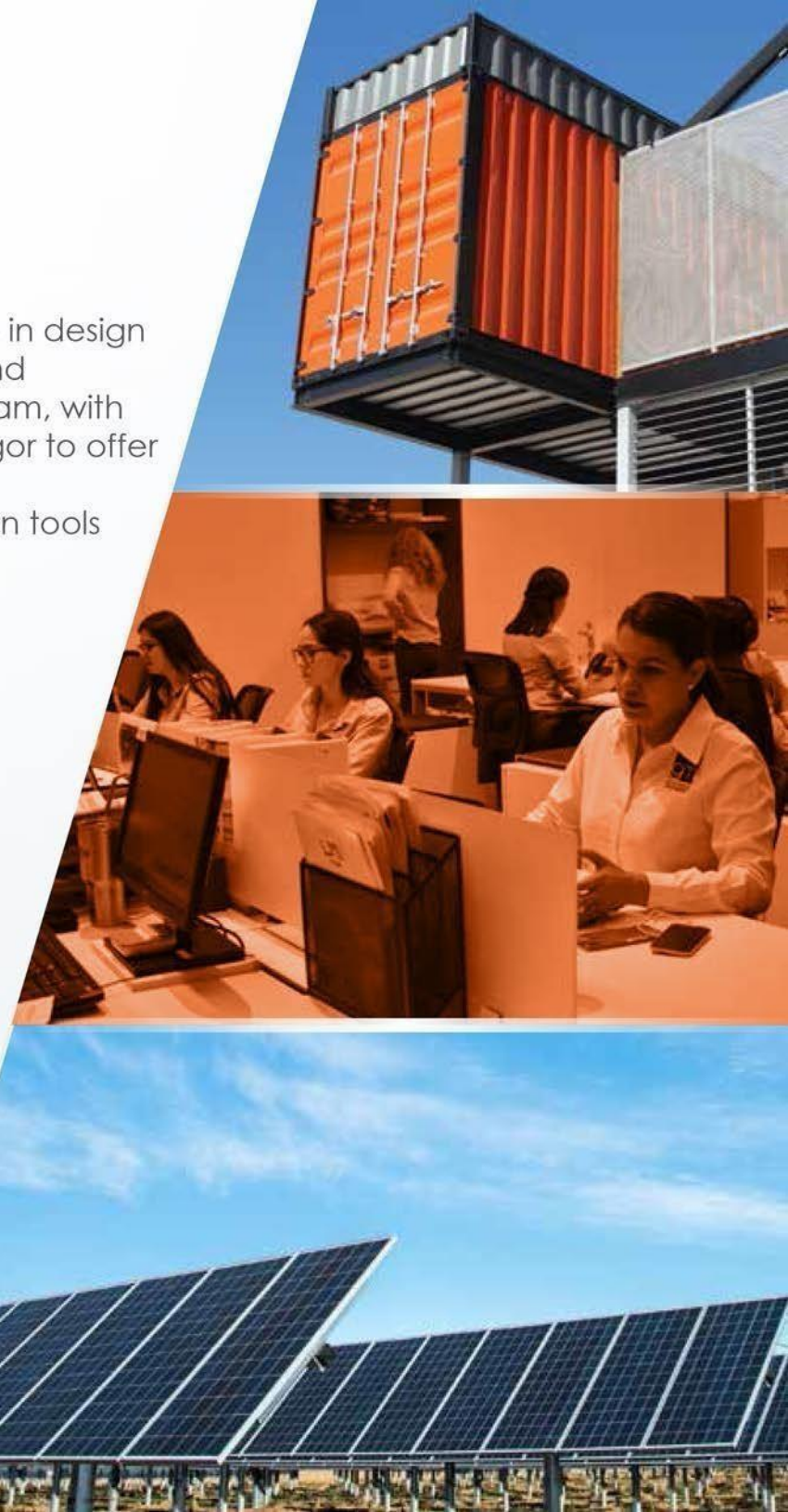
Constant
Training



Security



Interdisciplinary
Relationship





SERVICES

STUDIES AND PROJECTS

- **Pre-Feasibility** and Feasibility of land use and services
- **Project** (Preliminary project and executive project)
- **Licensing** and Permits Management
- **Cost Engineering** and Financial Analysis

CONSTRUCTION

- **Construction** (Building and Urbanization)
- **Construction** Managment
- **Work** Budget
- **Work** Supervision
- **Design-Build**





PROJECTS

- INDUSTRIAL
- COMMERCIAL
- RESIDENTIAL





INDUSTRIAL PROJECTS











1st PHASE

LARGE HYDROTEST MACHINE AREA
PRD & HWY BUILDING
C3 - LINER AREA
C2 - PICKUP AREA
C1 - PICKUP AREA
INFRASTRUCTURE
03- MILL BUILDING
GUARD HOUSE

2nd PHASE

07 - FITTINGS BUILDING
02-GARAGE/WAREHOUSE/LUNCH
C5 - MORTAR AREA
C4 - CURE AREA
08 - MACHINE SHOP
MORTAR COAT BATCH PLANT
FOUNDATIONS

3rd PHASE

C6 - MORTAR AREA
05- OD PAINT/TAPE BUILDING-05
04- ID PAINT BUILDING
01-OFFICE BUILDING















Construction Area: 192,000.00 SqFt2



Construction Area: 1,268,690.03 SqFt2
Tilt-Up



NORTHWESTERN Industrial Park (Tilt-Up)
Construction Area: 4,129,479.02 SqFt







REAL ESTATE DEVELOPMENTS

- **Promotion, development, and execution** of industrial, commercial and residential investment projects.



- **Support to receive financing or private capital** for the development of projects.

- **Administration and maintenance** of the estate.



- **Structuring, Financing, Legal, Fiscal Corporate and Administrative** services for the management of new projects and joint ventures.



BUSINESS MODEL AS A DEVELOPER



GOALS



- Offer the best option for the final client, offering competitive market prices for rent and sale.
- Generate a good return on investment for investors, with the least possible risk.
- Offer attractive profit margins to the developer and the opportunity to own part of the real estate portfolio.



INDUSTRIAL DEVELOPMENTS



Calafia Industrial Park



The proud Mexican company after ten years of experience in building and execution of real state projects, develops the Calafia Industrial Park (Calafia I) in the city of Mexicali, B.C. where it directs the administration, promotion, project and construction of industrial buildings for clients committed to the quality of their processes, highlighting national and multinacional companies in various areas such as, aerospace, electronics, logistics, etc.





INDUSTRIAL DEVELOPMENTS



Calafia II Industrial Park



After developing, managing, promoting and building the Calafia I Industrial Park, in 2008 the Valle de Calafia Industrial Park (Calafia II) was developed where Grumesa would act with the same responsibilities that it had already carried out with Calafia I.





INDUSTRIAL DEVELOPMENTS



Parque Industrial Colorado



In 2017, the Colorado Industrial Park was inaugurated in Mexicali, B.C. by Grumesa.





CLIENTS





PROJECT LIST 2021

				CSA						MEP										
																				
Client	Project Name	Market	Type of service	Infrastruc ture	Water Treatme nt	Landscap ing	Civil Works	Structure	Interior Finish Out	Mechani cal Systems	Electrical Systems	Plumbing Systems	Communi cation Systems	Life Safety Systems	Sprinkler Systems	Cranes	Dimension (Sq. Ft.)	Ammount (USD)	Year of Comple tion	Client Contact
Inmobiliaria La Rumorosa, S.A. de C.V.	Vanguard (Extension)	Industrial	Design/Built	✓		✓	✓	✓	✓	✓	✓	✓	✓				7,535	375,000.00	2021	Lic. Eugenio Lagarde
Inmobiliaria La Rumorosa, S.A. de C.V.	Footprint	Industrial	Design/Built	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	192,000.00	6,144,000.00	2019	Lic. Eugenio Lagarde
Inmobiliaria La Rumorosa, S.A. de C.V.	Footprint (Tilt-up)	Industrial	Design/Built	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	1,248,690.03	40,598,080.00	2021-2022	Lic. Eugenio Lagarde
Confidencial	Compañía Médica (Tilt-up)	Industrial	Design/Built	✓		✓	✓	✓		✓	✓	✓	✓	✓	✓		700,000.00	53,000,000.00	2022-2025	Lic. Eugenio Lagarde
NorthWestern	Industrial Park N.W 60 ha	Industrial	Built	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		30,000,000	2021-2026	Lic. Eugenio Lagarde
NorthWestern	Industrial Park N.W Phase 1	Industrial	Design/Built	✓		✓	✓	✓		✓	✓	✓	✓	✓	✓		158,667.33	5,870,691.21	2021-2022	Lic. Eugenio Lagarde



PROJECT LIST

				CSA						MEP										
Client	Project Name	Market	Type of service	Infrastruc- ture	Water Treatme- nt	Landscap- ing	Civil Works	Structure	Interior Finish Out	Mechani- cal Systems	Electrical Systems	Plumbing Systems	Communi- cation Systems	Life Safety Systems	Sprinkler Systems	Cranes	Dimension (Sq. Ft.)	Ammount (USD)	Year of Completi- on	Client Contact
Residuos Industriales Multiquim, S.A. de C.V.	Rimsa Building	Industrial	Design/Built	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		1,102.46	442,142.10	2018	Diana Marisol Castilla Esparza
	Operation Rooms Remodelation	Commercial	Design/Built				✓	✓	✓	✓	✓	✓	✓	✓	✓		-	211,609.00	2018	-
Volkswagen	Ensenada Auto Center	Commercial	Design/Built	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		16,622.82	881,888.89	2018	Cristobal Guzman
Advance Real Estate 2, S de R.L. de C.V.	Spec 1-2	Industrial	Design/Built	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		87,187.67	2,400,059.40	2017	Javier San Vicente
Desarrollo Industrial Progreso, S.A. de C.V.	30,000 Building	Industrial	Design/Built	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	30,000.00	985,018.29	2017	Lic. Francisco Fuentes
Goodrich Aerospace Properties S. de R.L. de C.V.	Cafeteria and Kitchen Area Remodelation Project	Industrial	Design/Built				✓		✓		✓	✓	✓	✓	✓		16,145.87	117,309.00	2017	Humberto Verduzco
Goodrich Aerospace Properties S. de R.L. de C.V.	Zimmermann Foundations	Industrial	Design/Built				✓		✓								1,291.00	224,047.88	2017	Humberto Verduzco
SunPower Corporation Mexico, S. de R.L. de C.V.	SPMX2-B	Industrial	Design/Built	✓	✓	✓	✓	✓	✓	✓	✓		✓				215,029.00	1,569,207.76	2017	Edgar Lopez
Advance Real Estate 2, S. de R.L. de C.V	Spec 1-1	Industrial	Design/Built	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		106,562.71	1,924,291.92	2016	Javier San Vicente
Barnes Aerospace Mexico S.A. de C.V.	Barnes/ IVEMSA Improvement	Industrial	Design/Built	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		50,000.00	66,390.93	2016	Ricardo Lopez
Centro Internacional de Comercio, S.A. de C.V.	Tenant Improvements	Industrial	Design/Built				✓	✓	✓	✓	✓	✓	✓				2,152.78	61,779.70	2016	Juan Vargas
Goodrich Aerospace de Mexico Engineering Center S de RL de CV	Multipurpose Room	Industrial	Design/Built	✓		✓	✓	✓	✓	✓	✓		✓	✓	✓		2,490.00	164,741.00	2016	Janett Rosales
Goodrich Aerospace Properties S. de R.L. de C.V.	Vest Room	Industrial	Design/Built				✓	✓	✓	✓	✓		✓	✓	✓		279.86	108,190.09	2016	Brissa Gomez
Goodrich Aerospace Properties S. de R.L. de C.V.	Executive Meeting Remodelation Room	Industrial	Design/Built	✓		✓	✓	✓	✓	✓	✓		✓	✓	✓		2,150.00	188,386.00	2016	Janett Rosales
Inmobiliaria La Rumorosa, S.A. de C.V.	NAVE VI + VII	Industrial	Design/Built	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		200,591.00	4,630,655.55	2016	Lic. Eugenio Lagarde
Inmobiliaria La Rumorosa, S.A. de C.V.	Ampliacion LMI	Industrial	Design/Built	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		39,826.47	1,278,541.00	2016	Lic. Eugenio Lagarde
Inmobiliaria La Rumorosa, S.A. de C.V.	Infrastructure 2016	Industrial	Design/Built	✓	✓	✓	✓					✓		✓			2,368,000.00	359,000.00	2016	Lic. Eugenio Lagarde
NOV Ameron de SLRC, S. DE R.L. DE C.V.	Sheeting Walls	Industrial	Design/Built				✓	✓									24,218.80	25,019.63	2016	Albert Penner
Organizacion Aduanal Martinez S.C.	Nueva Agencia Aduanal Martinez	Commercial	Built	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		18,298.65	891,700.96	2016	Luis Martinez
Regaderas Vip	Tenant Improvements	Industrial	Built				✓	✓									38,276.47	46,383.15	2016	Alongo Guerrero
SunPower Corporation Mexico, S. de R.L. de C.V.	P Series 1st Phase	Industrial	Built				✓			✓	✓						53,210.00	458,159.36	2016	Edgar Lopez
SunPower Corporation Mexico, S. de R.L. de C.V.	SPMX2-A	Industrial	Design/Built	✓	✓	✓	✓	✓	✓	✓	✓		✓				215,029.00	2,489,869.71	2016	Edgar Lopez
SunPower Corporation Mexico, S. de R.L. de C.V.	Reliability Lab	Industrial	Design/Built				✓	✓	✓	✓	✓	✓		✓	✓		6,576.75	589,696.30	2016	Edgar Lopez
SunPower Corporation Mexico, S. de R.L. de C.V.	Lockers Extension	Industrial	Built				✓	✓	✓		✓						731.30	62,792.79	2016	Edgar Lopez
Earth Recycle International	Tenant Improvements	Industrial	Design/Built	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				175,097.00	187,254.43	2015	Arturo Castañeda
Ganadera Imperial, S.A. de C.V.	Plaza Duara	Commercial	Design/Built	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		23,680.60	1,174,000.00	2015	Francisco Fuentes
Gobierno del Estado de Baja California	Nido de los Aguilas	Commercial	Design			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		5,381.96	21,510.77	2015	Alberto Mendoza
Masterwork Electronics de Mexico S.A. de C.V.	Tenant Improvements	Industrial	Design/Built	✓			✓		✓	✓	✓	✓					98,019.00	177,206.00	2015	Eduardo Lopez



PROJECT LIST

				CSA						MEP										
																				
Client	Project Name	Market	Type of service	Infrastruc ture	Water Treatme nt	Landscap ing	Civil Works	Structure	Interior Finish Out	Mechani cal Systems	Electrical Systems	Plumbing Systems	Communi cation Systems	Life Safety Systems	Sprinkler Systems	Cranes	Dimension (Sq. Ft.)	Ammount (USD)	Year of Completi on	Client Contact
Otay Tijuana Venture LLC	Cross Border Xpress	Commercial	Built				✓	✓	✓	✓	✓	✓	✓	✓	✓		3,444.45	2,755,232.03	2015	Harry Nuño
Skyworks Solutions de Mexico S. de R.L. de C.V.	Improvements	Industrial	Design/Built	✓			✓	✓	✓	✓	✓	✓					57,001.00	151,218.55	2015	Carlos Fineda
SunPower Corporation Mexico, S. de R.L. de C.V.	New Bathrooms	Industrial	Built				✓	✓	✓	✓	✓						1,140.97	145,406.15	2015	Edgar Lopez
Tetrapak Plasticos de Mexico, S. de R.L. de C.V.	Tenant Improvements	Industrial	Design/Built				✓	✓	✓	✓	✓	✓	✓	✓	✓		316,551.57	211,694.00	2015	Adriana Flores
Café Punta del Cielo	New Locations	Commercial	Design/Built				✓	✓	✓	✓	✓	✓	✓	✓	✓		2,690.98	184,690.00	2014	Jazmin Roa
HSBC Banks	New Locations	Commercial	Built	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		12,916.69	63,435.00	2014	
Inmobiliaria La Rumorosa, S.A. de C.V.	Industrial Complex IV C-D	Industrial	Design/Built	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		50,295.88	1,497,655.52	2014	Lic. Eugenio Lagarde
NOV Ameron de SLRC, S. DE R.L. DE C.V.	General Sitework	Industrial	Design/Built	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓		4,628,000.00	7,886,805.97	2014	Albert Penner
NOV Ameron de SLRC, S. DE R.L. DE C.V.	01 Office Building	Industrial	Design/Built	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		5,252.79	473,820.17	2014	Albert Penner
NOV Ameron de SLRC, S. DE R.L. DE C.V.	02 Garage / Warehouse /Lunch	Industrial	Design/Built	✓			✓	✓		✓	✓	✓	✓	✓	✓	✓	26,048.66	1,124,745.01	2014	Albert Penner
NOV Ameron de SLRC, S. DE R.L. DE C.V.	03 Mill Building	Industrial	Design/Built	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	25,402.83	1,661,970.12	2014	Albert Penner
NOV Ameron de SLRC, S. DE R.L. DE C.V.	04 ID Paint Building	Industrial	Design/Built	✓			✓	✓		✓	✓	✓	✓	✓			12,948.98	805,459.83	2014	Albert Penner
NOV Ameron de SLRC, S. DE R.L. DE C.V.	05 OD Tape / Paint Building	Industrial	Design/Built	✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	18,438.58	1,133,279.80	2014	Albert Penner
NOV Ameron de SLRC, S. DE R.L. DE C.V.	07 Filtings Building	Industrial	Design/Built	✓			✓	✓	✓	✓	✓	✓	✓	✓		✓	24,498.66	1,774,542.12	2014	Albert Penner
NOV Ameron de SLRC, S. DE R.L. DE C.V.	08 Machine Shop	Industrial	Design/Built	✓			✓	✓	✓	✓	✓	✓	✓	✓		✓	11,528.15	895,122.17	2014	Albert Penner
NOV Ameron de SLRC, S. DE R.L. DE C.V.	C1 Pick-up Area 1	Industrial	Design/Built	✓			✓	✓		✓	✓		✓			✓	12,109.40	435,657.93	2014	Albert Penner
NOV Ameron de SLRC, S. DE R.L. DE C.V.	C2 Pick-up Area 2	Industrial	Design/Built	✓			✓	✓		✓	✓		✓			✓	12,109.40	741,743.73	2014	Albert Penner
NOV Ameron de SLRC, S. DE R.L. DE C.V.	C3 Lining Area	Industrial	Design/Built	✓			✓	✓	✓	✓	✓	✓	✓			✓	22,722.61	819,828.23	2014	Albert Penner
NOV Ameron de SLRC, S. DE R.L. DE C.V.	C4 Cure Area	Industrial	Design/Built				✓	✓			✓		✓			✓	36,134.45	505,077.49	2014	Albert Penner
NOV Ameron de SLRC, S. DE R.L. DE C.V.	C5 Mortar Area 1	Industrial	Design/Built	✓			✓	✓		✓	✓		✓			✓	21,366.36	877,742.04	2014	Albert Penner
NOV Ameron de SLRC, S. DE R.L. DE C.V.	C6 Mortar Area 2	Industrial	Design/Built	✓			✓	✓			✓		✓			✓	14,843.43	696,806.47	2014	Albert Penner
Goodrich XCH LUXEMBOURH, BV	APT Room	Industrial	Design/Built				✓	✓	✓		✓		✓				3,789.00	450,123.00	2013	Juan Tovar
KFC	New Locations	Commercial	Built	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		9,687.52	698,926.00	2013	Alejandro Lomeli
NC Dynamics	Industrial Complex	Industrial	Design/Built	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		16,636.78	1,025,369.58	2013	Lic. Eugenio Lagarde
Papelera San Francisco De Mexico	Industrial Complex IV	Industrial	Design/Built	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		50,295.88	1,452,895.50	2013	Alberto Palafox
Stadco	Industrial Complex	Industrial	Design/Built	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		42,191.78	1,861,286.58	2012	Isela Cervantes



PROJECT LIST

				CSA						MEP										
Client	Project Name	Market	Type of service	Infrastruc- ture	Water Treatme- nt	Landscap- ing	Civil Works	Structure	Interior Finish Out	Mechani- cal Systems	Electrical Systems	Plumbing Systems	Commu- nication Systems	Life Safety Systems	Sprinkler Systems	Cranes	Dimension (Sq. Ft.)	Amount (USD)	Year of Completi- on	Client Contact
Starbucks	New Location	Commercial	Built	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		8,611.13	159,750.00	2012	-
Centro Internacional de Comercio, S.A. de C.V.	Industrial Complex	Industrial	Design/Built	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		33,077.80	1,452,895.50	2011	Juan Vargas
Inmobiliaria La Rumorosa, S.A. de C.V.	Valutech Industrial Complex	Industrial	Design/Built	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		50,000.00	2,400,000.00	2011	Lic. Eugenio Logarde
Vanguard Electronics	Industrial Complex II	Industrial	Design/Built	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		21,242.80	1,013,406.50	2011	David Lerma
Earth Recycle International	Industrial Complex	Industrial	Design/Built	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		72,660.00	3,363,898.20	2010	Arturo Castañeda
Grupo Modelo S.A. de C.V.	New Locations	Commercial	Built														6,458.35	288,195.00	2010	-
Inmobiliaria La Rumorosa, S.A. de C.V.	Viakon Industrial Complex	Industrial	Design/Built	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		11,191.54	486,790.00	2010	Lic. Eugenio Logarde
Dominos Pizza	New Locations	Commercial	Built				✓	✓	✓	✓	✓	✓					10,763.90	39,410.00	2009	-
Inmobiliaria La Rumorosa S.A. de C.V.	Plaza Marsella	Commercial	Design/Built	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		20,710.00	1,338,461.53	2007	Javier Charvel
Fragosa, S.A. de C.V. JUMEX	Waste Water Treatment Plant	Industrial	Design/Built	✓	✓		✓	✓	✓			✓					4,537.00	235,924.00	2006	-
Inmobiliaria La Rumorosa, S.A. de C.V.	IMI/IVEMSA Industrial Complex	Industrial	Design/Built	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		74,199.00	3,338,955.00	2005	Lic. Eugenio Logarde
Marsella Residential	Marsella Residential	Residential	Design/Built	✓		✓	✓	✓	✓	✓	✓	✓	✓				53,819.55	5,280,500.00	2004	Lic. Eugenio Logarde
Inmobiliaria La Rumorosa, S.A. de C.V.	Tetrapak Plastics Industrial Complex	Industrial	Design/Built	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	107,280.94	4,965,700.00	2001	Lic. Eugenio Logarde
Inmobiliaria La Rumorosa, S.A. de C.V.	Masterworks Electronics Industrial Complex	Industrial	Design/Built	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		38,920.00	2,023,840.00	2000	Lic. Eugenio Logarde
Inmobiliaria La Rumorosa, S.A. de C.V.	Industrial Complex	Industrial	Design/Built	✓		✓	✓	✓		✓	✓	✓	✓	✓	✓		13,432.54	617,872.30	1996	Lic. Eugenio Logarde



grumesa

PROYECTO Y CONSTRUCCION

• MEXICALI

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