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**Konu:** İt: SAN MIGUEL INDUSTRIAL PARK - HONDURAS, CENTRAL AMERICA  
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**Gönderen:** Marcial Alvarado <malvarado@ceoadvisors.us>

**Gönderildi:** 21 Ekim 2016 Cuma 00:36

**Kime:** INFO

**Konu:** SAN MIGUEL INDUSTRIAL PARK - HONDURAS, CENTRAL AMERICA

Dear Sir or Madame:

I would greatly appreciate any cooperation you or your company could provide with this project, and would very much be grateful if you could share this material to any contacts you may have within your database of associates and/or members that may be interested in the opportunity San Miguel Industrial Park is offering.

Please count on our sincere gratitude and thanks in advance for the time and attention you may have paid to assist in the request included above.

We kindly await your reply.

**Marcial Alvarado**

Regional Vice President - Honduras



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## ADDRESS

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Telephone (504) 2556-7373  
Plantel Principal  
Km. 15, Autopista a Puerto Cortés  
Río Nance, Choloma, Cortés

## COUNTRY OF INCORPORATION

Honduras, Centro América

## BUSINESS SEGMENT

Zonas Libres (ZOLI)

## SHAREHOLDERS

INDUSTRIAS METALICAS, S.A

Roberto Larios Silva  
Raul Agüero Neda  
José Adalberto Larios  
José Martín Chicas

## BOARD OF DIRECTORS

Roberto Larios Silva  
President  
Elena Isabel Durón Larios  
Secretary  
Elsa Elizabeth Cano  
Commissaire

## MANAGEMENT TEAM

Roberto Larios Silva,  
Presidente y CEO  
Wilmer Fernandez, Administrador  
Olman Recarte, Gerente de  
Presupuestos y Control de  
Proyectos

## EXTERNAL AUDITORS HURTADO, CARRERA & ASOCIADOS

7ª Avenida Barrio Guamilito  
San Pedro Sula,  
Honduras, Centro América  
Tel +504 2552-7382  
Cell + 504 9451-5437  
[oahurtado\\_hn@yahoo.com](mailto:oahurtado_hn@yahoo.com)

## RELATED COMPANIES

INMSA ARGO  
INVERSIONES SANTA ANA  
CLIMA

## CONTACT

Olman Recarte  
Manager of Budgets & Control  
of Projects

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## ABOUT US

SAN MIGUEL INDUSTRIAL PARK, S.A. (SMIP) began operations in 1991, and has since evolved over the last 25 years to become the leading Free Zone and foreign investment promotion body in Honduras. The zone has welcomed numerous companies that currently occupy a floor area of about 280,000 square meters in total, which taking into account the land and infrastructure, represents a global investment that at current market price exceeds US \$150 million. The success of the zone has been for the most part due to the contributions of its affiliate INMSA-ARGO, which over the past 35 years has been recognized as a leader in the construction of metal and civil works projects in Honduras.

"SMIP" is home to many of these large companies that it sought to attract and secure, and that to date comprise a workforce of about 20,000 employees, including personnel covering managerial, administrative and supervisor level functions, as well as workers dedicated to quality control and general service work; generating a total of US \$200 million in direct wages annually as well as an additional \$100 million in indirect wages.

Among the major companies "SMIP" welcomed to its zone, it is proud to be home to multinational companies that include, GILDAN (Canada), LEAR, DICKIES, WRANGLER, NEW HOLLAND, SAINT ANDREWS, HEINZ, all from USA; DAEWOO TEXTILES, WOON CHUNG AND SHIN SUNG, these last three are from South Korea; and KARIMS GROUP (Honduras).

## INSTALLED CAPACITY AVAILABLE

Currently, "SMIP" is offering the following facilities for sale or rent (including purchase option), available in about 1-2 months after its concerted sales or rent date; all excellently located and will be delivered clean, painted and including all basic services required to operate said facilities such as electricity, water, sewage, telephone and air conditioning; unless the buyer or lessee requests specific improvements whose construction may require additional time to complete:

- **Site I:** 49,000 m<sup>2</sup> of land and buildings of 18,235 m<sup>2</sup> with a rental value of US \$ 3.50 per square meter per month. If sold, the land is valued at US \$ 18.54 per square meter and buildings in US \$ 161.96 per square meter, for a price of US \$ 3.9 million. Located 55 miles from Puerto Cortes. \*
- **Site II:** land of 30,000 m<sup>2</sup> and 7,683 m<sup>2</sup> buildings with a value of US \$ 3.50 lease per square meter per month. If sold, the land is valued at US \$ 18.62 per square meter and buildings in US \$ 205 per square meter, for a total price of US \$ 2.1 million. Located 55 miles from Puerto Cortes. \*
- **Site III:** land of 38,600 m<sup>2</sup> and 7,153 m<sup>2</sup> buildings with a value of US \$ 5.50 lease per square meter per month. If sold, the land is valued at US \$ 40.59 per square meter and buildings in US \$ 220.75 per square meter, for a price of US \$ 3.2 million. This property is located within the city of Puerto Cortes \*, 0.5 miles from the port facilities.
- **Site IV:** 50,000 m<sup>2</sup> and buildings of 22,000 m<sup>2</sup> with a value of US \$ 4.00 lease per square meter per month. If sold, the land is valued at US \$ 49.03 per square meter and buildings in US \$ 206.95 per square meter, for a price of US \$ 7 million. This property is located within the city of Puerto Cortes \*, 0.5 miles from the port.

\* **Puerto Cortes is the main seaport in Honduras and Central America (Atlantic Ocean), which is attended by major global shipping lines, averaging crossings of 3 and 4 days to the USA ports of Miami & Gulf and the East Coast (Carolinas and New York), respectively.**

In addition, the tenant or buyer will pay a monthly fee in line with their type of activities, as customs service, safety, maintenance (a/c, telephone, external electrical system and green areas) and garbage collection needs.

These four properties have enough land for future growth and more land can be purchased if necessary. All available properties are directly connected with paved roads and have immediate access within its area of influence to communities with a supply of abundant and cheap labor, in its majority with experience in manufacturing activities, especially of clothing, textiles and electrical harnesses for cars.

In the Link [Parque Industrial San Miguel – CEO Advisors](#) renderings and additional information on these properties is available and also the designated SMIP contact will gladly attend inquiries from the parties concerned.

## WHAT WE NEED

We are interested in identifying companies who may be considering starting or moving off-shore operations, to reduce costs and improve competitiveness, especially within in the large market of the United States. We would like to contact these companies to invite them to come and inspect the premises described above, and also to provide a unique first hand opportunity to introduce them to the potential benefit and attractive incentives Honduras offers in terms of low cost production (one of the countries of America with lower cost of living), as well as providing a clear understanding of all the specialized benefits available for those who export to the USA derived from the Free Trade Agreement (FTA) or DR-CAFTA between Dominican Republic, Central America and USA .

We hereby request your valuable help to send this Teaser to any contacts within your organization and/or partners or affiliates belonging to the same or related institutions, in order to propitiate to reach the largest possible number of people likely to be interested in our Value Proposition.

## IMPORTANT

The information herein contained is subject to change and has not been prepared or considered as an offer or solicitation of financing, or purchase, sale or lease of securities of any kind and should not be considered as the sole basis for assessing or valuing the company or their projects. Reproduction, distribution or publication thereof, is limited to the purposes described above.