INDUSTRIAL PARKS DIRECTORY

Southeast Region of Coahuila | Saltillo • Ramos Arizpe • Arteaga • Derramadero

REGIONAL INDUSTRIAL PROFILE

The Southeast Region of Coahuila is the leading automotive and manufacturing hub in northern Mexico. Offering direct highway connectivity to the U.S. border (Highway 57), it provides world-class infrastructure tailored for Nearshoring, automotive assembly, and global logistics.

+45	**85%**	**Highway 57**
INDUSTRIAL PARKS	AUTOMOTIVE FOCUS	DIRECT US TRADE CORRIDOR

RAMOS ARIZPE

AUTOMOTIVE & LOGISTICS HUB

FINSA Coahuila

Location: Saltillo-Piedras Negras Highway Km 10
Focus: Automotive, Tier 1 Manufacturing
Tenants: General Motors, ABC Group, PPG

Contact: +52 (81) 1920-2255
Email: dvazquez@finsa.net | finsa.net

VYNMSA Ramos Arizpe

Location: Av. Industria #101, Los Bosques
Focus: Precision Components & Assembly
Tenants: Hwaseung, Forvia / Faurecia

Contact: +52 (81) 8356-1404
Email: contacto@vynmsa.com | vynmsa.com

Amistad Aeropuerto

Location: Opposite Plan de Guadalupe Airport
Focus: Aerospace, Advanced Logistics
Tenants: Magna, Mahle, Caterpillar

Contact: +52 (877) 772-6363
Email: info@amistadmexico.com

360 Industrial Park

Location: Saltillo-Monterrey Highway Km 19.7
Focus: Last-mile Distribution, Light Manufacturing
Utilities: High-voltage substation, natural gas

Contact: +52 (844) 101-6022
Email: manuelglz@360industrialpark.com

SALTILLO (URBAN AREA)

MANUFACTURING & SERVICES

La Senadita / Alianza

Location: Periferico Luis Echeverria Alvarez
Focus: Distribution Centers, Metalworking
Tenants: Grupo Alianza, Speculative Buildings

Contact: +52 (844) 415-7930
Email: ventas@alianzamx.com | alianzamx.com

Padres Santos

Location: Torreon Highway #7940, Saltillo
Focus: Warehousing, Regional Logistics
Infrastructure: Direct Rail Spur Access

Contact: +52 (844) 101-6958
Email: ventas@saltilloindustrialpark.com

ARTEAGA

TECHNOLOGY & AGRI-INDUSTRY

Server Arteaga

Location: Oscar Flores Tapia Bypass
Focus: Assembly, IT Hardware, Logistics
Connectivity: Immediate access to Hwy 57 & MTY

Contact: +52 (844) 439-0000
Email: info@server.com.mx | server.com.mx

Davisa Arteaga

Location: Flores Tapia Corridor Km 4.5
Focus: Advanced Manufacturing, Electronics
Infrastructure: Gated park, 24/7 controlled security

Contact: +52 (844) 411-5000
Email: contacto@davisa.com | davisa.com

DERRAMADERO

HEAVY VEHICLES & TIER 1 CLUSTER

Derramadero (Alianza)

Location: Saltillo-Zacatecas Highway Km 32
Focus: Heavy-duty vehicles, truck assembly
Tenants: Freightliner / Daimler, Saint-Gobain

Contact: +52 (844) 411-9200
Email: derramadero@alianzamx.com

Mencorsa Industrial Park

Location: Saltillo-Zacatecas Hwy Km 327, Derramadero
Focus: Automotive, Heavy Manufacturing & Tier 1
Tenants: Motherson SAS, Julian Electric

Contact: +52 (844) 415-3000
Email: contacto@mencorsa.com | mencorsa.com

Santa Fe Derramadero

Location: Coahuila-Durango Railroad Line, Derramadero
Focus: Stamping, Structural Components & Logistics with Intermodal Rail Spur

Contact: +52 (844) 415-7930 | **Email:** desarrollo@parquesantafe.com.mx

ZONAL INFRASTRUCTURE OVERVIEW

Zone / Corridor	Core Specialization	Primary Logistics Access	Water & Gas Feasibility
Ramos Arizpe	EV & ICE Automotive Manufacturing	Monterrey Hwy 57 / Airport	High (Industrial Grids)
Saltillo Urban	Services, Logistics, Metalworking	Luis Echeverria Outer Loop	Medium-High (Municipal Grids)
Arteaga	Clean Manufacturing, Electronics/IT	Oscar Flores Tapia Corridor	High (Deep Well Systems)
Derramadero	Heavy Vehicles & Chassis Assembly	Saltillo-Zacatecas Hwy / Rail Spur	High (Dedicated Infrastructure)

TERRA SOLUTIONS • STRATEGIC EARTHMOVING PARTNER

Specialists in earthmoving, site grading, excavation, and industrial pad preparation for major construction and infrastructure projects in the Southeast Coahuila Region.

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