



**MEXICALI**  
EDC

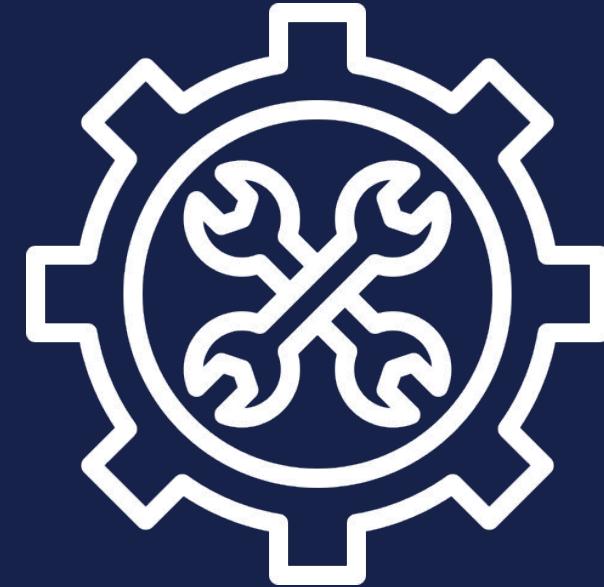
# **BOOK OF FACTS**

MEXICALI EDC 2025

## MEXICALI FACTS



### Labor



### Water



### Natural Gas



### Electricity



### Industrial Real Estate Market





# LABOR

The Federal Labor Law (Ley Federal del Trabajo) regulates all employment relations in Mexico. Similarly, to the United States, its purpose is to protect and establish a balance between the employees and employer rights and duties.

Wage rates are set by law, through a commission integrated by government, employees and private sector, by collective bargaining contracts and by labor market. In most major industries, wages are well above the minimum rates.

The following table aims to provide an example of integrated wages for common positions within the manufacturing industry as of August 2025.

## Sources:

National Employment and Occupation Survey (ENOE), (2024). *Encuesta Nacional de Ocupación y Empleo (ENOE), población de 15 años y más de edad*. Retrieved from: <https://www.inegi.org.mx/programas/enoe/15ymas/>

National Institution of Statistics and Geography (INEGI), (2022). *Censo de Población y Vivienda*. Retrieved from: <https://www.inegi.org.mx/programas/ccpv/2020/#Microdatos>

Cultural Information System (2024). *Universities in Mexicali, Baja California*. Retrieved from: [https://sic.cultura.gob.mx/lista.php?table=universidad&estado\\_id=2&municipio\\_id=2](https://sic.cultura.gob.mx/lista.php?table=universidad&estado_id=2&municipio_id=2)



MEXICALI  
FACTS

	Average Daily Salary (Not Integrated)	
Position	Pesos	USD
General Labor Operator	435	23.65
Specialized Operator	480	26.10
Forklift Operator	529	28.76
CNC Technician	650	35.34
Maintenance Technician	750	40.78
Manufacturing Engineer	1,500	81.56
Plant Manager	4,800 - 6,900	261.01 - 375.20

Workforce and Education	
Economically Active Population:	61.0%
Turnover:	6%
Unemployment:	2.8%
Average Schooling years:	11.9 Years
No. of Universities	30 Universities *16 oriented towards engineering and manufacture
No. of Vocational / Technical Schools	27
No. of Industrial work training centers	3
Labor Distribution by Industry	Primary: 0.7% Secondary: 28.9% Tertiary: 66.5%



# WATER

The water service in Mexicali is supplied by the **Comisión Estatal de Servicios Públicos de Mexicali** (CESPM, by its acronym in Spanish), through its three water treatments plants, covering 95% of the population. These plants receive water from its main source, the Colorado River; which actually pumps out water supply to other cities in the state.

Cost of water depends upon the amount consumed. **Mexicali's water rates are the lowest in the Baja California State.**

The following are Industrial use rates. Usage beyond these ranges will result in additional fees.

Monthly Consuming Ranges	Rate		Additional fee Per M3	
Up to M3	Pesos	Dollars	Pesos	Dollars
0-5	\$652.14	\$35.46	\$0.00	0
6-10	\$652.15	\$35.46	\$115.29	\$6.26
11-15	\$1,228.60	\$66.80	\$115.29	\$6.26
16-20	\$1,805.04	\$98.15	\$115.29	\$6.26
21-30	\$2,381.49	\$129.49	\$115.29	\$6.26
31-40	\$3,534.39	\$192.19	\$115.29	\$6.26
41-50	\$4,687.29	\$254.88	\$135.32	\$7.35
51-60	\$6,040.49	\$328.46	\$135.32	\$7.35
61-100	\$7,393.69	\$402.04	\$147.25	\$8.00
101-500	\$13,283.69	\$722.33	\$152.51	\$8.29
501-10,000	\$74,287.69	\$4,039.56	\$152.51	\$8.29
<b>10,001- 9,999,999</b>	<b>\$1,523,132.69</b>	<b>\$82,823.96</b>	<b>\$180.49</b>	<b>\$9.81</b>

Sources:

State Commission of Public Services in Mexicali (CESPM), (2025). *Tarifas de Consumo*. Retrieved from:  
<https://www.ecespm.gob.mx/consultasenlineacespm/tarifasconsumo.aspx>



# ELECTRICITY

CFE is a company that provides services of generation, transmission and distribution of electrical power services to more than 40.6 million customers.

Our city has the second largest Geothermal Electricity Generating Plant in the world. With a production capacity of over 720 Megawatts, **Cerro Prieto Geothermal plant** provides electricity in such abundance, that the excess of energy is exported to the U.S.

Also, there are two other Energy plants, **InterGen's La Rosita** Power is a 1,065 MW natural gas-fired, combined-cycle facility; and **Sempra**; a 600- megawatt electric generating facility in Mexicali that was designed to be one of the cleanest and most efficient power plants in North America. Together they produce 1665 Megawatts; an important percentage is also exported to the U.S. The electric power rates in Mexicali vary.

**The cost per Kilowatt depends on the total amount of power used and the efficient use of it.** Load periods are established through the following schedules:

May 1 <sup>st</sup> -October's last Sunday						
	Sub transmission System			Transmission System		
Day of the week	Intermediate Load	Semi Peak Load	Peak Load	Intermediate Load	Semi Peak Load	Peak Load
Mon – Fri	00:00-12:00 22:00-24:00	12:00-14:00 18:00-22:00	14:00-18:00	00:00-13:00 23:00-24:00	17:00-23:00	13:00-17:00
Saturdays	00:00-24:00			00:00-24:00		
Sundays & Holidays	00:00-24:00			00:00-24:00		

October's last Sunday –April 30th						
	Sub transmission System			Transmission System		
Day of the week	Base Load	Intermediate Load	Peak Load	Base Load	Intermediate Load	Peak Load
Mon – Fri	00:00-17:00 22:00-24:00	17:00-22:00	-	00:00-17:00 22:00-24:00	17:00-22:00	-
Saturdays	00:00-18:00 21:00-24:00	18:00-21:00		00:00-18:00 21:00-24:00	18:00-21:00	
Sundays & Holidays	00:00-24:00			00:00-24:00		



# ELECTRICITY

Electricity Rates for Industrial use are divided into the following two tariff systems: DIST and DIT.

## Sources :

State Commission of Electricity (CFE), (2024). *Tarifa DIT*. Retrieved from:  
<https://app.cfe.mx/Applicaciones/CCFE/Tarifas/TarifasCREIndustria/Tarifas/DemandalIndustrialSub.aspx>

State Commission of Electricity (CFE), (2024). *Tarifa DIST*. Retrieved from:  
<https://app.cfe.mx/Applicaciones/CCFE/Tarifas/TarifasCREIndustria/Tarifas/DemandalIndustrialTran.aspx>

Tariff		Description	Period	Charge	Units	JUL-25	
DIST	Industrial demand – Sub transmission system	-	Fixed	\$/month	MXN	USD	
DIST	Industrial demand – Sub transmission system	Base Load	Variable (Energy)	\$/kWh	0.7051	0.03	
		Intermediate Load	Variable (Energy)	\$/kWh	1.1196	0.06	
		Peak Load	Variable (Energy)	\$/kWh	1.5284	0.08	
		Semi peak Load	Variable (Energy)	\$/kWh	1.4467	0.07	
		-	Capacity	\$/kW	439.43	23.89	
		-					

Description		Period	Charge	Units	JUL-25	
DIT	Industrial demand – Transmission system	-	Fixed	\$/month	MXN	USD
DIT	Industrial demand – Transmission system	Base Load	Variable (Energy)	\$/kWh	0.6834	0.03
		Intermediate Load	Variable (Energy)	\$/kWh	1.1627	0.06
		Peak Load	Variable (Energy)	\$/kWh	1.6303	0.08
		Semi peak Load	Variable (Energy)	\$/kWh	1.5367	0.08
		-	Capacity	\$/kW	450.17	24.47
		-				



# NATURAL GAS

ECOGAS Mexicali is the result of a joint venture between the Californian Companies “Pacific Enterprises” and “Enova” with the Mexican regional company Proxima Gas.

Together, they have over 200 years of experience in natural gas distribution, serving 5.7 million customers from Los Angeles to Calexico. The consortium has been awarded the first two geographic zones that the federal government bid through its Energy Regulatory Commission.

Sources: EcoGas, (2024). *Tarifas Máximas para 2024 Mexicali*. Retrieved from: <https://www.ecogas.com.mx/tarifas.php>

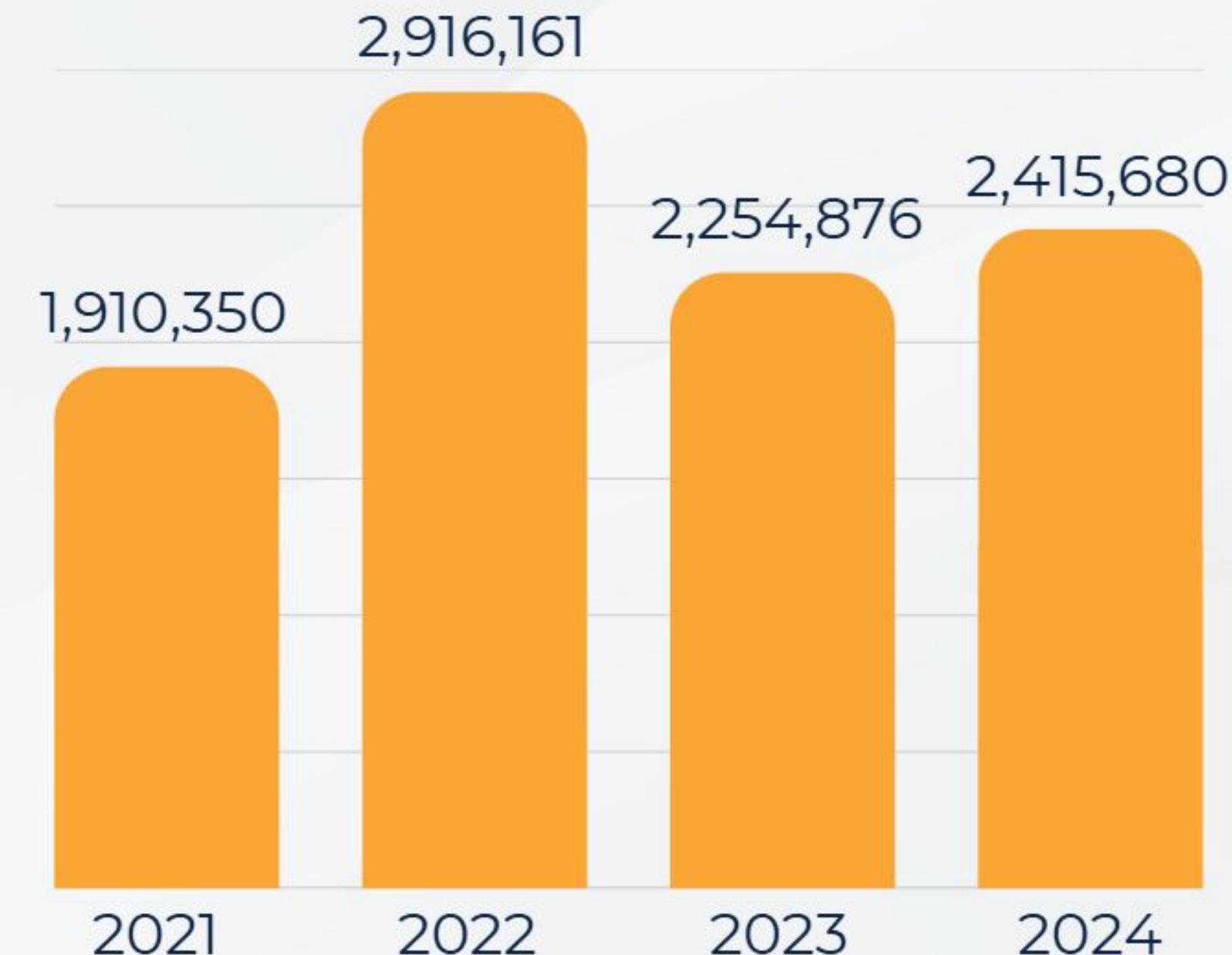
<b>NATURAL GAS</b>	0.00 to 418.68 Gj		418.69 to 4,186.80 Gj		4,186.81 to 16,747.20 Gj	
	<b>PESOS</b>	<b>DOLLARS</b>	<b>PESOS</b>	<b>DOLLARS</b>	<b>PESOS</b>	<b>DOLLARS</b>
<b>SERVICE</b>	\$230.46	\$12.53	\$4,103.45	\$223.13	\$6,949.49	\$377.89
<b>DISTRIBUTION WITH COMERCIALIZATION</b>	\$183.41	\$9.97		\$0.00		\$0.00
<b>CAPACITY</b>	\$151.36	\$8.23	\$79.78	\$4.33	\$28.10	\$1.52
<b>USAGE</b>	\$32.04	\$1.74	\$16.89	\$0.91	\$5.95	\$0.32
<b>NON STANDARD CONNECTION</b>	\$569.52	\$30.96	\$45.82	\$2.49	\$45.82	\$2.49
<b>COLLECTION</b>	\$237.94	\$12.93	\$237.94	\$12.93	\$237.94	\$12.93
<b>RECONNECTION</b>	\$235.59	\$12.81	\$45.82	\$2.49	\$45.82	\$2.49

<b>NATURAL GAS2Q</b>	16,747.21 to 58,615.20 Gj		More than 58,615.2 Gj	
	<b>PESOS</b>	<b>DOLLARS</b>	<b>PESOS</b>	<b>DOLLARS</b>
<b>SERVICE</b>	\$21,017.33	\$1,142.86	\$31,451.38	\$1,710.24
<b>DISTRIBUTION WITH COMERCIALIZATION</b>		\$0.00		\$0.00
<b>CAPACITY</b>	\$14.72	\$0.80	\$10.73	\$0.58
<b>USAGE</b>	\$3.12	\$0.16	\$2.27	\$0.12
<b>NON STANDARD CONNECTION</b>	\$45.82	\$2.49	\$45.82	\$2.49
<b>COLLECTION</b>	\$237.94	\$12.93	\$237.94	\$12.93
<b>RECONNECTION</b>	\$45.82	\$2.49	\$45.82	\$2.49

# INDUSTRIAL REAL ESTATE MARKET

August 2025

<b>Market Size</b>	41 Million Sqft.
<b>Available Space</b>	3 Million Sqft.
<b>Vacancy Rate</b>	8%
<b>Under Construction</b>	1 Million Sqft.



ASKING LEASE RATE:



**CLASS A**

\$0.55 - \$0.60 sqft per month

**CLASS B**

\$0.40 - \$0.55 sqft per month

# GET IN TOUCH WITH US



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