



Bajío Industrial Park Zinácuaro, Michoacán

Located in the Golden Triangle (Mexico City-Morelia-Guadalajara)

Total Area: 333.9 hectares

Location: Zinácuaro, Michoacán

Strategic Macro-Location

- Bajío-Central-Pacific Articulation.
- Functional integration with port and rail platforms for export and import.



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Key Competitive Advantages

- Diversified productive vocation.
- Strong focus on agribusiness and food supply chains.
- Regional logistics services integrating warehousing and multimodal transportation operations.



Talent Availability

- **13 technical training programs** aligned with strategic sectors.
- 3 upper-secondary education institutions.
- 2 universities.
- Over **200 STEM graduates** annually
- More than **1,400 students** currently enrolled in higher education STEM programs.



Tax Framework

Federal (PODECObI)

- **100% immediate tax deduction** on new fixed asset investments.
- **25% tax deduction** for technical training.
- **25% tax deduction** for innovation and technological development.
- Streamlined federal administrative processes through a **Single-Window System**.

State-Level (Complementary)

- Various local incentives on taxes, permits, infrastructure, and talent development.

Strategic Sectors



Agribusiness



Consumer Goods



Electronics &
Semiconductors



Pharmaceuticals



Medical Devices



Logistics

Connectivity and logistics

- **Federal Highway 15, 120, and toll road.**
- **Morelia International Airport** (7 km).
- **Lázaro Cárdenas Port** (120 km).
- **Connection** to the Pacific coast and CPKC link.

Strategic infrastructure

- **Energy:** 21.7 MW available (hydroelectric and geothermal)
- **Water:** 1.15 million m³
- **Natural gas:** 19 km
- **Telecommunications:** guaranteed operational coverage

Ecosystem of the area

- Convergence of **agribusiness, logistics, and light manufacturing** with regional supply chains.
- **A consolidating operating** environment with local capabilities and production experience.