

# ZINAPECUARO, MICHoACAN



## TAX INCENTIVES

### Federal (PODECBI)

- 100% immediate deduction on new fixed asset investments.
- Additional 25% deduction for technical training expenses.
- Additional 25% deduction for innovation and technological development activities.
- Federal administrative facilitation through a Single Window system.

These incentives reduce the tax burden and accelerate return on investment.

### State-Level (Complementary)

• Local incentives defined by each state, including tax reductions, licensing facilitation, infrastructure support, and workforce development.

**Zinapecuaro** consolidates an industrial platform with Pacific access and multimodal connectivity, supporting agribusiness and logistics projects with national and international reach.

### CONTACT

Eduardo Ramírez Canals  
Subsecretario de TMEC,  
[eramirez.sedeco@michoacan.gob.mx](mailto:eramirez.sedeco@michoacan.gob.mx)

**Address:** General Lázaro Cárdenas 1700,  
Chapultepec Nte., 58260 Morelia, Mich.

**Phone:** 443 113 4500

**Mail:**

[comunicacionssocial.sedeco@michoacan.gob.mx](mailto:comunicacionssocial.sedeco@michoacan.gob.mx)



<https://www.podecobi.com/>



MICHOACAN

Zinapecuaro comprises **336.33** hectares and provides connectivity to the **main markets of Central and Western Mexico**, as well as **export routes to Asia and North America**.

## STRATEGIC SECTORS



Agroindustry



Logistics and distribution



Light and medium manufacturing



Electronics



Automotive



Pharmaceuticals



## COMPETITIVE ADVANTAGE

- Regional-scale industrial platform with direct access to the Port of Lázaro Cárdenas and efficient connectivity to the Bajío and Central Mexico markets, designed for agribusiness, light-to-medium manufacturing, and logistics.



## CONNECTIVITY

- Morelia International Airport 7 km away. Port of Lázaro Cárdenas 120 km away. Road connectivity via Federal Highways 15 and 120.
- Rail connection.



## LAND READINESS & PERMITS

- Total area of 333.9 hectares.
- Core infrastructure available for phased development.



## INDUSTRIAL SERVICES INFRASTRUCTURE

### Infrastructure

- Power capacity of 30 MVA scheduled for 2027, with expansion potential.
- Approved water availability for industrial use.
- Natural gas infrastructure located 60 km from the site.

### Workforce

- 13 technical programs.
- 3 upper-secondary institutions and 2 universities.
- More than 200 STEM graduates annually.

