



SAN JERONIMO CHIHUAHUA



TAX INCENTIVES

Federal (PODECObI)

- **100% immediate income tax (ISR) deduction** on fixed income 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.

San Jeronimo is a ready-to-operate platform with immediate access to the world's largest market, supported by specialized talent, industrial infrastructure, and high-impact tax incentives.

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





CHIHUAHUA

- San Jeronimo is a **border industrial hub** spanning **60.32 hectares**, with **immediate access to the United States market**, integration into **North American production chains**, and high logistical efficiency.

STRATEGIC SECTORS



Electronics and Semiconductor



Pharmaceutical and Medical Device Industry



Technology Services Sector



Logistics and foreign trade



COMPETITIVE ADVANTAGES

- Industrial platform with immediate access to the United States market, designed for just-in-time operations, advanced manufacturing, and binational logistics, supported by federal tax incentives that reduce CAPEX and accelerate return on investment.



CONNECTIVITY

- Immediate access to the Santa Teresa (U.S.) border crossing.
- Ciudad Juárez International Airport 25 km away. Direct access to Federal Highway 2. Rail network located 15 km from the site.



LAND READINESS & PERMITS

- Total area of 60.32 hectares.
- Industrial land use and defined environmental pathway. Core infrastructure and road access to the federal network.



INDUSTRIAL SERVICES INFRASTRUCTURE

Infrastructure

- Electric Power: Availability of up to 20MW.
- Water supply through local projects suitable for industrial use.
- Natural gas: Pipeline available 25km away.

Workforce

- 6 technical programs.
- 5 upper-secondary institutions and 3 universities.
- More than 200 STEM graduates annually and 1,500 enrolled students.

