

## Bajío Industrial Park Zinapecuaro, Michoacan

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

**Total Area:** 342 hectares

**Location:** Zinapecuaro, Michoacan

### 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 (PODECOSBI)

- **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



Agriindustry



Automotive and  
Auto Parts



Home Appliances



Machinery and Equipment



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:** 12.9 MW available (hydroelectric and geothermal)
- **Water:** 1.15 million m<sup>3</sup>
- **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.