

BAJÍO INDUSTRIAL PARK, MICHOACÁN



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.

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

CONTACT

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website

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



MICHOACAN

Zinapecuaro comprises **342 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



Agriindustry



Automotive and Auto Parts



Home Appliances



Machinery and Equipment



Logistics



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.

