



MZT AEROSPACE

GREEN INDUSTRIAL COMMUNITY





Elevate Your Operations with a Pioneering Opportunity in the Global Aerospace Industry

The global aerospace industry is experiencing unprecedented growth, driven by cutting-edge technology and innovation. Aerospace companies are seeking state-of-the-art facilities and infrastructure to propel their operations to new heights to meet the increasing demands of this rapidly evolving sector.

We are introducing the MZT Aerospace Green Industrial Community (**MAGIC**) – a visionary project designed to address this crucial market need and offer world-class facilities tailored for the industry's leading players. **MAGIC** provides an unrivaled environment to enhance aerospace manufacturing, maintenance, experimental flights, and laboratory research.

Following an exhaustive evaluation, a sprawling 200-hectare site (494 acres), just 9 kilometers (5.6 miles) from the bustling city/port of Mazatlán, Mexico, was selected as the optimal location for **MAGIC**. Several vital factors guided this strategic decision:

- Mexico's 12 Free Trade Agreements with 46 countries promote a favorable business environment.
- The country's central location ensures exceptional strategic access to North America, Europe, Asia, and South America.
- Mazatlán boasts a thriving international shipping port and airport, facilitating seamless global connectivity.
- The region provides an abundant supply of highly skilled aerospace professionals, guaranteeing a robust talent pipeline.

As construction advances rapidly, **MAGIC** actively redefines the aerospace industry by cultivating innovation, collaboration, and excellence. Embrace this exceptional opportunity and propel your organization to the forefront of the aerospace revolution with **MAGIC**.



Discover Unmatched Innovation, Cutting-Edge Technology, and Sustainability at MAGIC



We actively embrace environmental protection and conservation at **MAGIC**, a pioneering Green Industrial Community. Proudly holding membership in the United States Green Building Council (USGBC), we design **MAGIC** to achieve the esteemed LEED® Green Certification (International Leadership in Energy and Environmental Design).

MAGIC offers various sustainable resources, including green and clean electricity, natural gas, state-of-the-art fiber optic telecommunications, eco-friendly hydraulic concrete infrastructure, LED lighting, and advanced water treatment plants. These facilities enable the reuse of 85% of treated water to irrigate the industrial community's green spaces and cater to manufacturing processes that demand sustainable water usage.

The **MAGIC's** key global strategic advantage lies in its impressive 2.7 km (1.67 miles) private runway, exclusively available for tenants, cargo receipts, MROs, FBOs, and experimental aircraft test flights. This unique feature positions **MAGIC** as a leader in the aerospace industry, manufacturing, technology, and laboratory sectors.

Choose **MAGIC** and experience the unrivaled fusion of innovation, cutting-edge technology, and sustainability in a world-class industrial city designed to propel your organization to new heights.



Our commitment to the environment is one of our top priorities. As a company and a development organization, we believe in innovation and change to do things differently and correct the damage done to the planet in recent decades.

Therefore, our goal in sustainability is clear: to lead the way as pioneers of sustainable industrial and aerospace development in Mexico.

These are our specific objectives in sustainability:

- Energy efficiency: reduce our energy consumption through the implementation of efficient technologies.
- Efficient resource management: promote responsible use of materials and natural resources through sustainable practices.
- Carbon footprint reduction: decrease greenhouse gas emissions through sustainable energy, materials, and design strategies.
- Health and wellbeing: foster a healthy and safe environment for our employees and visitors.
- Innovation and leadership: promote research, development of technologies, construction, and sustainable practices in all companies in the industrial community.

THE MEXICAN AEROSPACE INDUSTRY



312 Industrial Installations

- 80% Manufacturing
- 11% Maintenance, Repair & Overhaul
- 9% I&D

Exports - usd \$7.65 billion (2017)

- In less than 10 years Mexico has risen from 10th to 6th place in aerospace exports to the United States of America.

Mexico aerospace industry forecast:

- 60,000 plus jobs.
- 340 plus industrial facilities.
- Exports to the U.S.A. surpassing USD 8.3 Billion.

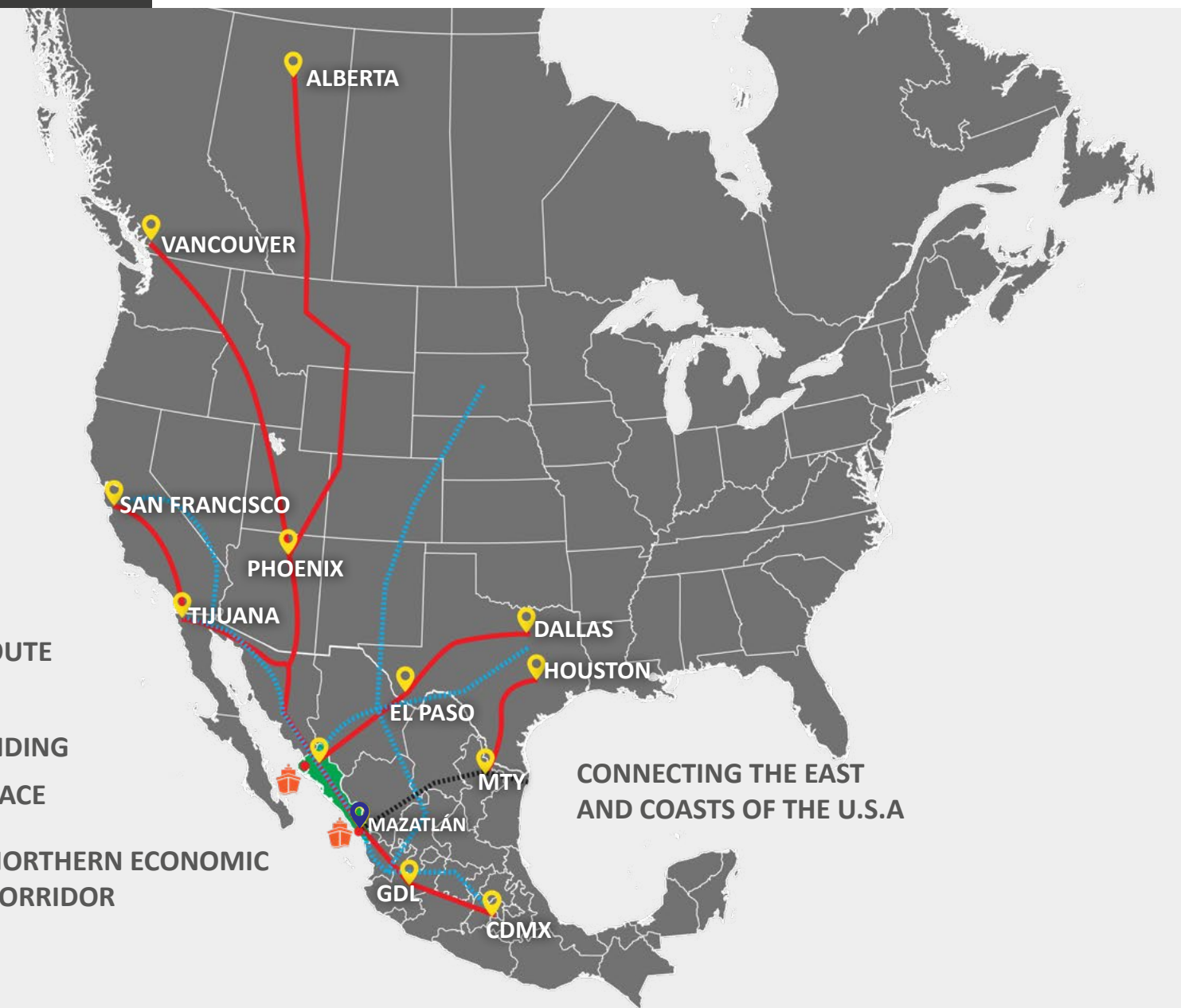
Manufacturing Platform Competitive in Less Than 10 Years

- Mexico ranks 12th among all nations in total aerospace manufacturing.



NORTHERN ECONOMIC CORRIDOR

CONNECTING THE EAST AND COASTS OF THE U.S.A





The Sinaloa Advantage

- #1 Sea Food Exporter to N.A.
- #9 Global Meat Exporter.
- México's #1 Source for Veggies.
- Top World Naval Exporter to 5 Continents.
- 60% of N.A. Traded Goods.
- Home to 27% of N.A. Manufactured Goods.
- Home to 58% of Foreign Manufacturing Plants.
- 2 International Sea Ports and 3 International Airports.
- 10 Hydro & Thermoelectric Plants.
- Abundant Access to Natural Gas.

México's Best Human Resources

- Mexico's Best Union Environment (25 years, no strikes).
- Very Low Staff Turnover (On Average 3-7% per year).
- Strong Government Support For Labour Skills Support & Development.
- 257 Universities.
- Over 66,000 Graduates Per Year (22% of Which Are Engineers).



Mazatlán Statistics

- Population: 502,547 (2nd Largest in Sinaloa State).
- City Area: 3,068 sq. kms (5.3 % of the State Area).
- 5 Domestic and International Railway Connections.
- Modern International Port (40 ft Deep & 360 ft Wide).

Mazatlán Lifestyle & Quality of Life

- 175 Hotels & Resorts.
- 2 World Class Golf Courses.
- One of Mexico's Largest Ocean Marina's.
- 100's of Restaurants and Shops.
- 2 World Class Shopping Malls.
- International Soccer and Baseball Stadiums.
- An Abundance of Brilliant Domestic Cultural Events.





Mazatlan has an abundance of radiant natural attractions as well as sophisticate urban delights. Fine sand beaches, tropical islands, deep blue seas and ocean wildlife attract hundreds of thousands of tourists to the city every year. And the 19th century historic city centre (Centro) offers an abundance of exceptional architectural styles, cobble stone streets and luscious parks not to mention world class hotels and restaurants. Mazatlan Centro resembles many notorious old Mediterranean cities in Italy and Spain.

- The Financial Times



Mexico's top city for economic growth and profitability. Latin America's sth city for economic growth, profitability and cost effectiveness.

- World Travel Awards



Ranked Mazatlan as the top tourist destination in Mexico and Central America for 4 consecutive years.

LOCATION

MZT Aerospace Industrial Community (**MAGIC**) is located just 9 kms north of the city off of highway 15D. This prime location allows connection to Mazatlan's 3 major zones and the international airport in just 10-30 minutes.

-  **Marina Zone (hotels, shops, beaches, restaurants, etc.):**
10 minutes.
-  **Golden Zone (hotels, shops, beaches, restaurants, etc.):**
20 minutes.
-  **Historic Centro (historic hotels, shops, beaches, restaurants, etc.):**
30 minutes.
-  **Port area**
-  **Mazatlan International Airport:**
30 minutes.





VISION

Become Latin America's Premier Aerospace Mixed-Use Industrial Facility and a Global Leader.

We aim to establish ourselves as the top aerospace mixed-use industrial facility in Latin America and a leading force in the global aerospace industrial facility marketplace.

MISSION

Empower Companies with Cutting-Edge Green Facilities and Skilled Human Resources.

Our mission is to provide national and international companies with state-of-the-art green facilities and access to highly skilled human resources, enabling them to achieve targeted growth and development.

KEY STRATEGIC OBJECTIVES

Cultivate a Hub for Aerospace excellence. We aim to create a thriving hub for a critical mass of aerospace companies, focusing on the following:

- Innovative, world-class manufacturing and assembly of quality products.
- Cutting-edge aerospace design and engineering.
- Superior repair, maintenance, and overhaul operations.
- Groundbreaking research, development, and technological innovation.
- Top-tier specialized training and education in design, engineering, R&D, and manufacturing.

Offering Exclusive Access to a Unique Aerospace Industrial Community

MAGIC stands out as the country's only aerospace and Industrial Community, complete with its runway and essential facilities, actively providing resident companies with exclusive access.

This distinctive feature enables seamless test, acceptance, or delivery flights for brand-new aircraft straight from the production line, offering a competitive edge in the aerospace industry, manufacturing, technology, and laboratory sectors.

DESIGNED FOR:

Nano Satellites



**OEM - MRO - FBO - Cargo
Aeronautical Industry**



Logistics



Food Industry



Medical-pharmaceutical



**Automobile
High Tech**



Manufacturing



**Data centers
Software design**



SERVICES

NATURAL GAS

- Underground installation
- Private provider: GASPASA

WATER SYSTEM

- Provider: JUMAPAM
- Own Water Well and Water Treatment plant
- Water Pressure: up to 50 LPS/Ha.
- Water Treatment Plant: 10 LPS/Ha
- Reuse of 85% wastewater in irrigation of green areas
- Hydrants on main road
- Air condition chillers

GREEN AREAS:

- 2 Soccer Field
- 2 Multipurpose Court
- Outdoor food area with grills
- Outdoor Gym
- Walking Areas
- 50 cm Sidewalks with endemic plants
- 4 m Midwalks with endemic trees

ENERGY:

- Provider: CFE and generation solar panels, batteries, turbines.
- Additional On-Site Generation Microgrid Capacity with 20 MW.

TELECOMMUNICATIONS

- Underground Optical Fiber: TELMEX - Metrocarrier.
- Satellite Internet: Starlink (Space X).
- Cell Coverage: Telcel.
- Free Wifi Recreation Area

CONSTRUCTION

- Streets: Cemented and reinforced soil with Powercem paved with Asphalt Concrete
- Lot Access: Cemented and reinforced soil with Hydraulic Concrete
- SideWalks: Colored cobblestone
- Illumination: Led Streetlights (Roadway Type)

SECURITY

- Private Security 24/7 365 d/y
- CCTV
- Access Control System

GREEN CITY DEVELOPMENT: Guaranteed by International Funds

LEED® PRE-CERTIFICATION PROCESS.



MASTERPLAN



MZT AEROSPACE PHASE 1 & PHASE 2	
TYPE OF USE	QTY
Industrial Area	45
Aerospace Industry	22
Business Center Towers	3
Hotel & Commercial Place	1
Residential Tower	1
Service & Infrastructure	4
Commercial Area	1
Training Center	1
Green Area	2
Aerodrome Category 4E Runaway 2,700m Length	1
Strategic Fiscal Area - Free Zone	1
Total	82



Maximize your Global Competitive Edge with Strategic Duty-Free Zone and Advanced Facilities at MAGIC

Located within the **MAGIC**, the Strategic Duty-Free Zone serves as a designated Mexican Customs Unit, actively enabling the importation of materials and equipment without duties and taxes. This advantage occurs when the goods remain within the Industrial Community or are exported to another country for further development or sale.

This unique arrangement offers numerous benefits to companies at the industrial park, including enhanced international competitiveness, reduced operational costs, and minimized duty/tax expenses.

Key advantages includes:

- Streamlined logistics and reduced costs.
- Duty and tax exemptions on imports.
- Increased security and improved import throughout efficiency.



STRATEGIC FISCAL AREA FREE ZONE



AEROSPACE TESTING PLATFORM

EXPERIMENTAL TESTING TRACK

- A dedicated research platform for companies to develop experimental aircraft or drones.
- Hangars and office spaces.
- Gantry and workshops.



LONG-TERM HANGAR LEASES

- MRO (Maintenance, Repair, and Overhaul) facilities.
- FBO (Fixed-Base Operator) services.
- Experience unparalleled professional impact in the aerospace industry, manufacturing, technology, and laboratory sectors by choosing **MAGIC** for its strategic advantages and state-of-the-art facilities.



Maximize Investment Opportunities and Incentives at MAGIC: A Hub for the Aerospace Industry, Manufacturing, Technology, and Laboratories.

Investment and Participation Options:

Option 1: Collaborate with investing companies to develop and operate the business as partners.

Option 2: Facilitate strategic partnerships between investing companies and experienced Mexican or international organizations.

INVESTOR INCENTIVES

- Payroll tax benefits.
- Urban property tax advantages.
- Tax reductions on real estate acquisitions.
- Public registry rights incentives.
- Connection of drinking water and sewage systems at preferential rates.



INVESTMENT AND PARTICIPATION

FLEXIBLE PARTNERSHIP OPTIONS

MZT Aerospace provides a range of partnership models to establish operations within **MAGIC**.

LAND SALE AND LEASE

Companies can purchase or lease land to develop their operations to suit their specific requirements.

TURNKEY LEASE SOLUTIONS

We offer comprehensive turnkey leasing options, building and leasing custom facilities to companies for their operations.



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www.mztaerospace.com · contacto@mztaerospace.com · +52 (669) 993-2917
Highway Mazatlan to North Mexico KM 9, Mazatlán, México.



GOBIERNO DE
MÉXICO



SINALOA
GOBIERNO DEL ESTADO



MAZATLÁN
2021-2024



CANACINTRA



USGBC
MEMBER

FEMIA
FEDERACION MEXICANA DE LA INDUSTRIA AEROSPAcial, A.C.

Topbrain
GROUP