

Logistik[®]
Industrial Park



Grupo KMM is a well-established business group whose expertise in different sectors is based on experience and knowledge in the agricultural, real estate and multimodal logistics markets. We have developed a broad range of high-quality products and solutions with efficient and safe operational processes in each of our companies.



AGRICULTURAL

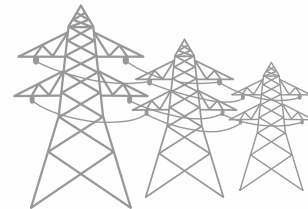


INDUSTRIAL
REAL ESTATE

LOGISTIK I, II y III
Jalisco Logistics Center



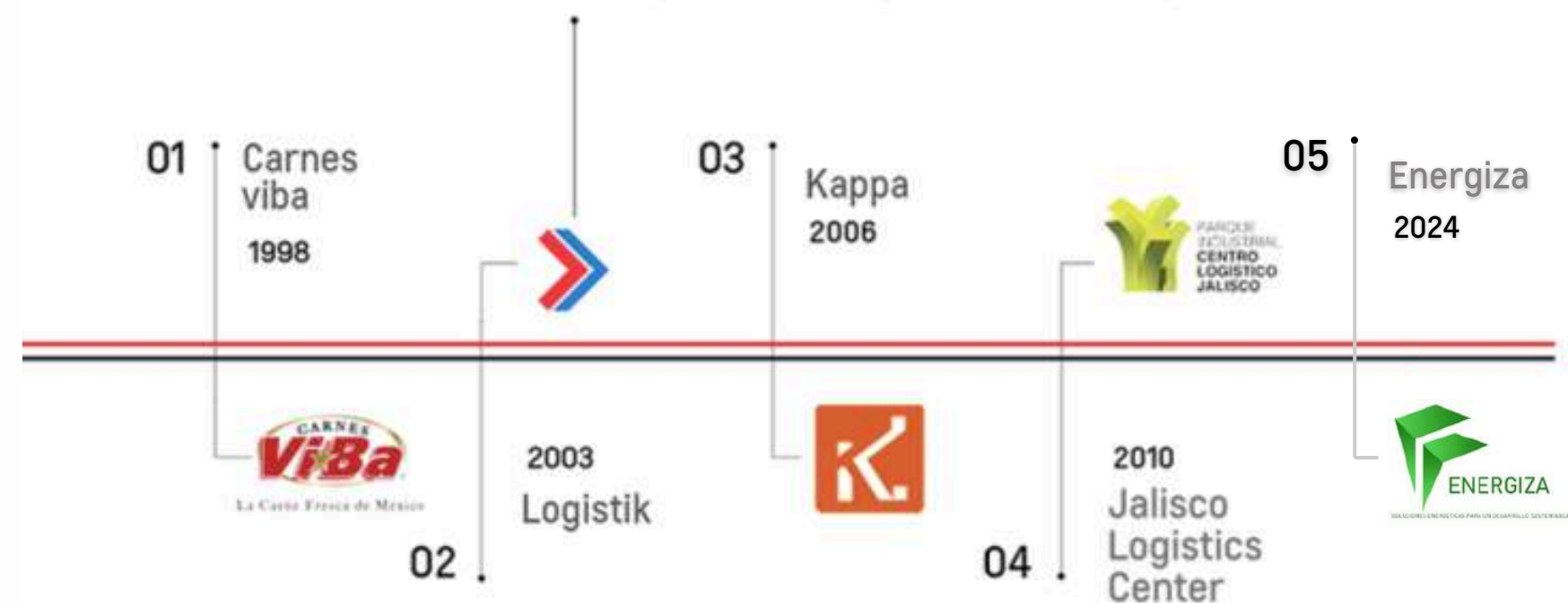
RAILROAD AND TRANSFER
(OR POURING) TERMINAL



ENERGY SUPPLY



Founded in 2003 and strategically located in San Luis Potosi, Logistik Industrial Park was the first integrated logistics platform of its kind, offering industrial real estate solutions and intermodal services such as cargo handling, warehousing and transloading.



MEXICO

STRATEGIC LOCATION



SAN LUIS POTOSI

IN THE CENTER OF DEVELOPMENT



- 61,138 km² State surface
- 29 Years, average age
- 128 Higher education schools
- 100,000 Enrolled students
- 81 Technical schools
- 6,000 Students graduate each year from an engineering program
- R&D Research and Development Centers specialized in Nanotechnology, Plastics, Stamping, IT, Energy and Metal-Mechanics.



SAN LUIS POTOSI

AIR CONNECTIONS



SAN LUIS POTOSI

HIGHWAYS

- Connected by 3 highways: 80-D, 37 and 57.
- The state borders with Nuevo Leon, Tamaulipas, Veracruz, Hidalgo, Queretaro, Guanajuato and Zacatecas.

CITIES	KM.	MI.	DISTANCE
AGUASCALIENTES	168	104	1:45 hr.
SILAO	173	107	2:00 hr.
QUERETARO	214	126	2:00 hr.
GUADALAJARA	333	220	3:30 hr.
MEXICO CITY	421	263	4:30 hr.
ALTAMITRA	438	355	4:30 hr.
RAMOS ARISPE	459	280	4:30 hr.
MONTERREY	515	334	5:00 hr.
PUEBLA	539	336	5:30 hr.
MANZANILLO	615	414	6:00 hr.
LAZARO CARDENAS	615	414	7:00 hr.
NUEVO LAREDO	723	477	7:00 hr.
VERACRUZ	802	510	8:30 hr.



SAN LUIS POTOSI

LIFESTYLE

 HOTELS	 EDUCATIONAL INSTITUTIONS	 HOSPITALS	 SHOPPING MALLS	 MUSEUMS AND THEATRES
 INTERNATIONAL AIRPORT	 HISTORIC DOWNTOWN (UNESCO World Heritage Site)	 GOLF COURSES	 VINEYARDS	 STATE FAIRS
 PARKS	 STADIUMS	 ECONOMIC GROWTH FOR MORE THAN 10 YEARS	 FREE FROM NATURAL DISASTERS	 HIGH LEVEL OF SECURITY
 MEDICAL TOURISM	 AVERAGE TEMPERATURE 20.5 °C	 SITES OF INTEREST (4 magical villages)		



SAN LUIS POTOSÍ

NO. 12 IN THE 2025 STATE COMPETITIVENESS INDEX (IMCO)



VILLA DE REYES

MUNICIPALITY

23 KM from Logistik to city downtown

52,912 total population of the municipality

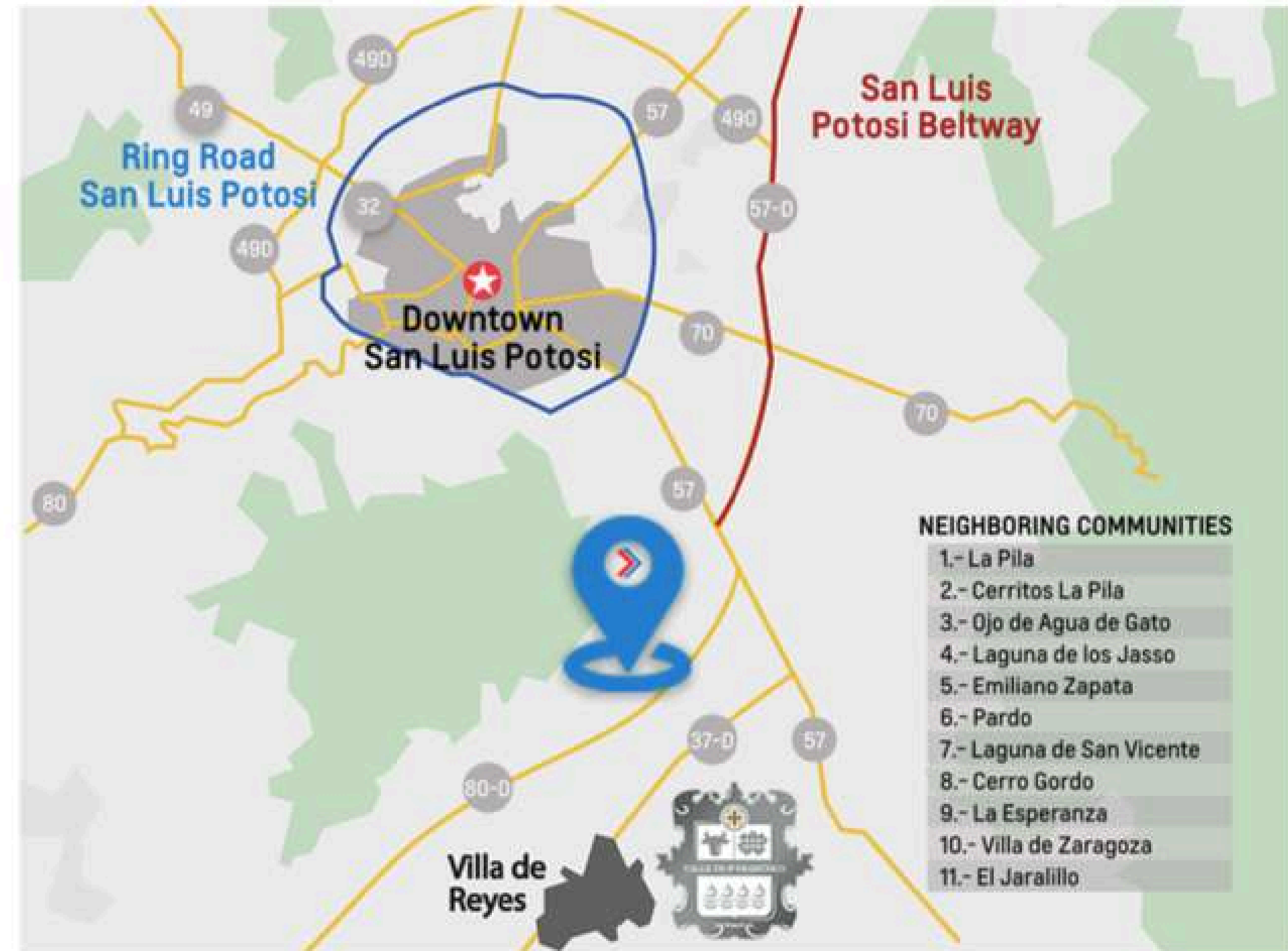
25 years old or younger, is the age of half of the municipality's population

57.8% economically active population

1 hour or less, average commuting time from home to work.

84,426 projected population by 2030

139,000 projected population by 2040



BEYOND WELL



WATER

Located over Jaral de Berrios aquifer, the availability of this natural resource is superior to those offered in other locations in the area.



ENERGY

The park has three sources of energy supply: A power plant (using natural gas) and two substations (60 MVA and 120 MVA).



LAND

We are one of the largest industrial parks in Latin America. We offer the largest extension of land together, which makes it possible for companies to have more than 50 hectares of land for their installation.



LOCATION

Located within Mexico's golden triangle where 78.1% of GDP is generated and connected to the rail network (Kansas City Southern / Canadian Pacific) and highways (80-D, 37 and 57).



SERVICES



INDUSTRIAL LAND SALES

From 1 Ha. to macro lots
of > 140 Ha.



INDUSTRIAL BUILDINGS SALES

Alliances with
constructors and developers
to facilitate your construction.



Kappa
Intermodal

INTERMODAL SERVICE, STORAGE AND TRANSLOAD.



ENERGIZA

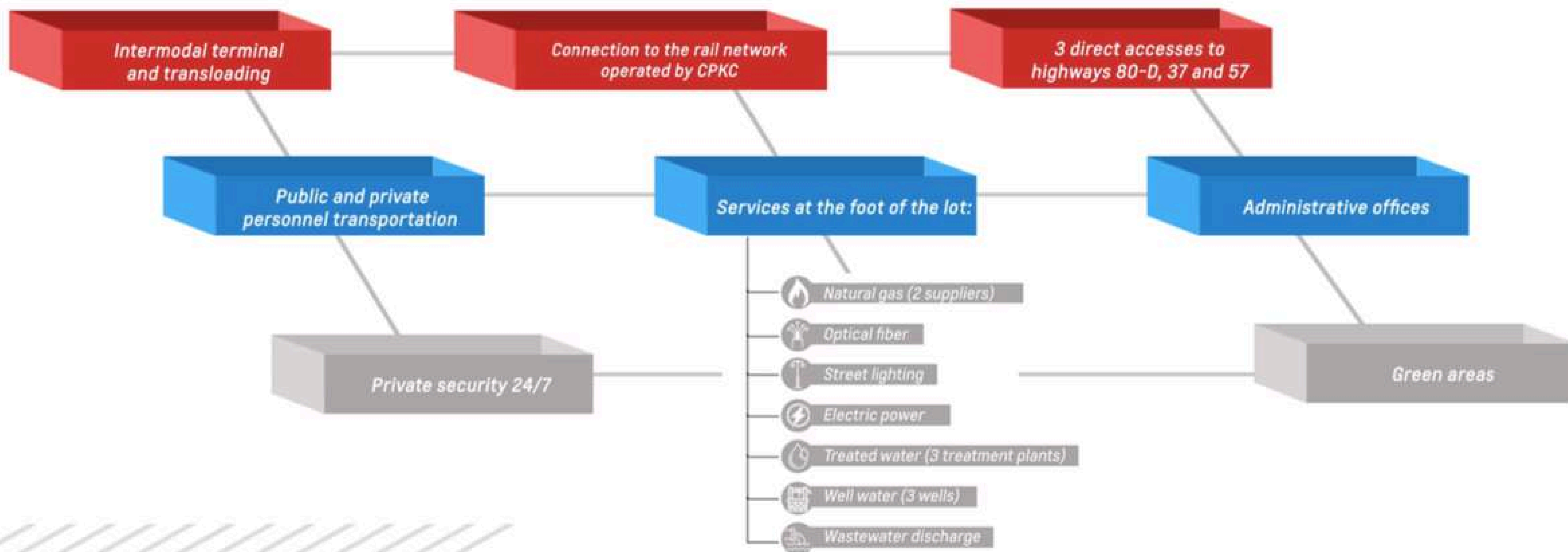
SOLUCIONES ENERGÉTICAS PARA UN DESARROLLO SUSTENTABLE

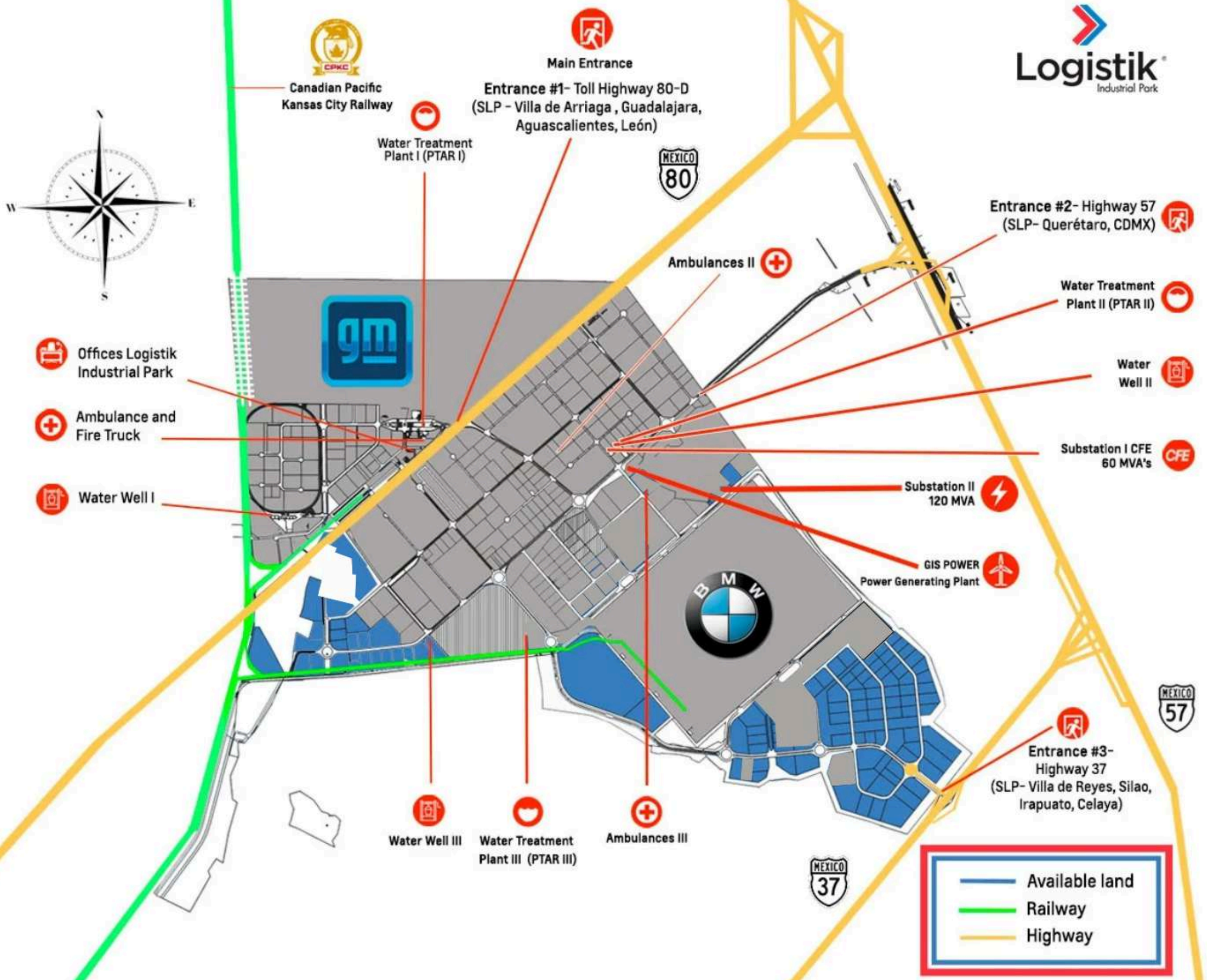
ENERGIZA Energy Supply



INFRASTRUCTURE

The Park offers the most attractive distinctive features:





SAN LUIS POTOSI

RAILROAD

Connected to the railroad network operated by Kansas City Southern and Canadian Pacific.





Kappa Intermodal Services, S.A. de C.V. was founded in 2006 in San Luis Potosí, Mexico, and is part of Grupo KMM, the owner of Logistik Industrial Park.

Strategically located within Logistik Park I, Kappa provides efficient storage and delivery solutions, originally tailored to meet General Motors' operational needs. The company has grown from a one-train-per-week startup to offering **operations up to 24/7**. It currently **manages 11,600 m² of storage space**, with direct access to all areas within Logistik Parks I and II, without leaving the park.



SERVICES



LOADED AND EMPTY CONTAINER HANDLING

Our terminal handles container loading and unloading—both full and empty—whether to ground or chassis, ready for final delivery or further services.



TRAIN LOADING AND UNLOADING

Equipped with a reach stacker allowing us the loading and unloading directly from train platforms to ground reach.



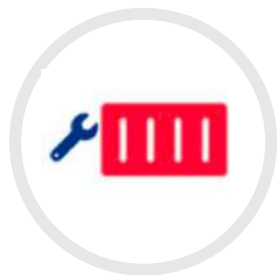
TRUCK LOADING AND UNLOADING

Container loading and unloading from chassis.



STORAGE

Space storage for 7,588 TEUs of containers. Secured in a lighted gated yard and CCTV.



CONTAINER MAINTENANCE

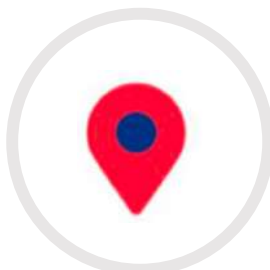
Container paint and coating, sealings, welding and polish. IICL 6 / UCIRC certified.



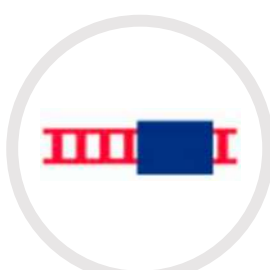
SERVICES



CONTAINER WASH
Hand wash, odor and oil stain and nailed wooden parts removal.



CONTAINER RELOCATION AND PICK UP
Container relocation and transportation.



RAIL CAR MOVER AND CHASSIS RENTAL
Equipment rental for container relocation and transportation.



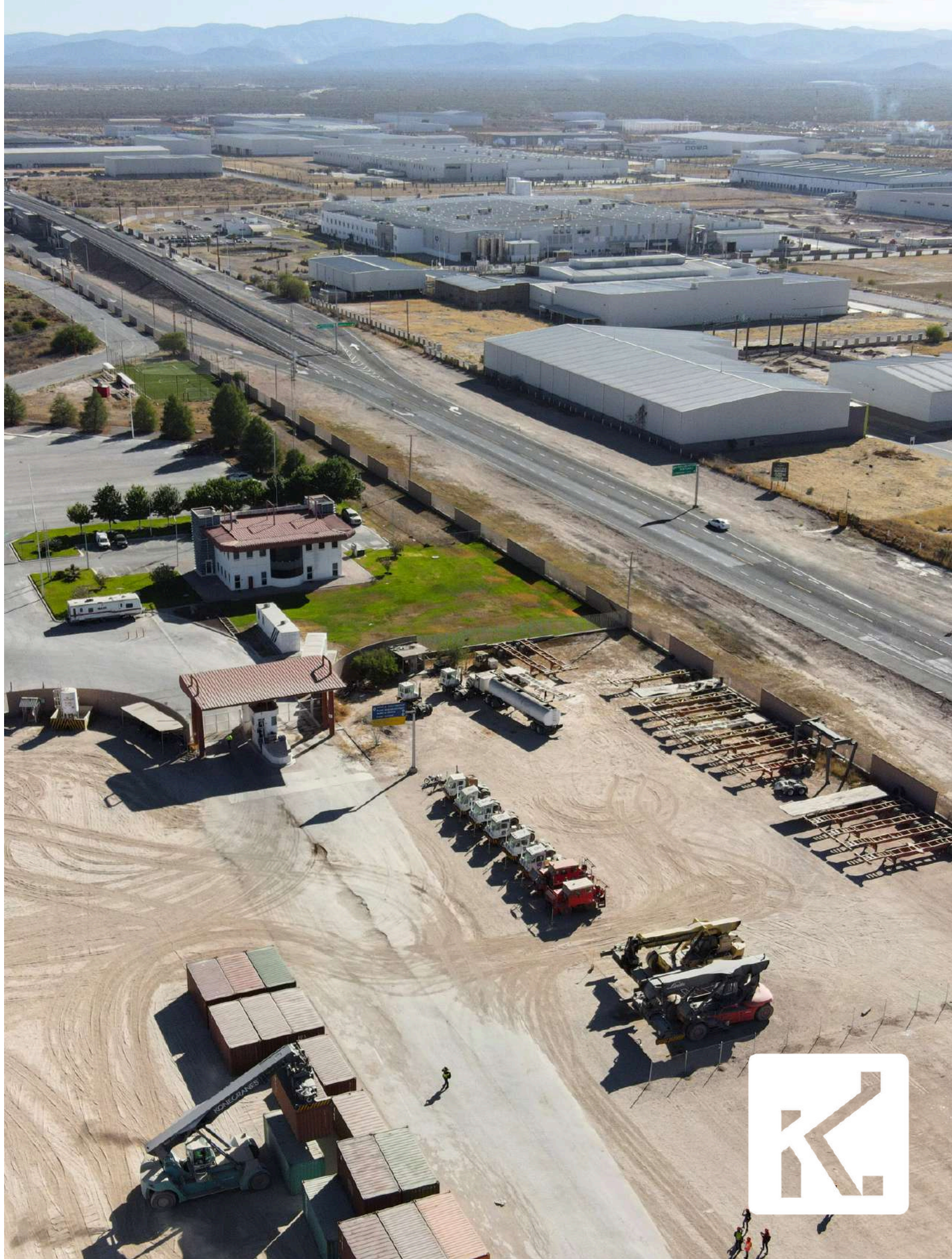
CHEMICAL TRANSFER
Under all regulations.



LAST MILE
Safe and on time delivery



STORAGE AND INVENTORY CONTROL
Safe and effective information.



Energiza is part of Grupo KMM, offering **highly reliable and secure energy solutions** designed for industrial growth and long-term energy needs.

Energiza positions itself as a key provider of **large-scale energy infrastructure**, serving the energy demands of current and future clients located within Logistik Industrial Park, with a long-term, scalable vision.

Our integrated services include:

- Development of large-scale electrical infrastructure
- Direct energy supply from proprietary sources



120 MVA Substation

A new 230/13.8 KV step-down substation, connected to the same 230 KV line that powers BMW. This ensures greater service reliability compared to typical 115 KV lines.

Phase 1: 40 MVA | Total Capacity: 120 MVA

Guaranteed Deliveries – Parque Logistik

- September 2025: 40 KVA
- 2027: additional 80 KVA



GIS Power Services

Based in Logistik Park II, features an internal power plant with a gross generation capacity of 6.3 MW/h and estimated annual production of 52.5 GWh.



AMENITIES



Logistik's expansion plans include the construction of:



Hotel



Fitness
center



Gas
station



Bank



Pharmacy



Stationery
store



Shopping
mall

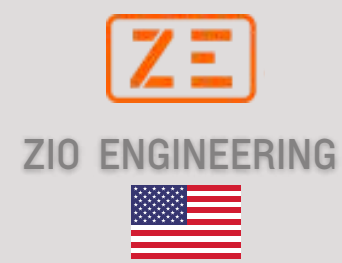
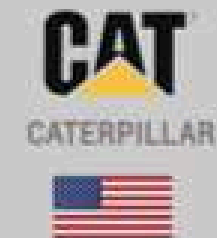
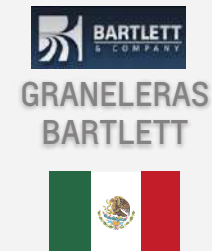


Convenience
Store



Restaurants
and fast food

ESTABLISHED COMPANIES AMERICA



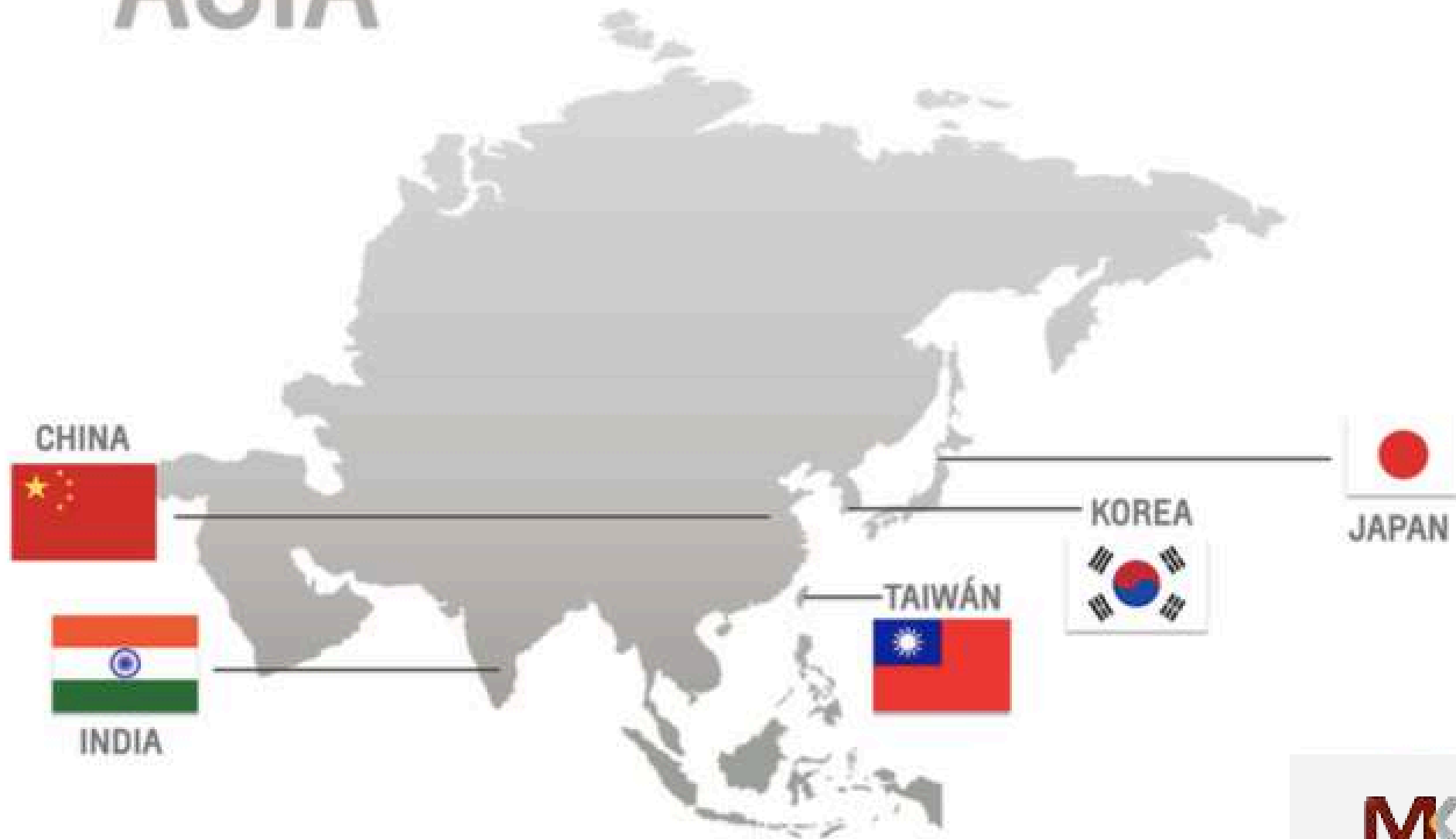
ESTABLISHED COMPANIES

EUROPE



	 BEM EXHAUST SYSTEMS Germany flag	 BMW Germany flag	
 L'ORÉAL France flag	 RONAL GROUP Germany flag	 PLASTIC OMNIUM France flag	
 TRUCK & WHEEL Spain flag	 ZF TRANSMISSION Germany flag	 FAURECIA France flag	 EDSCHA Germany flag

ESTABLISHED COMPANIES ASIA



 STANDARD CABLE TAIWÁN	 NYX MÉXICO PLASTICS INDIA	 SURTEC & SUZUKI JAPAN
 KWANG JIN KOREA	 DIGIT AUTOMOTIVE CHINA	 MINGHUA DE MÉXICO CHINA
 FUJI ALCONIX JAPAN	 TOPY INDUSTRIES JAPAN	 DOWA JAPAN
 MOTHERSON AUTOMOTIVE INDIA	 AGC AUTOMOTIVE GLASS JAPAN	
 MK TRON SAN LUIS DASUNG KOREA	 NITTA INVENTION & INNOVATION JAPAN	 CLUTCH SYSTEMS JAPAN
 VUTEQ INDUSTRIES JAPAN	 IBIDEN AUTOMOTIVE JAPAN	 AUTOMOTIVE WIRE HARNESSES, MIRRORS INDIA
 TAXAN MÉXICO JAPAN	 K.R.A.E.M. KOREA	 POSCO THAINOX KOREA
 EAGLE INDUSTRY JAPAN	 ASIAWAY CHINA	 TAESUNG MEXICO KOREA
 YANFENG CHINA		



COMPANIES UNDER CONSTRUCTION



GEB

GEB PRECISION
STAMPING AND FORGOING OF
PARTS

JINMA[®]

JINMA
AUTOMOTIVE PARTS
STAMPING

AW[®] ASIAWAY

ASIAWAY
AUTOMOTIVE COMPONENTS

KINGFA 金发科技

KINGFA
MODIFIED PLASTICS

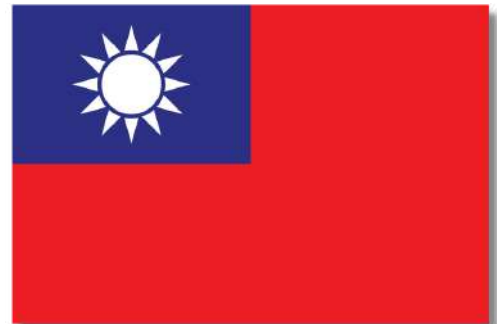


SL ALABAMA

SL - ALABAMA
AUTOMOTIVE HEADLIGHTS



UNITEKNO CO.,LTD
UNITEKNO
MOTOR PARTS



SINBON

SINBON
ELECTRONICS



Gestamp 

GESTAMP
AUTOMOTIVE COMPONENTS



BEYOND
WELL



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