



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

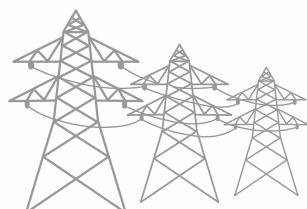


INDUSTRIAL
REAL ESTATE

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.
ALTAMIRITA	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



INTERNATIONAL
AIRPORT



HISTORIC
DOWNTOWN
(UNESCO World Heritage Site)



GOLF
COURSES



PARKS



STADIUMS



ECONOMIC GROWTH
FOR MORE THAN
10 YEARS



MEDICAL
TOURISM

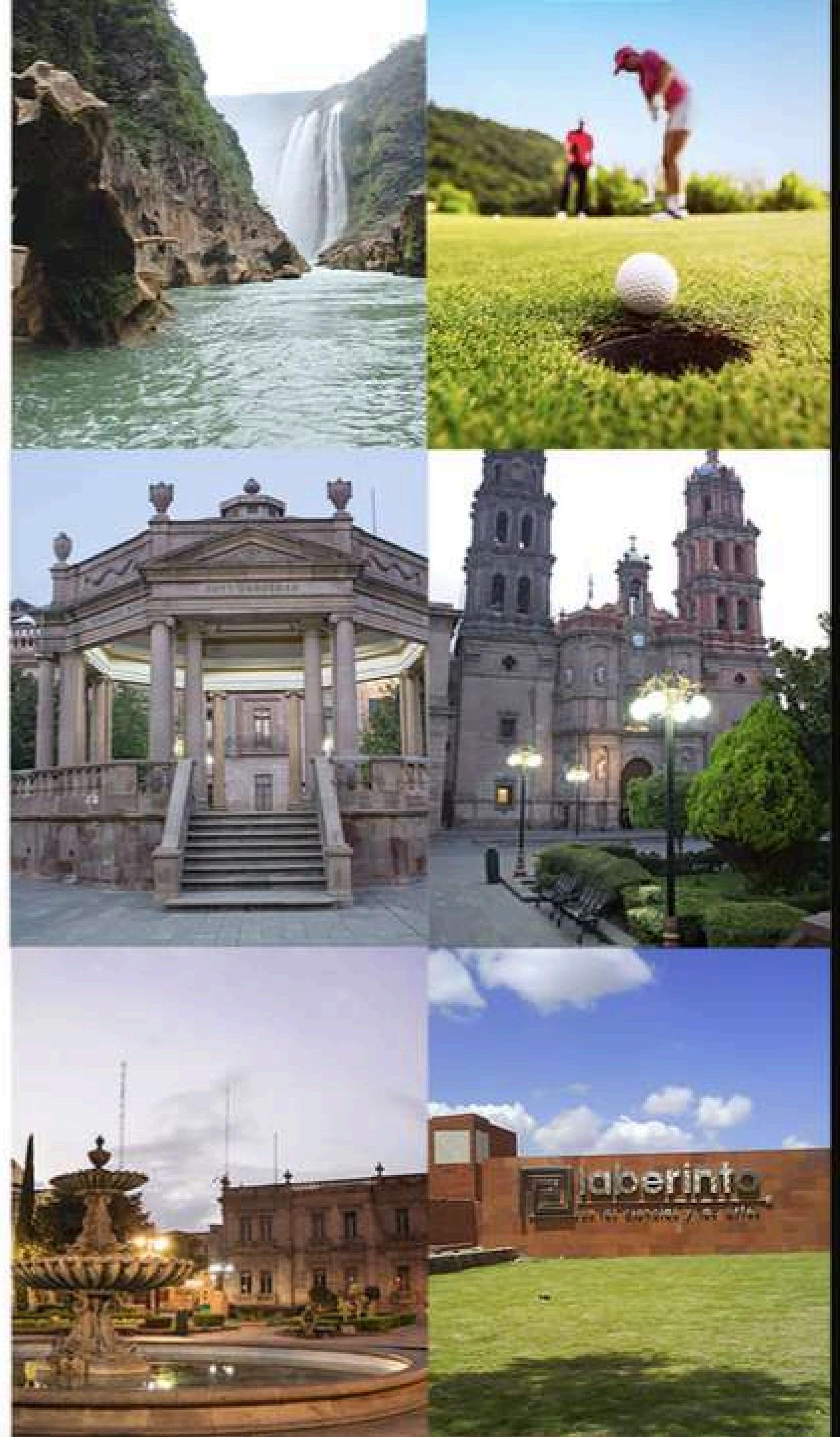


AVERAGE
TEMPERATURE 20.5 °C



SITES OF INTEREST
(4 magical villages)

 **Logistik**
Industrial Park



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.**



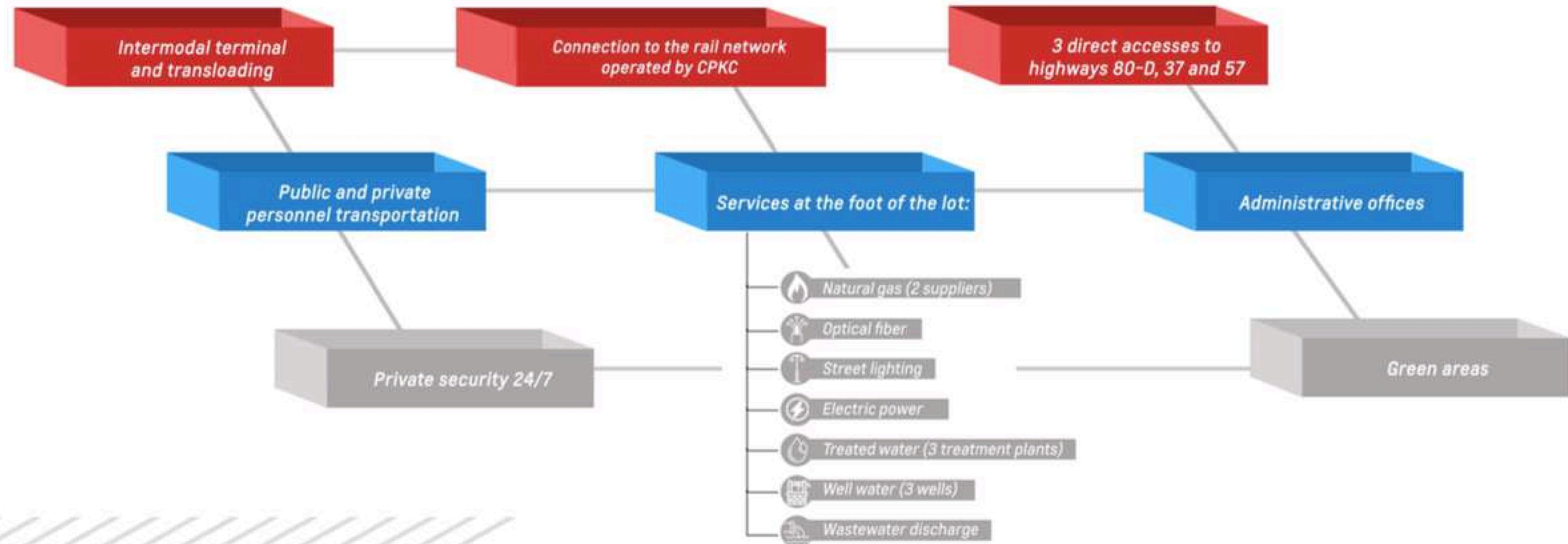
ENERGIZA
SOLUCIONES ENERGETICAS PARA UN DESARROLLO SUSTENTABLE

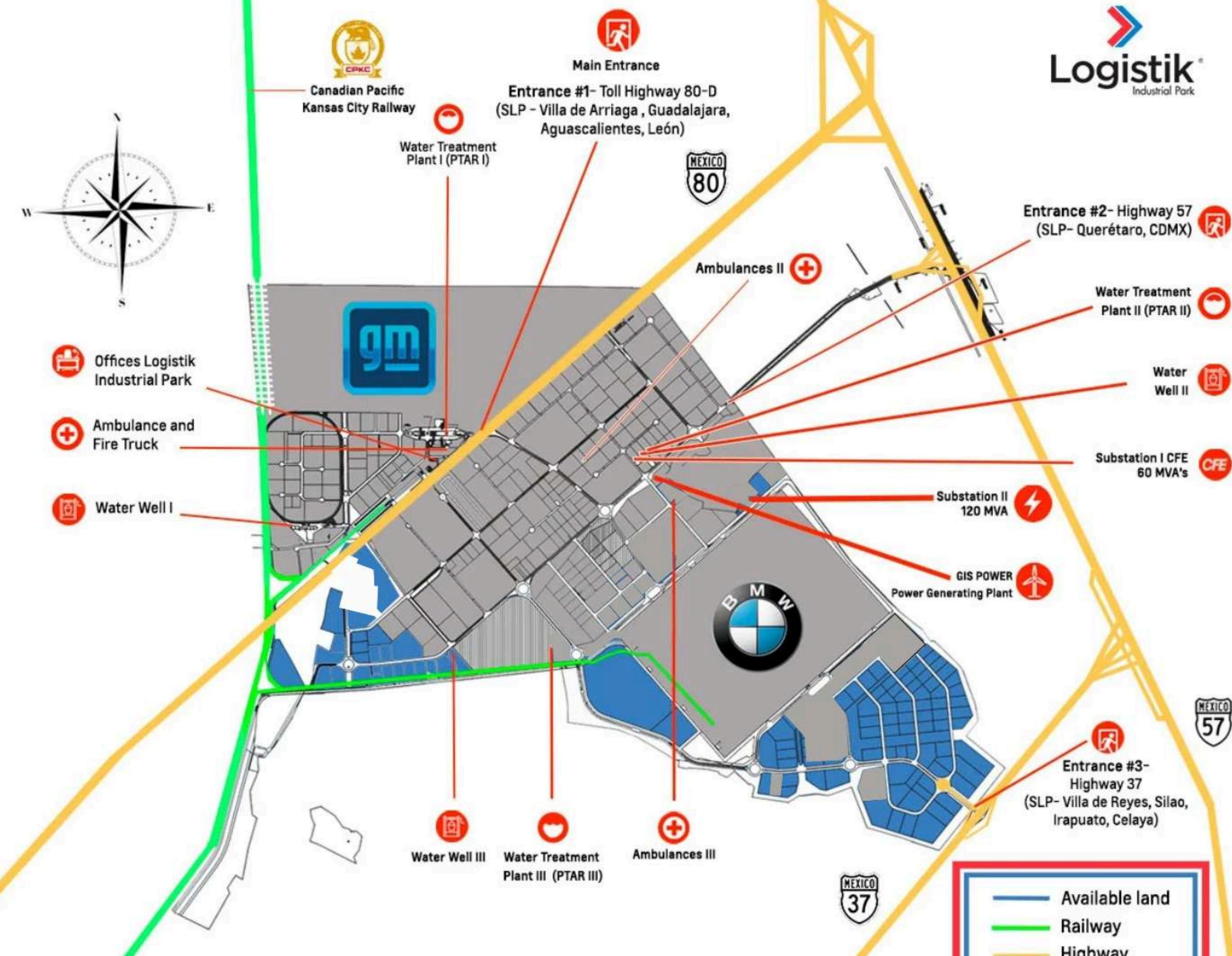
ENERGIZA
Energy Supply



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.



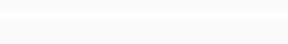
Kappa
Intermodal



Canadian Pacific
Kansas City Railway



Main Entrance
Entrance #1- Toll Highway 80-D
(SLP - Villa de Arriaga, Guadalajara, Aguascalientes, León)





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

Equiped 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 TEWs of containers. Secured in a lighted gated yard and CCTV.



CONTAINER MAINTENANCE

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

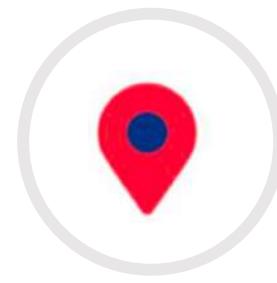


SERVICES



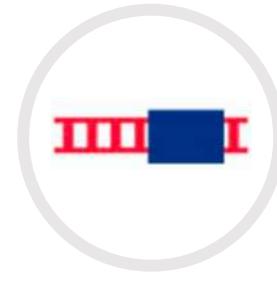
CONTAINER WASH

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

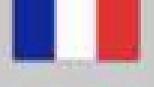
AMERICA



BARTLETT & COMPANY GRANELERAS BARTLETT 	FILTRAN FILTRAN 	DIMECA DIMECA DISTRIBUIDORA DE METAL 	GM GENERAL MOTORS
LYRBA LYRBA 	ADVANCED ASSEMBLY PRODUCTS ATAP 	Universal LOGISTICS INSIGHT CORPORATION 	ISGO MANUFACTURING ISGO MANUFACTURA
TLE TRANSPORTES 	DHL 	PENSKE GENERAL PRODUCTS 	BEND ALL
MUNSA MUNSA MOLINOS 	CATER LOGISTICS CATER LOGISTICS 	CAT CATERPILLAR 	BD BD MEDICAL
ANCHOR BAY PACKAGING 	CHRONOS MEXICO 	ZIO ENGINEERING 	PROTRANS
GAIA fruits GAIA FRUITS 	JMN TOOL & MANUFACTURE 	MARTINREA MARTINREA 	MAMIC MAMIC SERVICIOS
REIS WAREHOUSE 			

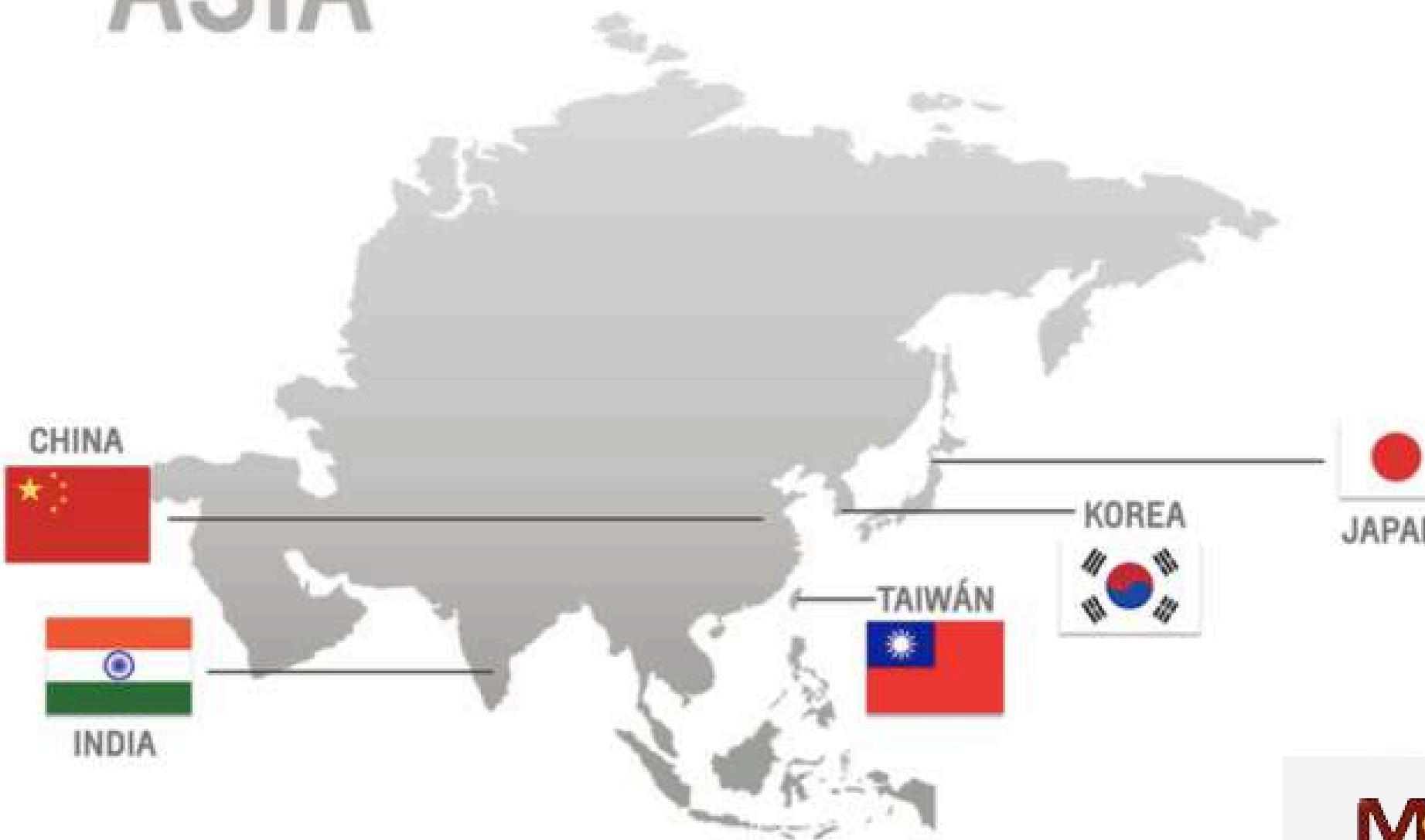
ESTABLISHED COMPANIES EUROPE



BEM EXHAUST SYSTEMS	BMW
BEM EXHAUST SYSTEMS	BMW
	
L'OREAL	RONAL GROUP
L'OREAL	RONAL GROUP
	
Truck & Wheel	ZF
TRUCK & WHEEL	ZF TRANSMISSION
	
Faurecia inspiring mobility	Edscha
FAURECIA	EDSCHA
	

ESTABLISHED COMPANIES

ASIA



STANDARD CABLE STANDARD CABLE TAIWAN	NYX NYX MÉXICO PLASTICS INDIA	SSM SURTEC & SUZUKI JAPAN
KWANGJIN KWANG JIN KOREA	DIGIT DIGIT AUTOMOTIVE CHINA	MINGHUA DE MÉXICO MINGHUA DE MÉXICO CHINA
FUJI ALCONIX MEXICO FUJI ALCONIX JAPAN	TOPY TOPY INDUSTRIES JAPAN	DOWA DOWA JAPAN
MK TRON SAN LUIS DASUNG KOREA	NITTA NITTA INVENTION & INNOVATION JAPAN	VUTEQ VUTEQ INDUSTRIES JAPAN
TAXAN TAXAN MÉXICO JAPAN	KRAEM KRAEM KOREA	IBIDEN IBIDEN AUTOMOTIVE INDIA
POSCO THAINOX POSCO THAINOX KOREA	EAGLE EAGLE INDUSTRY JAPAN	ASIAWAY ASIAWAY CHINA
TAESUNG MÉXICO TAESUNG MEXICO KOREA	Yanfeng YANFENG CHINA	

COMPANIES UNDER CONSTRUCTION





Logistik[®]
Industrial Park



BEYOND
WELL



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