

INCORPORATE YOUR COMPANY TO GLOBAL VALUE CHAINS



MONSÚ

**INDUSTRIAL AND LOGISTICS
CITY OF THE CARIBBEAN**



LOCATION AND CONNECTIVITY



Access to current and signed free trade agreements

Proximity to markets: > 900 million inhabitants (USA + LATAM))

Strategic Connection Point with: **North America, South America, Europe, Asia, and Africa.**

Strategic location close to the main logistics HUBs of the region.

A place of consolidation of industrial clusters and value chains.

Link to the most important shipping companies and airlines in the world.

Caribbean Region: Economic integration of **8 Colombian departments.**



Located in the Caribbean Region.



Fluvial connection to ports within the country through the Magdalena River.



Easy access to main ports: Cartagena, Barranquilla and Santa Marta.

One day maritime transit to Panama.

Between 1 and 7 days to ports in Central America and the east coast of the United States.



Road interconnection 3G and 4G with access to the whole country.

Connection to main markets and consumer centers.

Easy access to international air routes for cargo and passengers.

Proximity to regional hub of connections in Panama.



INDUSTRIAL AND LOGISTIC EPICENTER OF THE CARIBBEAN

Incorporate your
company to global value
chains

World-class
infrastructure



Custom projects



Multipurpose industries



Distribution centers



Free trade zone



Location and connectivity



Consolidation and productive chain



World-class urban design



Sustainability



Mobility

KEY SECTORS



**Logistics
operators**



Retail



Petrochemical



Metalworking



Building



Plastic



Machinery



**Processed
foods**



**Industrial
agriculture**

268 Ha.



Stage 1

KM. 29 LA CORDIALIDAD HIGHWAY

Lots from 107.639 sq.ft.

Port of Cartagena - 24 mi

Port of Barranquilla - 62 mi

Port of Santa Marta - 124 mi

5 PROJECTS IN ONE

- 1- High impact industrial park 32.56 ha.
- 2- Free Trade Zone 32.19 ha.
- 3- LAZ and Industrial Park 25.00 ha.

- 4- Service area 9.10 ha.
- 5- Expansion zone 20.56 ha.

Local tax incentives :

100% Exemption from industry and commerce tax.
 100% Property Tax Exemption.
 Exemption from payment of urban delineation tax for issuance of construction and urbanization licenses.

Tax statute municipality of Clemencia.
 Agreement No. 011 of August 28, 2013.
 Agreement No. 014 December 03, 2015.

Free trade zone tax incentives :

- ⦿ 20% Income Tax
- ⦿ 0% VAT and tariffs on foreign goods.
- ⦿ 0% VAT on national goods. Law 1004/2005.

Reference image. Subject to change

URBAN DESIGN WORLD SIZE

Marketable areas

1. **Industrial park**
32.56 ha.
2. **Free Trade Zone**
32.19 ha.
3. **LAZ and Industrial Park**
25.00 ha.
4. **Service area**
9.10 ha.
5. **Expansion zone**
20.63 ha.

Mobility



- On the Cordialidad road.
- Inter-municipal transport routes every 30 minutes
- Future lane highway Cartagena - Barranquilla (APP).



Sustainability

- 83 hectares assigned to forests and parks
- Rainwater use.
- Communal lighting.

Reference images

Technical specifications

- 5-lane gate, with entry and exit control.
- Main road corridor with 4 lanes.
- Internal routes between 107 and 220 sq.ft. wide, with specifications for heavy traffic.
- Fire network at 160 psi, complying with NFPA standard.
- Safe water network, 2 sewage networks (rain and waste).
- WWTP wastewater treatment plant.
- Enclosure with perimeter lighting.
- Administration and support 24/7.
- CCTV 24/7.
- Land uses for high impact logistic, commercial, manufacturing and industrial development.

Product

107.639 sq.ft. model lot

- Electric capacity per lot of 150 KVA.
- 70% occupancy rate.
- Aqueduct, sewage and natural gas connections.

Customized infrastructure solutions, storage yards, warehouses for sale and rent.

Design **ARUP**



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Develop by





Group ZFB

- More than 21 years of experience in the development of competitive business environments.
- More than 4,305.000 sq.ft. in recognized projects within industrial parks and warehouses, offices, data centers and built to suit projects.
- Leaders in the operation of Free Trade Zones in Colombia with 33% market share.



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Certifications

