





# FREE ZONES AND INDUSTRIAL PARKS



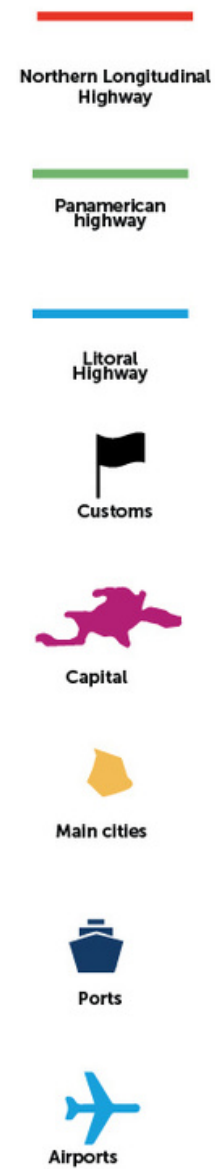
# Free Zones

In El Salvador, there are free zones designed for companies dedicated to the export of goods and the provision of international services.

These spaces provide companies with the necessary facilities to operate efficiently and allow them to benefit from attractive tax incentives.

# Locations of Free Zones

## Symbology





# Locations of Free Zones





# INCENTIVES



# For manufacturing activities:

## INDUSTRIAL AND COMMERCIAL FREE ZONES LAW



The production, assembly or maquila, manufacture, processing, transformation, or commercialization of industrial goods, included in chapter 3 and in chapters from 25 onwards of the Harmonized System.



Fishing of marine species to be subjected to industrial transformation, such as preparations, preserves, derivatives or subproducts, as well as their respective processing and commercialization.



Cultivation, processing, and commercialization of flora species produced under protected structures in green houses and laboratories.



Breeding and commercialization of amphibian and reptile species in captivity.



Ethyl alcohol dehydration.



The production, assembly or maquila, manufacturing, processing, transformation, or commercialization of compensating products that use alcohol as raw material or input.



Aquaculture, food and animal feed.





# Benefits



## **Full exemption of customs duties and other import taxes**

Applies for the importation of machinery and equipment, raw materials and fuels necessary for the execution of the incentivized activity during the period in which they carry out their operations.



## **Full exemption from real estate transfer tax**

Applies to the acquisition of those properties that will be used in the incentivized activity.



## **Up to 100% income tax exemption**

The percentage and term of exemption varies according to the location (within or outside the metropolitan area - AMSS) and if the company operates in a free zone or as a DPA . For example, a company in a free zone outside the AMSS enjoys 100% exemption for 20 years (it can be extended for 5 more years if it has doubled its initial investment), 60% for the next 15 years and 40% for the next 10 years.



## **Up to 100% municipality tax exemption**

The percentage and term of exemption varies according to the location (within or outside the metropolitan area - AMSS) and if the company operates in a free zone or as a DPA. For example, a company in a free zone outside the AMSS enjoys 100% exemption for 20 years (it can be extended for 5 more years if it has doubled its initial investment), 90% for the next 15 years and 75% thereafter.



# Benefits

## Requirements for free zone users

Natural or legal persons who request to be classified as free zone users must meet at least one of the following requirements:



Initial investment in fixed assets for an amount equal to or greater than five hundred thousand dollars of the United States of America (US\$500,000.00), attainable in the first two years of operations.



Operate with a number equal to or greater than fifty (50) permanent jobs, from the first year of operations.



Operate with a number equal to or greater than five (5) permanent jobs, from the first year of operations, in the case of traders.

Natural or legal persons, owners of companies may request the Ministry of Economy that their establishment gets declared as a Warehouse for Inward Processing, as long as they justify the technical reasons why they cannot be located in a free zone; In addition, it must comply with the infrastructure requirements indicated in article 18 of the Law.

<sup>2</sup>Warehouses for Inward Processing (DPA, for its acronym in Spanish). If a company for technical reasons is unable to operate inside a free zone, it can be authorized to operate outside as a Warehouse for Inward Processing (and enjoy all the benefits of the law)

## Requirements for DPA (Warehouses for Inward Processing)

Natural or legal persons requesting to be qualified as DPA, in accordance with the provisions of this law, must comply with at least one of the following requirements:



Initial investment in fixed assets for an amount equal to or greater than eight hundred thousand dollars of the United States of America (US\$800,000.00), attainable in the first two years of operations. The acquisition of existing infrastructure shall not be counted as an initial investment.



Operate with a number equal to or greater than seventy-five (75) permanent jobs, starting in the first year of operation.



Operate with a number of not less than fifteen (15) permanent jobs, from the first year of operations, in the case of traders.



# For companies in the services sector:

## INTERNATIONALSERVICES LAW

### Benefited activities

- International distribution
- International logistics operations
- Research and development
- International financial services
- Repair of technological equipment
- International call centers or contact centers
- Business processing outsourcing (BPO)
- Information technologies
- Medical and hospital services
- Elderly and convalescent care
- Telemedicine
- Cinematography
- Aircraft repair and maintenance
- Repair and maintenance of maritime vessels
- Repair and maintenance of containers
- Specialized services for aircrafts





# Benefits



## **Full exemption from customs duties and other import taxes**

Applies for the import of machinery, equipment, tools, replacement parts, accessories, furniture and office equipment and other goods that are necessary for the execution of the incentivized activity.



## **Total exemption from income tax**

For a period of 15 years for those companies that qualify and obtain benefits under the law.



## **Total exemption from municipal taxes**

On the assets of the company, during the period in which it carries out operations in the country.



# Requirements:

## Requirements for services parks users

The requirements vary according to the incentivized activity and modality, below are the requirements for the activities that have a set of requirements according to the law in terms of capital, employment or size:

National or foreign legal entities that request to be classified as direct users to provide business process services in service parks must meet the following requirements:



New investment in assets for an amount not less than US\$150,000.00 in the first six months of operations, corresponding to working capital and fixed assets;



Operate with a number of no less than ten (10) permanent jobs;



Possess a minimum written contract of six (6) months;



Submit a Business Plan.

Medical-hospital services as direct users to provide services in service parks must meet the following requirements:



New investment in fixed assets for a minimum amount of US\$1,000,000.00 in the first year of operations for projects whose activities are destined to the provision of services for the treatment of diseases with or without surgical intervention, as well as general medicine and dental services



Operate with a number of no less than ten (10) permanent jobs;



That the building or buildings where the authorized activity is carried out have at least four thousand square meters (4,000 m<sup>2</sup>) of hospital unit construction;



Submit a business plan;



That the designs of each of the elements indicated above, comply with the standards and specifications issued by the competent authorities in matters of medical-hospital safety.



In the case of care services for the elderly and convalescents as direct users to provide services in service parks, they must meet the following requirements:

- New investment in assets for a minimum amount of US\$250,000.00 in the first year of operations, corresponding to working capital and fixed assets;
- Operate with a number of no less than ten (10) permanent jobs;
- Submit a Business Plan.

Direct users, acting as international distributors or logistics operators, must meet the following requirements:

- Have a minimum of 500 square meters owned or leased; In exceptional cases, the Ministry of Economy and the Ministry of Finance may authorize, at the request of direct users, a smaller number of square meters, depending on the nature of the activity.
- Register with the General Directorate of Customs, in order to receive the access code to the customs service computer systems.
- Maintain an electronic record of inventories and an online system available to the Customs Service, in accordance with the provisions established by the latter, and for such purposes must issue the documents for the entry and exit of the warehouse goods.
- Keep copies of the Consolidated Cargo Manifests, of the operations in which it is involved, for a period of 5 years.
- Submit to the customs authority the packages transported under their custody and responsibility, according to the Consolidated Cargo Manifest, when appropriate, and assign the equipment and personnel necessary for the loading and unloading of the means of transport.
- Be responsible to the customs authorities, due to differences in the margins established in the customs regulations, in terms of quantity, nature and value of the declared merchandise, with respect to what actually arrived at the service park; however, in the case the responsibility for shortages, duties and taxes, or fines lies in the main carrier, a payment can be demanded to the latter.
- Be responsible for the payment of taxes of its indirect user clients, in case of missing inventories, misplacements, losses and shrinkage.



# Requirements:

## To operate as service center

National or foreign legal entities that request to be qualified to provide business process services, information technology and cinematography services in service centers must meet the following requirements:



New investment in assets for an amount not less than \$250,000.00 in the first six months of operations, corresponding to working capital and fixed assets.



Operate with a number of no less than twenty (20) permanent jobs.



Have a minimum written contract of six (6) months.



Submit a Business Plan.

Medical-hospital services as service centers must meet the following requirements:



New investment in fixed assets for a minimum amount of US\$2,000,000.00 in the first year of operations, for projects whose activities are destined to the provision of services for the treatment of diseases with or without surgical intervention, as well as general medicine and dental services;



Operate with a number of no less than fifteen (15) permanent jobs;



That the building or buildings where the authorized activity takes place have at least four thousand square meters (4,000 m<sup>2</sup>) of hospital unit construction;



Submit a business plan;



That the design of each of the elements indicated above comply with the standards and specifications issued by the competent authorities in matters of medical-hospital safety.



In the case of care services for the elderly and convalescents as service centers, must meet the following requirements:



New investment in assets for a minimum amount of five hundred thousand dollars of the United States of America (US\$500,000.00) in the first year of operations corresponding to working capital and fixed assets;



Operate with a number of no less than fifteen (15) permanent jobs;



Submit a business plan.

Specialized services for aircraft qualified as service centers must meet the following requirements:



New investment for a minimum amount of \$500,000.00 in the first year of operations, in fixed assets and working capital.



Operate with a number of no less than fifty (50) permanent jobs.



Submit a business plan.

In addition, there are other requirements for the activities of rendering services of international call centers, information technologies, repair and maintenance of maritime vessels and aircraft, business processes, medical-hospital, repair and maintenance of containers, care for the elderly and convalescents, telemedicine, cinematography and specialized services for aircraft that are qualified to operate in service centers, in terms of authorizations, facilities and structure, which are detailed in article 24 of the International Services Law.



# Industrial Parks

Likewise, in the country exists the option of establishing companies in industrial parks in which they are not subject to the incentive regimes provided by the Free Zones Law and the International Services Law mentioned above.

These parks are characterized by their strategic location and by having a series of common services. They can be an ideal option for companies focused on serving the local market.





# FREE TRADE ZONES AND INDUSTRIAL PARKS DIRECTORY



# Pipil Free Zone

Rodrigo Martinez | General Manager  
+503 2347-4800 | +503 7398-1815  
[rodrigomartinez@pipil.com.sv](mailto:rodrigomartinez@pipil.com.sv)  
[www.hidroexpo.com](http://www.hidroexpo.com)  
(Free trade zone user) Pipil Free Zone, Hacienda Talcualhuya, San Juan Opico, La Libertad

## Overview

It started operations in 2003, it is the first Agricultural Free trade zone, with 34 hectares of greenhouses with a hydroponic irrigation system. The 1-hectare-greenhouse units can be rented or there are also 30 blocks for new development.

## Areas

Type	Lease
Total area (m2)	822,992 m2
Total industrial ceiling area (m2).	413,707 m2
Available area (m2)	244,207 m2

Note: For being an agricultural free trade zone, it can be adapted to new constructions or adaptations that are needed, as long as it does not affect other plantations.

## Industries

Agroindustry  
Agricultural

## Services

- It has available all the services of energy, water, streets, etc.
- 2 deep wells with water quality for irrigation.
- 1 packing plant with 2 cold rooms.

## Sample of established companies

- Hidroexpo (Vegetables, peppers)





# Las Mercedes Free Zone

Claudia De León

+503 2445-8524

[c.deleon@dummenorange.com](mailto:c.deleon@dummenorange.com) [www.dummenorange.com](http://www.dummenorange.com)

Cantón Valle El Matazano highway that conducts from Santa Ana to Sonsonate by Cantón Los Naranjos, Kms. 66 y 67, Santa Ana department, El Salvador.

Overview

Free trade zone Las Mercedes is located in the west of the country, in the department of Santa Ana. It has an area of more than one million square meters and an industrial area of nearly 280,000 square meters. It has been operating since 2009.

Areas	
Type	-
Total area (m2)	1,101 m2
Total industrial ceiling area (m2).	279,357 m2
Available area (m2)	-

Industries

Agroindustry

Sample of established companies

- Red Fox Las Mercedes (Ornamental plants in greenhouses)





# San Bartolo Industrial and Commerce Free Zone

Adán Ezequiel Molina Ceren

✉ amolina@economia.gob.sv

📍 Ejercito Nacional boulevard, Km 10.5, Cantón San Bartolo; jurisdiction of Ilopango, San Salvador department, El Salvador.

## Overview

San Bartolo Free trade is an industrial and commercial export center, located in the municipality of Ilopango, very close to the Ilopango International Airport, El Salvador. It has a total extension of about 706,000 square meters and an occupied industrial area of 171,000 square meters. It is the only Free trade zone with State participation. It has been operating since 1974.

## Areas

Type

-

Total area (m2)

721,455 m2

Total industrial ceiling area (m2).

261,285 m2

Available area (m2)

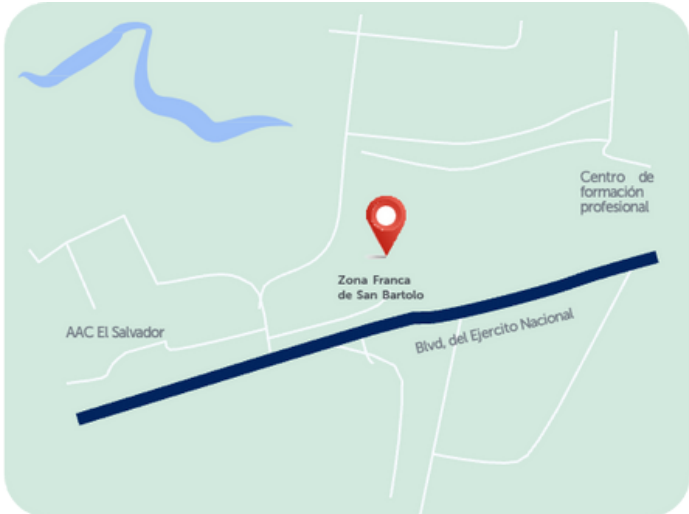
99,662 m2

## Industries

- Textile and Apparel
- Electronic components
- Cleaning and personal care
- Commercialization
- Packaging • Screen printing services

## Sample of established companies

- Ashboro Elastic LTD de CV
- Astrix Centro America SA de CV
- Kyocera AVX Components PTE
- Pro Dep El Salvador SA de CV
- Rectex de El Salvador • Westtex apparel
- Tom Sawyer • Coval SA de CV





# American Industrial Park

Katherine Fuentes | Head of customer Service  
+503 2319-0200 | +503 7851-4878  
[info@aristos.com.sv](mailto:info@aristos.com.sv) <https://aristosinmobiliaria.com/>  
Km. 36 ½ Pan-american highway, Ciudad Arce,  
La Libertad, El Salvador.



## Sample of established companies

- Decotex (Screen printing, embroidery and sublimation)
- GC Moore (Textiles) • Varsity (Apparel) • Yobel (Logistics)
- Dollar City (Logistics) • UNIFI (Textiles) • Fruit of the Loom (Apparel)

## Overview

American Park is part of Aristos Inmobiliaria, a Salvadoran group with more than 30 years of experience, which has built more than 340,000 m2 of industrial space in 5 industrial parks. Aristos puts its clients first, offering tailor-made solutions and turnkey projects. The commitment to sustainability leads Aristos to incorporate innovative technologies, materials and techniques in its industrial parks and free zones, which benefit customers, the environment and surrounding communities.

American Park is the largest Free trade zone in El Salvador with more than 200,000 m2 of industrial space. It generates 12,000 sources of direct employment, and 65% of the workforce is made up of women. It has the largest rooftop solar power plant in the region that generates more than 17 MWp. They offer innovative, world-class, custom-made buildings for companies in the manufacturing, storage and logistics sectors.

## Services

- Custom buildings and turnkey projects.
- Customized solutions, maintenance and remodeling.
- Renewable energy supply • Drinking water without interruptions
- Customs delegation • Parking and security 24/7
- Waste collection, separation and recycling program.
- Business clinic, pediatric and pharmacy within the facilities
- Recreation spaces such as soccer and basketball fields.

## Areas

Type	Lease
Total area (m2)	739,940 m2
Total industrial ceiling area (m2).	273,803 m2
Available area (m2)	14,142 m2

## Industries

- Logistics
- Business services
- Textile and Apparel



# Orion Industrial Park

Katherine Fuentes | Head of customer Service  
+503 2319-0200 | +503 7851-4878  
info@aristos.com.sv https://aristosinmobiliaria.com/  
Km. 37 1/2 Pan-american highway, Ciudad Arce,  
La Libertad, El Salvador.



## Sample of established companies

- Dollar City (Logistics)

## Services

- Service of design and construction of buildings made to measure and turnkey projects
- Customized solutions, maintenance and remodeling
- Renewable energy supply
- Drinking water without interruptions
- Customs delegation
- Parking and security 24/7
- Waste collection, separation and recycling program.
- 50% of the total land of the park will be dedicated to green areas and recreation.

## Overview

Orion is part of Aristos Inmobiliaria, a Salvadoran group with more than 30 years of experience, which has built more than 340,000 m2 of industrial space in 5 industrial parks. Aristos puts its clients first, offering tailor-made solutions and turnkey projects. The commitment to sustainability leads Aristos to incorporate innovative technologies, materials, and techniques in its industrial parks and free zones, which benefit customers, the environment, and surrounding communities.

Orion is the first eco-industrial Free Trade Zone in El Salvador with more than 180,000 m2 of industrial space under development. The eco-industrial approach seeks to imitate the functioning of natural ecosystems in systems created by man, reaching models that are more efficient and compatible with their environment. Orion will have a solarpower plant on roofs and will offer innovative, world-class industrial buildings, tailor-made for companies in different fields. The delivery time of industrial buildings made from scratch and tailored can take between 10-12 months.

Note: Spaces available for the construction of customized industrial warehouses.

## Areas

Type	Lease
Total area (m2)	566,955 m2
Total industrial ceiling area (m2)	180,000 m2
Available area (m2)	118,000 m2

## Industries

- Textile and Apparel
- Logistics • Medical devices plastics
- Autoparts



# AirCity

Katherine Fuentes | Head of customer service  
+503 2319-0200 | +503 7851-4878  
[info@aristos.com.sv](mailto:info@aristos.com.sv) <https://aristosinmobiliaria.com/>  
Aeropuerto Internacional El Salvador, San Luis Talpa, La Paz, El Salvador.

## Overview

AirCity is part of Aristos Inmobiliaria, a Salvadoran group with more than 30 years of experience, which has built more than 340,000 m2 of industrial space in 5 industrial parks. Aristos puts its clients first, offering tailor-made solutions and turnkey projects. The commitment to sustainability leads Aristos to incorporate innovative technologies, materials and techniques in its industrial parks and free zones, which benefit the environment, customers and surrounding communities.

AirCity will be the first airport Free trade zone in El Salvador with more than 163,000 m2 of industrial space available for rent. AirCity will be the aviation and logistics center of the Americas, due to its land proximity to all of Central America, as well as the short air journey to the United States. AirCity has its own runway, where aircraft can directly access its buildings, hangars and warehouses from the main runway. In addition, the Free trade zone will have large areas for aircraft ramps and parking, making it ideal for clients in the field of Logistics and e-commerce, as well as for the aviation industry, with different types of services for aircraft, such as repairs, spare parts, among others.

## Services

- Construction of customized industrial warehouses and turnkey projects
- Taxiway to the ships, hangars and warehouses
- Areas for ramps and aircraft parking.

## Areas

Type	Lease
Total area (m2)	506,350 m2
Total industrial ceiling area (m2)	163,254 m2
Available area (m2)	163,254 m2

## Industries

- Aeronautical
- Logistics
- E-commerce

Note: AirCity is a project under development, with space available for the construction of customized industrial buildings.



# ExportSalva Free Zone

Anamaria Gutiérrez de Rivas | General Manager  
+503 2319-0600  
anamaria@exportsalva.com www.exportsalva.com  
Km 24 of the highway towards Santa Ana, Colón, La Libertad;  
El Salvador.

## Overview

ExportSalva is one of the main free zones of the country, located just 20 km from San Salvador, the capital, in the San Andrés Valley and in front of the most important highway (Pan-American Highway); thus, facilitating the transport of employees and goods. They have been operating for 28 years, during which they have guaranteed their clients a harmonious work environment and a productive ecosystem that respects the highest environmental and social standards.

## Areas

Type	Lease
Total area (m2)	328,452 m2
Total industrial ceiling area (m2)	131,226 m2
Available area (m2)	240 m2

## Industries

- Logistics
- Textile and apparel
- International distribution
- Business services

## Sample of established companies

- Fruit of the Loom (Apparel) • Garan Corporation (Apparel)
- Confecciones del Valle (Apparel) • Crowley Logistics (Logistics)
- Logistics Solutions (Logistics) • Finotex (Labels)

## Services

- Staff Recruitment Office • Building maintenance
- Outdoor areas and gardens • Potable water supply
- Ordinary wastewater treatment • Solid waste collection
- Customs office • Health clinic and pharmacy attached to the Salvadoran Social Security Institute (ISSS)
- Internal mini bank • Sports courts and recreational areas for staff.





# El Pedregal Free Trade Zone

Julio Cesar Salaverria Cerasuolo  
+503 2327-0700  
jsalaverria@elpedregalfreezon.com www.elpedregalfreezone.com  
Highway towards La Herradura, Km. 46.5, jurisdiction of El Rosario, La Paz departament, El Salvador

## Overview

El Pedregal has 20 years of experience in the development and administration of free zones. There are currently 10 companies operating in El Pedregal divided into: Manufacturing, Distribution Centers, and Logistics Services. More than 6,000 direct jobs and 5,000 indirect jobs are created by the companies operating in El Pedregal.

## Areas

Type	Lease
Total area (m2)	673,195 m2
Total industrial ceiling area (m2).	118,436 m2
Available area (m2)	2,500 m2

## Industries

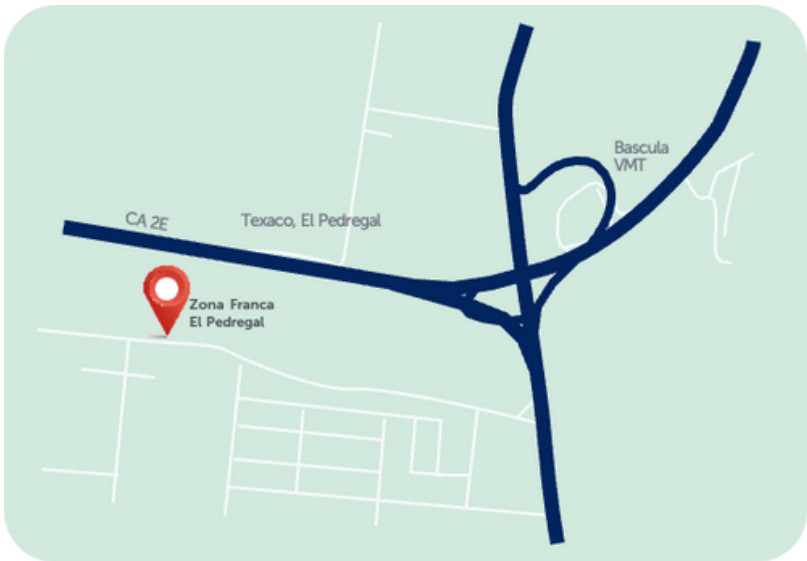
- Manufacturing
- Distribution centers
- Logistics services

## Sample of established companies

- Confecciones El Pedregal (Apparel)
- Confecciones Jiboa (Apparel)
- Textiles La Paz L.L.C. (Textiles)
- Taimexal, S. A. de C.V. (Industrial machinery)
- Efi Logistics (Logistics)

## Services

- Business Clinic affiliated with Social Security
- Customs within the fiscal precinct 24/7
- Water service
- Daily Garbage Collection
- Maintenance of green areas
- 24 hour security
- Perimeter lighting
- Domestic water treatment
- Container Parking
- Multiple-use Room
- Banking Agency





# International Industrial Park and Free Zone

Mauricio Alvarez | General Manager  
+503 2249-1400 | +503 7601-2385  
[malvarez@grupoguerrero.com.sv](mailto:malvarez@grupoguerrero.com.sv)  
[www.thecentralamericangroup.com](http://www.thecentralamericangroup.com)  
Km. 28.5 of the highway towards  
Comalapa, Olocuilta, La Paz, El Salvador



## Sample of established companies

- Fruit of the Loom (Apparel) • Millicom International Cellular - TIGO (Telecomunicaciones) • Youngone Corporation (Apparel)
- Quimica Nava (Raw materials for textile, chemical and related industries)
- Hilados Rotortex (Textil) • Logistica Internacional – LOGINTER (Logistics)
- Industrial Systems (Electro-industrial, assembly and modification products)
- Enerland Group (Energy) • Solunar Footwear (Footwear)
- Olocuilta Apparel (Apparel)

## Overview

Guerrero Associated Engineers, S.A. de C.V., owner of the International Industrial Park, is a company that belongs to the Guerrero Business Group, a conglomerate of successful companies of Salvadoran origins, which dynamically participates in various economic activities in the Central American Region. The group has more than 60 years of existence and more than 30 years of experience in the development, construction and administration of industrial parks. It has to its credit more than 155,000 m2 of industrial space, with almost full occupancy, with international quality companies, which together generate more than 12,000 direct jobs. The Industrial Park is strategically located on the highway that leads from San Salvador to the Monseñor Oscar Arnulfo Romero y Galdámez International Airport at Km 28½, a main road in excellent conditions, a few minutes from the aforementioned airport, Jurisdiction of Olocuilta, Department of La Paz; It has excellent access and public transport facilities. It is located about 420 meters above sea level, so its climate is pleasant throughout the year.

## Services

- Electric power supply
- Autonomous water supply and wastewater treatment plant
- Fiber optic telecommunications • Customs operations offices
- Human resources management

## Areas

Type	Lease
Total area (m2)	75,271 m2
Total industrial ceiling area (m2).	14,641 m2
Available area (m2)	22.701 m2

## Industries

- Aeronautical
- Agroindustry Electronics
- Logistics Plastics Chemicals
- Business services
- Information technologies
- Textile and Apparel

Note: It has industrial buildings from 360 m2 to 9,000 m2. Additionally, they sell industrial lots, inside and outside the Free trade zone regime, from 1,500 m2 to 30,000 m2 and offer the turnkey construction service of their facilities, according to their specifications.

# San Marcos Free Zone

Mauricio Alvarez

+503 2249-1400 / +(503)7601-2385  
malvarez@grupoguerrero.com.sv  
Km. 9 1/2 Highway towards Comalapa.

## Industries

- Textil
- Apparel
- Logistics
- Serigraphy

## Overview

Free trade zone San Marcos is located in the department of San Salvador in the heart of the country. It has an extension of more than 100,000 square meters and an occupied industrial area of about 40,000 square meters. It has been operating since 1993.

## Sample of established companies

- Apple Tree Group (Textiles)
- HB Manufacturing (Plastics)
- Centro de Distribución Regional (Logistics)
- F&D (Textiles) • Hermano Textil (Textiles)
- Salvaplastic • El Tucán Brooms
- Insumos Textiles de El Salvador
- Econo Parts (Automotive)

## Areas

Type	Lease
Total area (m2)	101,539 m2
Total industrial ceiling area (m2).	63,004 m2
Available area (m2)	23,485 m2





# Altius Tech Park

Katherine Fuentes | Head of customer service  
+503 2319-0200 | +503 7851-4878  
[info@aristos.com.sv](mailto:info@aristos.com.sv) <https://aristosinmobiliaria.com/>  
Km. 36 ½ Pan-american highway, Ciudad Arce,  
La Libertad, El Salvador.



## Overview

Altius Tech Park is part of Aristos Inmobiliaria, a Salvadoran group with more than 30 years of experience, which has built more than 340,000 m2 of industrial space in 5 industrial parks. Aristos puts its clients first, offering tailor-made solutions and turnkey projects. The commitment to sustainability leads Aristos to incorporate innovative technologies, materials and techniques in its industrial parks and free zones, which benefit the environment, customers and surrounding communities.

Altius Tech Park is the first technological park in El Salvador with more than 39,000 m2 of available space for offices. The park will be LEED certified, a certification system for buildings that allows an improvement in the impact to the environmental benefit in the construction industry and community development practices. A Tier III commercial Data Center called DataTrust will be housed within Altius, aimed at national and international clients. In addition, Altius will offer innovative, world-class spaces tailored to companies in the field of technology, BPOs, call centers, data centers, software development, and technology training centers.

## Services

- Custom buildings and turnkey projects.
- Customized solutions, maintenance and remodeling.
- Renewable energy supply
- Drinking water without interruptions
- Parking and security 24/7
- Water recycling, treatment and harvesting program
- Charging stations for electric vehicles
- LED lighting and bioclimatic design to reduce electricity consumption
- 40% of the land will be used for green and recreation areas.

## Areas

Type	Lease
Total area (m2)	130,731 m2
Total industrial ceiling area (m2).	44,000 m2
Available area (m2)	39,000 m2

## Industries

- Electronics
- Business services
- Information technologies
- Data storage

Note: Altius is an under development project, it will consist of a Tier III commercial Data Center that will offer companies the protection of their most important data. It will also consist of 7 buildings oriented for offices or academy, where we offer custom spaces from 200 m2 onwards. The construction time for the buildings is 10-12 months.

# Miramar Free Zone

Claudia Toledo | General Manager  
+503 2361-0500 | +503 7122-8000  
cdetoledo@miramar.com.sv <https://www.miramarfreezone.com>  
Km 30-1/2 of the highway towards Aeropuerto Internacional, Olocuilta, La Paz, El Salvador.

## Overview

Miramar is an industrial free zone whose commitment is to offer a full range of high-quality services to companies and their employees residing in the park, in a friendly atmosphere conducive to productivity, respectful of environmental conservation and with projection and grow thand reasonable return on investment for the benefit of its clients, shareholders, workers and neighboring communities.

## Areas

Type	Lease
Total area (m2)	69,975 m2
Total industrial ceiling area (m2).	40,456 m2
Available area (m2)	26,525 m2



Note: The park currently has a 98.7% building occupancy but in a first stage it has land ready to build 20,000 m2 of industrial roof

## Sample of established companies

- Amcor Rigid Packaging (plastics) • Intralogix (logistics)
- Centro de Distribución Regional (logistics)
- Salva Sewn Products Global Sales Group (backpacks and similar)

## Services

- Inbound and outbound customs service
- Modern telecommunications infrastructure through fiber optics
- Assistance with government institutions and private entities before and after the start of operations • Park administration with professional and specialized staff • Twenty-four hour security
- Garbage collection and sewage treatment
- General maintenance of common areas and services
- Exterior lighting of common areas • Ornament, vegetation and care of green areas • Access to employee cafeteria
- Access to the training center and multiple-uses space
- Sports and recreation areas • Business Clinic • Among others

## Industries

- Logistics • Metalworking Plastics • Business services
- Distribution • Textile and apparel



# Free Zone 10

Juan Duch Martínez  
+503 2408-2650 | +503 2408-4065 | +5032444-0185  
jduchm@yahoo.es <https://www.zonafranca10.com>  
Km 76 1/2 North By Pass, Chalchuapa, Santa Ana department.

## Overview

Free trade zone 10, is a Free trade zone and Industrial Park, where production or distribution center facilities can be established, ideal for investors who want personalized attention and top-of-the-line complementary services. The investor decides the level of participation of the Free trade zone administrator in its operations, they provide services from human resources, Logistics and transportation to security and VIP accommodation. Free trade zone 10, is located in the 76½ km from San Salvador, El Salvador, in the beautiful city of Chalchuapa. 2 hours away from the Port of Acajutla on the Pacific Ocean, less than a day from the Port of Cortezon the Atlantic Ocean, 2 hours from the International Airport of El Salvador.

## Areas

Type	s/d
Total area (m2)	145,134 m2
Total industrial ceiling area (m2).	36,810 m2
Available area (m2)	-

## Industries

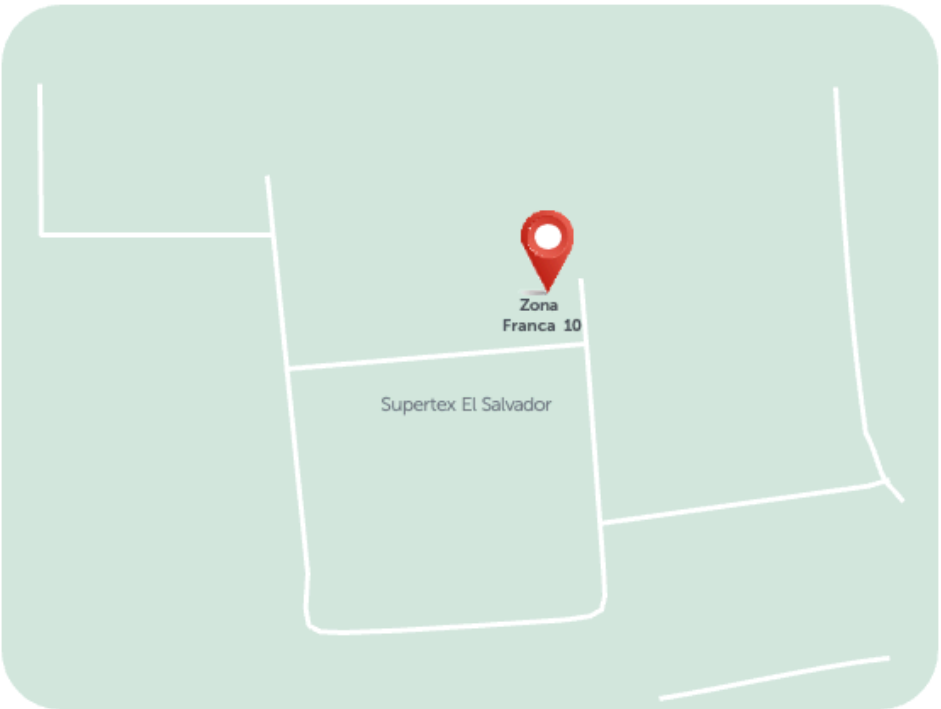
- Textile and Apparel

## Sample of established companies

- GARAN de El Salvador, SA de CV. (Apparel)
- SUPERTEX El Salvador, SA de CV. (Apparel)

## Services

- Health clinic
- Customs office
- Solar panels
- 24 hour security
- Legal assistance
- Bank Assistance



# Calvo Conservas Free Zone

Luis Calvo Sanz | Responsible  
+503 2678-4707  
<https://www.grupocalvo.com/>  
Punta Gorda, department and jurisdiction of La Unión, El Salvador

## Overview

Free trade zone specialized in the entire tuna value chain (fishing, processing and marketing), promoting a business model that integrates responsibility, innovation and excellence as a guarantee of profitable and sustainable growth. It has been operating since 2004.

## Areas

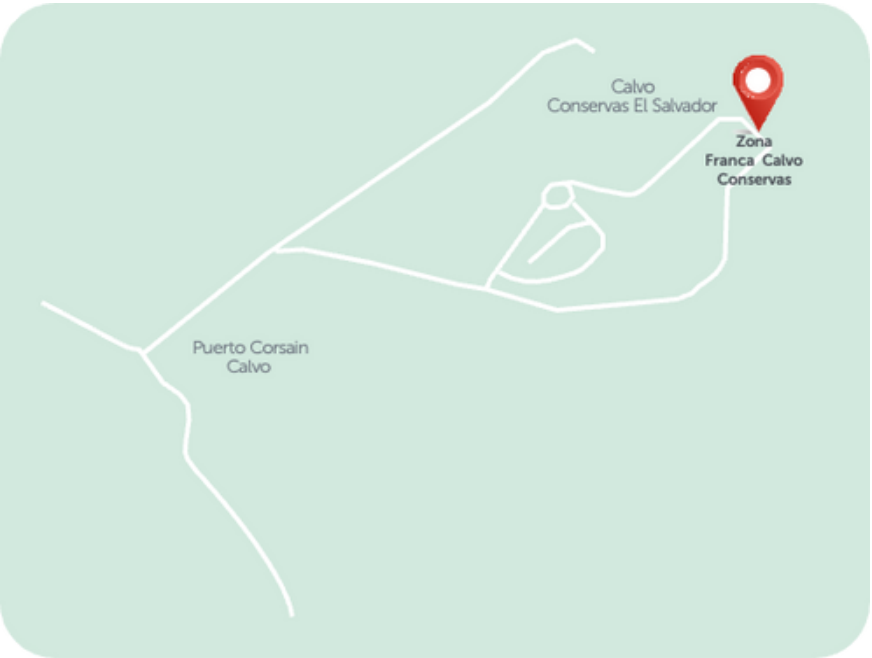
Type	-
Total area (m2)	76,306 m2
Total industrial ceiling area (m2).	32,200 m2
Available area (m2)	-

## Industries

- Fishings
- Distribution
- Processing

## Sample of established companies

- Calvo Distribución El Salvador, SA de CV. (Marketing of tuna, shark and derived products)
- Calvo Conservas El Salvador, SA de CV. (Processing of Tuna and backless)
- Oakcity Tuna Fishing Corporation, SA de CV. (Fishing and commercialization of Tuna)
- Uniocean El Salvador, SA de CV. (Fishing and industrial processing)





# Santa Ana Free Zone

📍 Carretera Panamericana (CA - 12), Km. 69, Jurisdicción de Santa Ana, Departamento de Santa Ana, El Salvador.

## Overview

Free trade zone Santa Ana is located in the west of the country, in the Department of Santa Ana. It has a total area of more than 89,000 square meters and an occupied industrial area of about 27,000 square meters. It has been operating since 2001.

## Areas

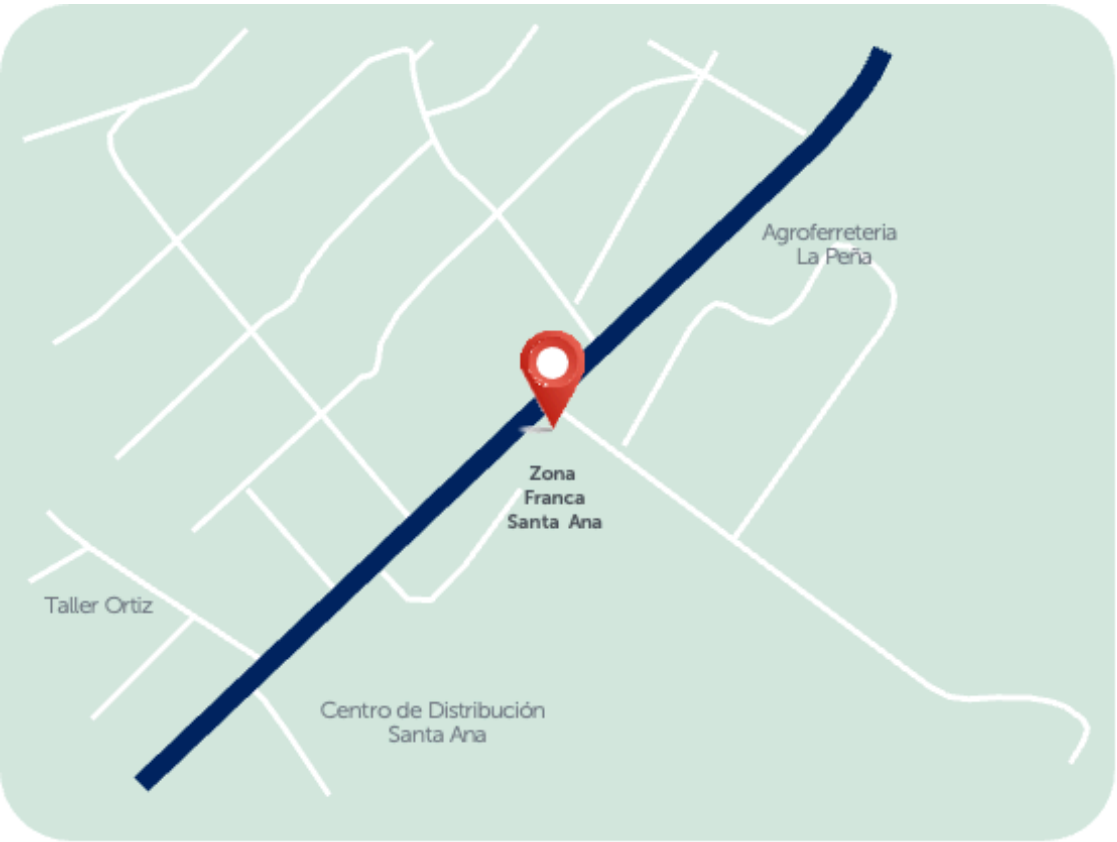
Type	Lease
Total area (m2)	89,134 m2
Total industrial ceiling area (m2).	27,830 m2
Available area (m2)	143 m2

## Industries

- Textile
- Apparel

## Sample of established companies

- Crea Solutions, SA de CV. (Raw and auxiliary materials, textiles)
- Héctor Rolando Zepeda Ramos (Apparel)
- INTRADESA de San Bartolo, SA de CV. (Apparel)
- Lenor Industries, SA de CV. (Apparel)



# Santa Tecla Free Zone

Billy Emerson Flores Herrera | General Manager  
+503 2288-1651 | +503 7202-7213  
[billyemersonflores@gmail.com](mailto:billyemersonflores@gmail.com)  
Km 12 1/2, of the highway towards Puerto de La Libertad,  
deviation towards Nuevo Cuscatlan, Santa Tecla, LaLibertad

## Overview

It has 20 years of experience in the market, with one of the best locations for logistics operators, and for the industry it has qualified labor in the cities surrounding the FreeTrade Zone.

## Areas

Type	Lease
Total area (m2)	44,207 m2
Total industrial ceiling area (m2).	21,699 m2
Available area (m2)	2,568 m2

## Industries

- Logistics
- Electronics
- Business services
- Textile and apparel
- Metalworking

## Services

- Rental of industrial buildings of different sizes and uses
- Office spaces

## Sample of established companies

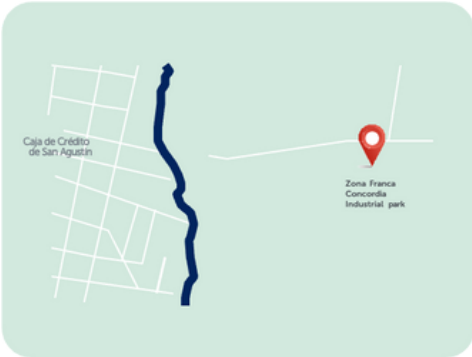
- SML El Salvador (Label manufacturing)
- Servicio e Inversiones Santa Fe (CLG) (Logistics)
- Grupo TLA PSI (Logistics)
- Aimar Logistics (Logistics)
- Central Logistics (Logistics)





# Concordia Industrial Park and Free Zone

Constantino Samour | Legal Representative  
+503 2263-5833 | +503 7854-7104  
jcsamour@yahoo.com [www.concordia.com.sv](http://www.concordia.com.sv)  
Km 105 of the highway towards (CA-2).  
Jiquilisco, Usulután, El Salvador. C.A.



## Sample of established companies

- Jovida S.A. de C.V. (Textiles, apparel)

## Services

- Electric power, substation, and exclusive wiring for Concordia.
- Potable water, with deep wells with a capacity of 1,800 gallons of water per minute.
- Water tank with a capacity of 400 m3
- Customs service. • Sewage systems.
- Wastewater treatment plant and its pumping system.
- Acceleration and deceleration lanes.
- Safe access road, allowing convenient speeds and maneuverability.
- Drainage system and rainwater collection for reinsertion into the aquifer.
- Sewer systems

## Areas

Type	Lease
Total area (m2)	251,607 m2
Total industrial ceiling area (m2).	19,500 m2
Available area (m2)	13,604 m2

## Industries

- Medical devices
- Auto parts, Electronics
- Logistics Plastics
- Textile and apparel
- Chemical

Note: Besides available industrial ceiling, it has land without construction

## Overview

The Concordia Industrial Park Free trade zone focuses and bets on the establishment of companies dedicated to logistics, manufacturing, the textile industry, and technology, among others.

The Free trade zone is strategically located near the most important cities in the East of El Salvador and near the central zone.

Concordia is located on the coastal highway (CA-2) in the direction of the borders of Honduras and Nicaragua. This highway has been designated as the route of the Puebla-Panama Plan, commercially uniting all the countries of the region, from Mexico to Panama. And the potential reactivation of the service of the train and the railway line towards La Unión port, is in front of the Free trade zone.

Located 45 minutes away from the International Airport of El Salvador and 70 minutes away from the capital city, San Salvador.

Concordia Industrial Park is an industrial complex and potential development pole operated by CostalInversiones S.A. of C.V.

# Sam Li Free Zone

Emilio Ábrego | General Manager  
+503 2304-2600  
Highway towards Santa Ana, Km. 31,5, Lotificación El Castaño, jurisdiction of San Juan Opico, La Libertad department, El Salvador

## Overview

Free trade zone Sam Li is located in the department of La Libertad. It has an extension of about 35,000 square meters and an occupied industrial area of more than 11,500 squaremeters. It has been operating since 2007

## Areas

Type	-
Total area (m2)	34,944 m2
Total industrial ceiling area (m2).	11,538 m2
Available area (m2)	-

## Industries

- Textile and Apparel
- Machinery and spare parts

## Sample of established companies

- Confecciones El Pedregal, SA de CV. (Textiles)
- Partes El Salvador, SA de CV. (Spare parts and accessories/sewing machines)





# Santo Tomás Free Zone

Ester Kim

+503 2316-6000

ester@caisacarton.net

Km 15.5 Highway towards Comalapa

Overview

It has an area of about 24,000 square meters and an occupied industrial area of 9,500 square meters. It has been operating since 2002.

Areas

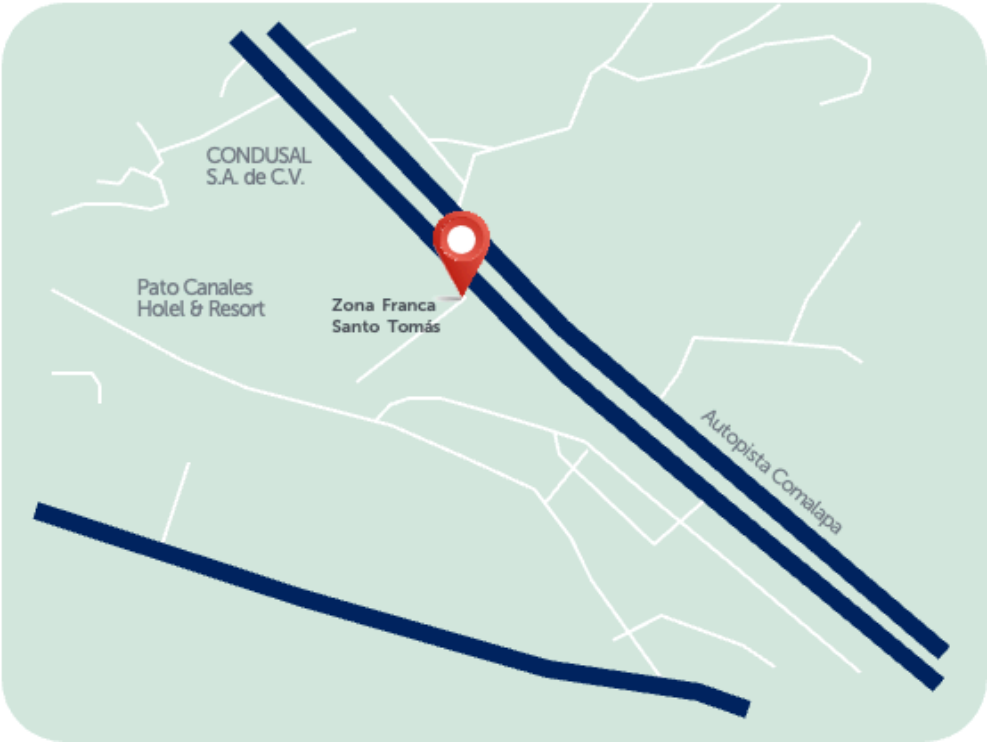
Type	-
Total area (m2)	24,283 m2
Total industrial ceiling area (m2).	9,504 m2
Available area (m2)	-

Industries

- Paper and paperboard
- Commercialization

Sample of established companies

- CAJAS INTERNATIONAL SA DE CV (Cardboard products manufacturing)
- COMERCIALIZADORA CAISA (Distribution company)



# San José Free Zone

📍 Highway towards La Libertad port (CA-4), Km. 18 1/2, Cantón Loma Linda, jurisdiction of Zaragoza, La Libertad department, El Salvador.

## Overview

Free trade zone San José is located in the department of La Libertad. It has an extension of more than 37,500 square meters and an occupied industrial roof of more than 4,200 square meters. It has been operating since 2009.

## Areas

Type	-
Total area (m2)	37,741 m2
Total industrial ceiling area (m2).	4,300 m2
Available area (m2)	-

## Industries

- Logistics
- Call center
- Aeronautical parts maintenance

## Sample of established companies

- AVIOTECHNOLOGY, SA de CV. (Repair of aeronautical components)
- AVIOTRADE, SA de CV. (Call center)
- DHL Free trade zone (EL SALVADOR), SA de CV. (Logistics)





# Montforth Free Zone

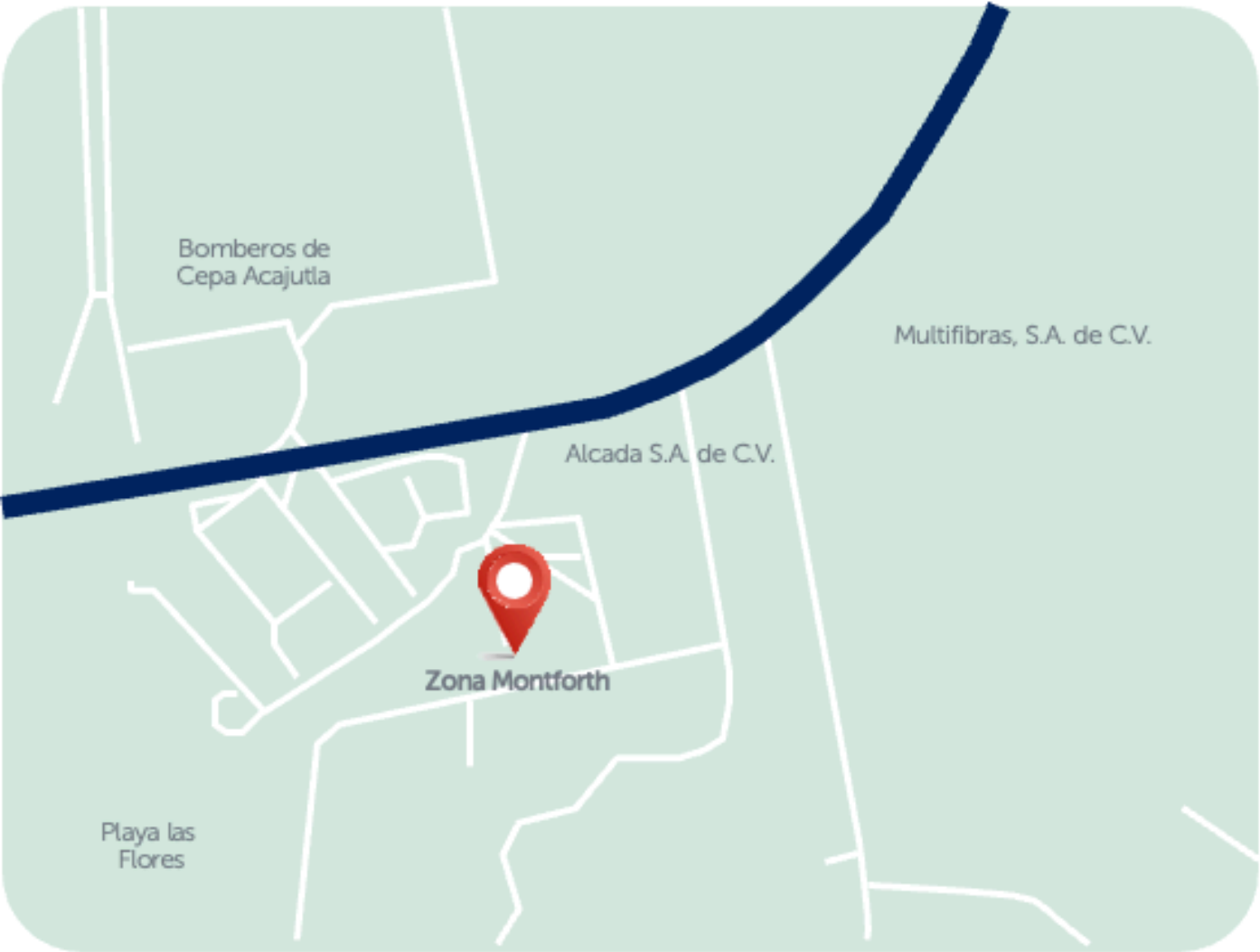
📍 Highway towards Acajutla port, Km.72.5, cantón Santa Barbara, department and jurisdiction of Sonsonate, El Salvador.

## Overview

Montforth Free Zone is a project under development, located in the department of Sonsonate, in the west of the country. It has an area of about 300,000 square meters.

## Areas

Type	To be finished
Total area (m2)	295,301 m2
Total industrial ceiling area (m2).	s/d
Available area (m2)	s/d



Source: Free Zone Administrators and Ministry of Economy.

Note: This document seeks to promote the availability of industrial spaces to operate in the country, the information on the description and services provided by each Free trade zone or Industrial Park has been provided mostly by their administrators.



