BRGROUP

MOROCCO
INDUSTRIAL FREE ZONES
& INVESTMENT INCENTIVES

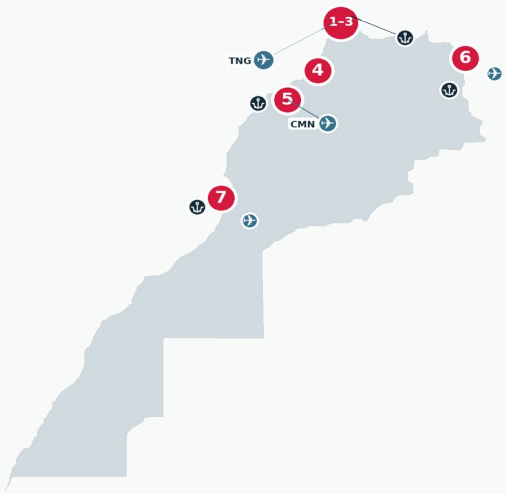
November 2026

Corporate Real Estate Advisory

Free-Zone Geography & Connectivity

Seven selected Industrial Acceleration Zones (ZAIs) | Official published platform figures

SELECTED INDUSTRIAL ACCELERATION ZONES



TANGIER FREE ZONES | 1–3

Three separate sites shown as one cluster on this national-scale map.

- ZAI: numbered site / cluster
- Commercial seaport
- International airport

TNG Tangier Ibn Battouta
CMN Casablanca Mohammed V

	INDUSTRIAL PLATFORM	GROSS HA
1	**Tanger Free Zone** Tangier	400
2	**Tanger Automotive City** Tangier	517
3	**Mohammed VI Tanger Tech** Tangier	467
4	**Atlantic Free Zone** Kénitra	488
5	**MidParc** Nouaceur	140
6	**Technopole d'Oujda** Oujda	107
7	**Souss-Massa ZAI** Agadir	64

MULTIMODAL CONNECTIVITY

11.1m
TEU
Tanger Med 2025

180+
PORTS
Tanger Med network

2,295
KM RAIL
National rail network

36.3m
PAX
Air passengers 2025

PRINCIPAL LOGISTICS GATEWAYS

PORTS Tanger Med · Casablanca · Jorf Lasfar · Agadir · Nador / Nador West Med*

RAIL & AIR Freight rail corridors and major international airports serving the selected ZAI regions.

*Nador West Med: phased opening; Dakhla Atlantic: under construction. Rail access is not implied at each ZAI.

Source: industrial-estate.gov.ma (zone sizes); Tanger Med Authority; ONCF; ONDA. Published areas may differ from actual developed land, legal perimeters or on-site conditions. Availability requires operator confirmation.

Industrial Real Estate | Property Options

Indicative free-zone market ranges | BR Group market knowledge, November 2026

FREE-ZONE MARKET PRICING

INDUSTRIAL LAND | SALE

€60–80 / m²

INDUSTRIAL BUILDINGS | RENT

€5–7 / m² / month

Market guidance only: land and building pricing varies by zone, specifications, plot size and transaction conditions.

THREE REAL ESTATE SOLUTIONS



Photo: Theo Marjoram / Unsplash | Illustrative property image

01 SERVICED LAND

Acquire a plot and develop an owner-occupied facility.

02 READY BUILDING

Lease an existing facility; verify technical compliance.

03 BUILD-TO-SUIT-TO-LEASE

Developer/investor-funded; lease negotiated to fit.

TRANSACTION STRUCTURES | LEASE AND ACQUISITION

TYPICAL LEASING CONDITIONS

3 / 6 / 9 years	Existing-building lease structures
10 years minimum	Typical BTSL commitment
9–12 months	Indicative BTSL delivery

INDUSTRIAL LAND ACQUISITION

1. Plot selection
2. Project approval
3. Due diligence
4. Sale & title transfer
5. Permits & operations

Indicative market terms and common acquisition pathway; final conditions, approvals and timing are project-specific.

Investment Framework & Market Entry

Headline incentives for qualifying free-zone businesses and industrial investment projects

INVESTMENT INCENTIVES | KEY FIGURES

5 years

TAX EXEMPTION

Initial corporate tax exemption for qualifying ZAI businesses

20%

CORPORATE TAX

Generally applicable rate after the initial exemption

Up to 30%

INVESTMENT SUPPORT

Conditional support on eligible investment under the Charter

ELIGIBILITY & OPERATING FRAMEWORK

MAIN INVESTMENT CHARTER	MAD 50m+ and 50 stable jobs, or 150 stable jobs; conditional approval and programme limits.
ZAI CUSTOMS / VAT / FX	Special treatment for qualifying operations; transaction-specific verification required.

Project eligibility, permitted activities and applicable transaction treatment should be checked before committing to a specific ZAI location.



FOR INDUSTRIAL LOCATION ENQUIRIES

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METHODOLOGY & IMPORTANT NOTICE

Sources and methodology: BR Group indicative free-zone property pricing (November 2026); Moroccan Ministry of Industry and Trade industrial-estate portal (zone areas, classifications and published offerings); Tanger Med Authority, ONCF and ONDA (logistics); and Morocco's 2026 tax framework and Investment Charter (incentives). Government-portal figures may differ from actual developed areas, legal perimeters and on-site conditions.

This snapshot summarises conditions across seven selected Moroccan Industrial Acceleration Zones (ZAIs) using BR Group market knowledge and external sources considered reliable at the issue date. Figures and commercial terms are indicative, not binding quotations. Actual land or building availability, technical specifications, operator approval, applicable taxes, incentive eligibility and transaction terms must be confirmed for each project. The 3 / 6 / 9 lease convention reflects market practice and should not be confused with the French statutory commercial lease regime. Reasonable care has been taken in its preparation, but information may change. This document is for general information and decision support only; it is not legal, tax, financial or other professional advice, nor a comprehensive market study. BR Group accepts no responsibility for decisions made solely on its basis. Independent verification and due diligence are required before any commitment.