



المركز الجهوي للاستثمار فاس مكناس  
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Centre Régional d'Investissement Fès - Meknès



# LAND GUIDE

F e z - M e k n e s R e g i o n



«We call for the strengthening and facilitation of access to land for investors, whether individuals or companies. In addition to raising production and profitability levels, this measure is likely to promote job creation»

*Excerpt from the speech of His Majesty King Mohammed VI, may God grant him victory, delivered in the presence of the members of both Chambers of Parliament on the occasion of the opening of the 1st session of the 3rd legislative year of the 10th legislature.*

*Rabat, October 12, 2018.*





صَاحِبُ بَجَائِلِ الْمَلِكِ مُحَمَّدِ السَّادِسِ نَصْرَهُ اللهُ



## Introduction


The Regional Investment Center (CRI) of Fez-Meknes is pleased to offer you this land guide for Fez-Meknes region, with the aim of presenting the region's land supply dedicated to productive investment, for all project initiators and both national and international investors.

This information guide serves as a practical decision-making tool for investors wishing to explore the land supply in the region, which offers numerous investment opportunities. It also provides the necessary information to better prepare for the land selection phase to host the investment project.

This guide is the result of a participatory approach involving all the concerned partners (including land developers), allowing for an assessment of the existing land supply, industrial zones, and projected activities zones, through a survey carried out in collaboration with the relevant external services (Wilaya, Regional Delegation of the Ministry of Industry, Commerce, Green and Digital Economy, Municipalities, Land Developers, etc.).

All relevant information on the concerned zones (land nature, mobilization mode, price, type of activity, etc.) has been collected, analyzed, and updated to ensure consistency and accuracy at the regional level. This information is provided in the form of "land data sheets" by sector of activity, allowing investors to have the key indicators necessary for the launch of their activities.

The CRI Fez-Meknes guarantees efficient support throughout the key stages of your investment project. An experienced team is at your service to help you realize your project and contribute to its success, notably through a range of services related to information, advice, assistance, and support in accomplishing all formalities and administrative procedures.

For more information, we invite you to visit our website : [www.fesmeknesinvest.ma](http://www.fesmeknesinvest.ma) 



Centre Régional d'Inv





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## Territorial offer

- 01 - Fez-Meknes, a territory Conducive to Investment
- 02- Reasons to Invest in the Region
- 03- Key Sectors of the Region
- 04- Land Mapping of the Region





المركز الجهوي للاستثمار فاس مكناس  
Centre Régional d'Investissement Fès - Meknès



**AGRICULTURE**

**INDUSTRY**

**TOURISM**

**HANDICRAFT**





## 01. Fez-Meknes, a Territory Conducive to Investment

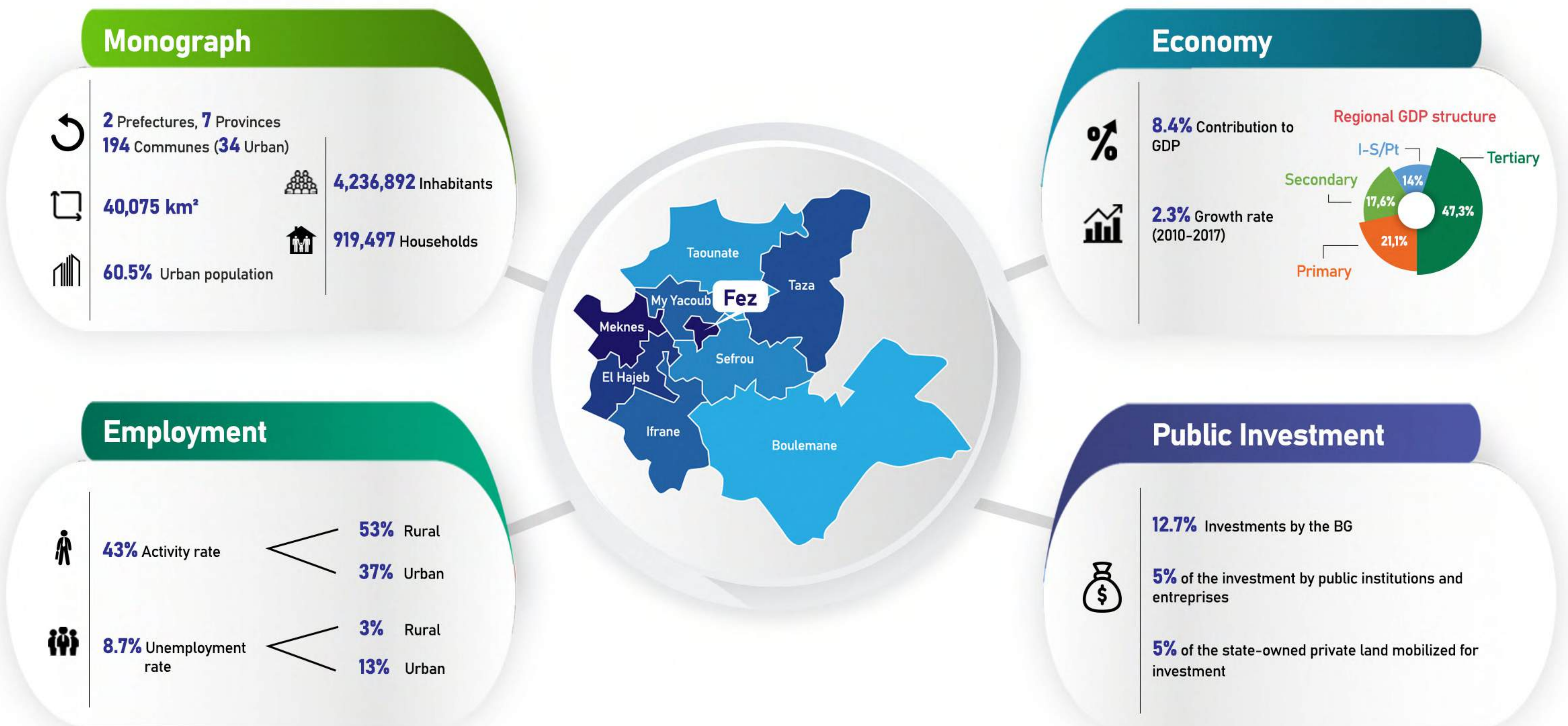
Fes-Meknes region is the result of the merger of two major regions, namely the former Fez-Boulemane region and the Meknes-Tafilalet region, with a total population of 4.2 million inhabitants, accounting for 12.5% of the national population. This Region benefits from intrinsic characteristics that contribute to its influence, within a pleasant living environment, and is endowed with a strong multicultural dimension deeply rooted in its DNA.

The region benefits from a geostrategic position that gives it centrality in economic exchanges at the national level and demographic flows, making it an emerging regional economic hub contributing to national wealth with 96.5 BMAD (8.4% of national GDP) in 2019. The Region ranks 2nd in terms of contribution to national agricultural added value and ranks 2nd in terms of mobilized land in support of the Morocco Green Plan in 2018.

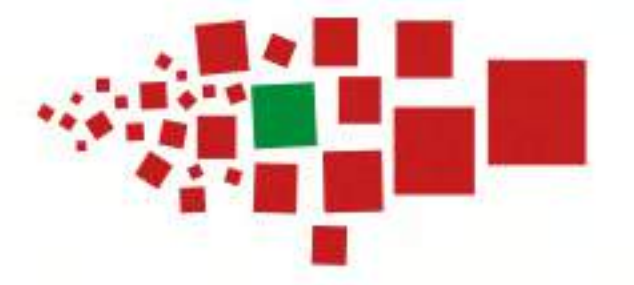
The Region's wealth is based on tertiary activities, which contribute 47.3% to the Region's added value. The primary sector contributes 21.1%, and the secondary sector accounts for 17.6%, particularly including manufacturing industries. Due to its strategic positioning, the region aims to develop its industrial, agricultural, tourism, and artisanal potential, in line with its historical expertise (+1000 years) in traditional handicraft (tannery, ceramics, metalwork, etc.), which have made its reputation and contributed to shaping its civilization.

The momentum generated by the Industrial Acceleration Plan (IAP) has enabled the Region to reach 4th place in terms of gross job creation, with over 35,000 jobs created between 2014-2018, representing 8% of the overall IAP target.

### The Region Fez-Meknes : an emerging promising hub since the 2015 implementation of the advanced regionalization in 2015







## 02. Investment Incentives in the Region

### ➤ Strategic Geographical Location

Fez-Meknes region benefits from a prime location, strategically situated between major economic hubs such as Tangier, Nador, Kenitra, and Casablanca. This advantageous geostrategic position makes the region a central destination for demographic movements and an attractive area for various economic exchanges.

### ➤ Developed Transport Infrastructure

The region is well-connected through a highway network that links it to key national ports (Kenitra: 1h45, Casablanca: 5h55, Tanger Med: 3h50). It also boasts the "Fez Saïss" international airport, ranked as the 4th busiest in the country, with an annual passenger traffic of approximately 3 million. Additionally, the region is improving its international connectivity, with direct links to major global capitals (90 weekly flights).

### ➤ Abundant Natural Heritage

Fez-Meknes is home to many natural sites, including mineral springs and thermal springs (Moulay Yacoub, Ain Allah, and Sidi Harazem) and national parks such as Ifrane, which contains the largest cedar forest in the world. Other notable sites include the Tazekka National Park, the Friouato caves in Taza (a UNESCO cultural heritage site), and the Bouiblane Mountains in Taza. The Region is also known for its vast forest cover, representing over 1.2 Mha (14% of Morocco's national forest parks), half of which is located in the Province of Boulemane.

### ➤ Cultural Richness

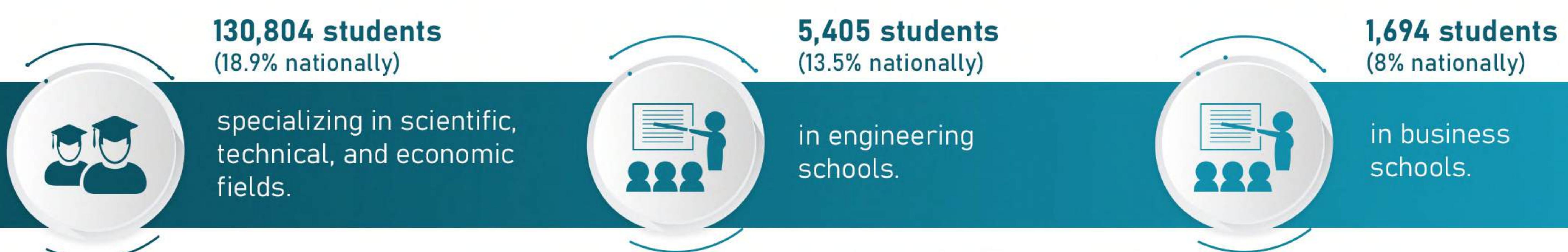
The Region hosts the world's oldest university, "Al-Qaraouiyine," alongside six historic medinas, recognized for their high architectural value. The Roman archaeological site of Volubilis is another key heritage landmark. Moreover, the Region is an artistic hub with a vibrant cultural calendar, hosting internationally renowned events such as the Fez Festival of World Sacred Music, the Cherry Festival, the Poetry Festival, the International Agricultural Show, and the National Leather Craft Fair.

### ➤ Business-Friendly Environment

Fez-Meknes offers an investment-friendly business climate, particularly supported by a regional framework designed to encourage wealth creation and job opportunities. This includes regional employment bonuses, financial support for industrial investments, and the streamlining of administrative processes. This dynamic framework has attracted several international companies, including Lear Corporation, Alten, Webhelp, Aptiv, CGI, and others.

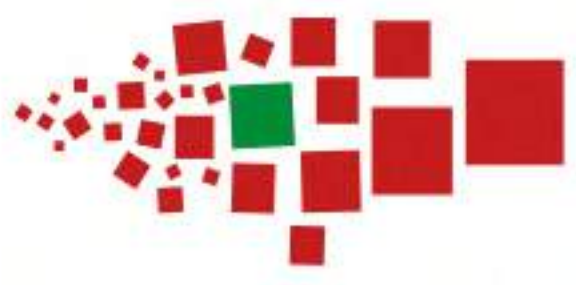
### ➤ Skilled Human Capital

As Morocco's leading academic center, Fez-Meknes home to a vast university network comprising six universities. In 2020/2021, it hosted 151,000 students enrolled in public higher education, distributed as follows :



The students' profiles are diversified, thus offering the Region great potential in terms of qualified human resources, particularly in engineering, thanks to several renowned engineering and business schools (ENSAF, ENSAM, ES12A, INSA), as well as the first School of Digital Engineering and Artificial Intelligence in Africa. The Region has more than 266 public and private vocational training establishments, offering 236 specialties, with an annual capacity of 25,187 trainees distributed between 9,222 technicians and 15,965 specialized technicians. The Region will host the City of Trades and Skills (CMC) with 2,920 students who will get through a high training in various trades and sectors, for the year 2025.

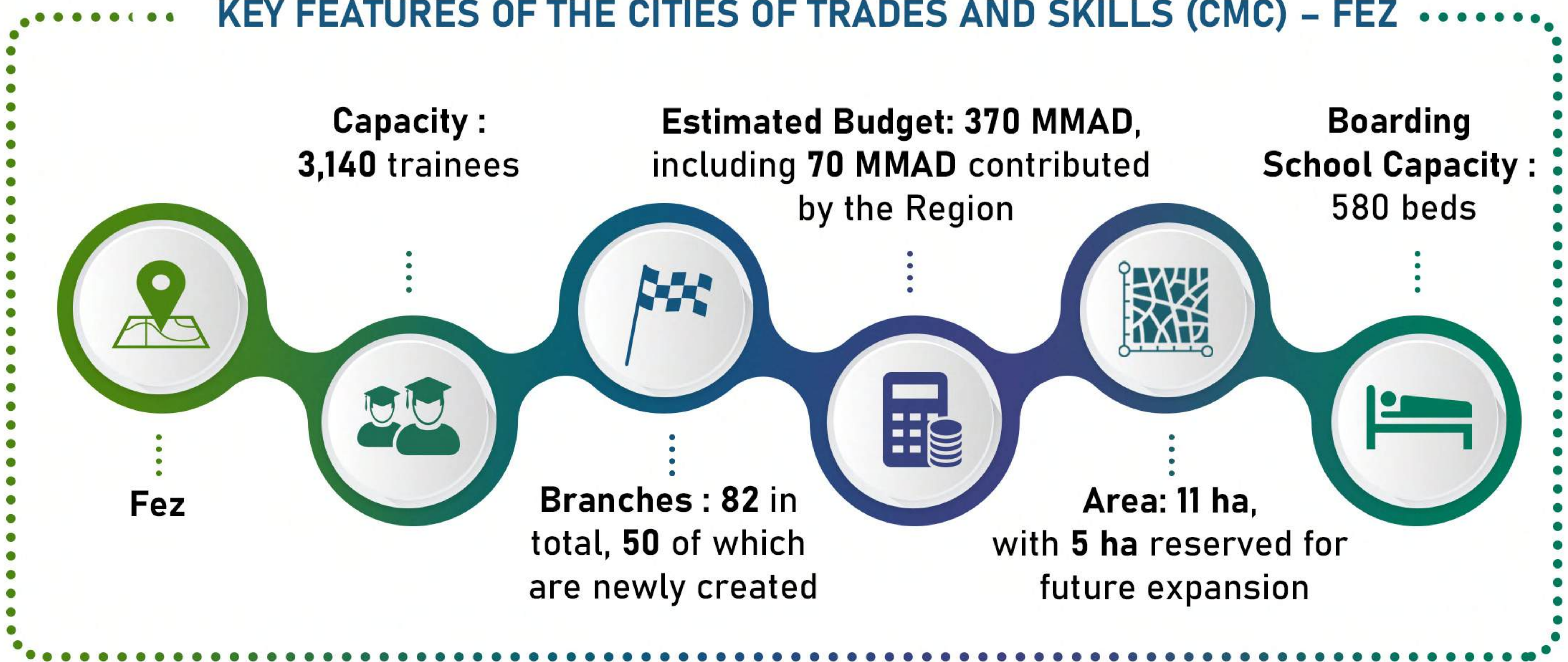




The creation of the CMC in Fez will bring great added value, and will allow the Region to develop its vocational training model, particularly in textile, crafts and leather sectors.



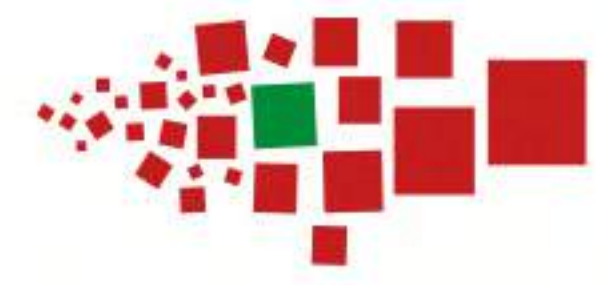
### KEY FEATURES OF THE CITIES OF TRADES AND SKILLS (CMC) – FEZ



### 8 TRAINING CENTERS







## 03. Agriculture in Fez-Meknes region

### A- Agriculture



Agriculture is the leading sector of Fez-Meknes region, serving as the primary growth driver for the local economy.

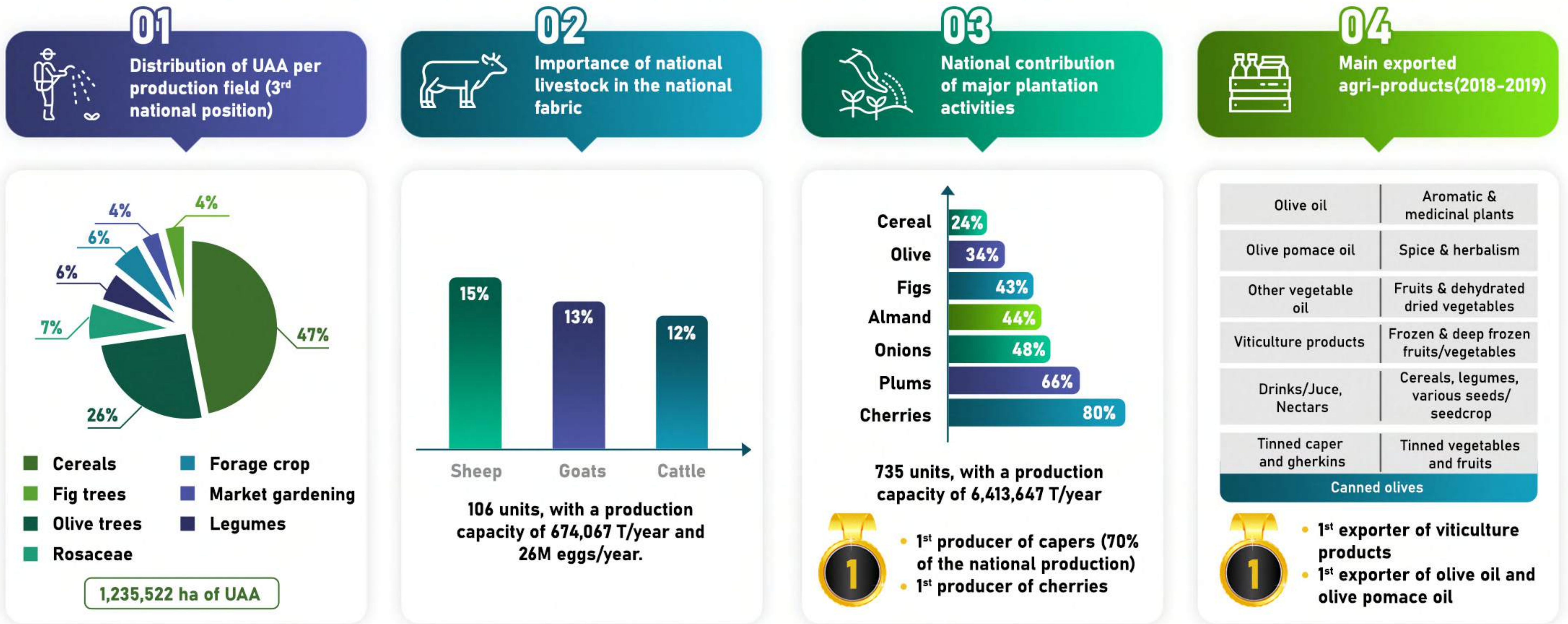
The Region holds the second position nationally in agriculture, contributing 15.2% to the national GDP, with an annual turnover of 506 MMAD. It leads in the production of several key crops, such as capers (70% of national production) and cherries.

Additionally, Fez-Meknes is the top exporter of wine products, olive oil, and pomace oil. The region benefits from various assets that support its agricultural development. It leverages a highly skilled workforce and efficient human capital, supported by quality management institutions, specialized training centers (e.g., ENA in Meknes), and agricultural research through institutions like AGRINOVA, INRA, and ENA. Furthermore, the Region benefits from financial incentives through the Agricultural Development Fund.

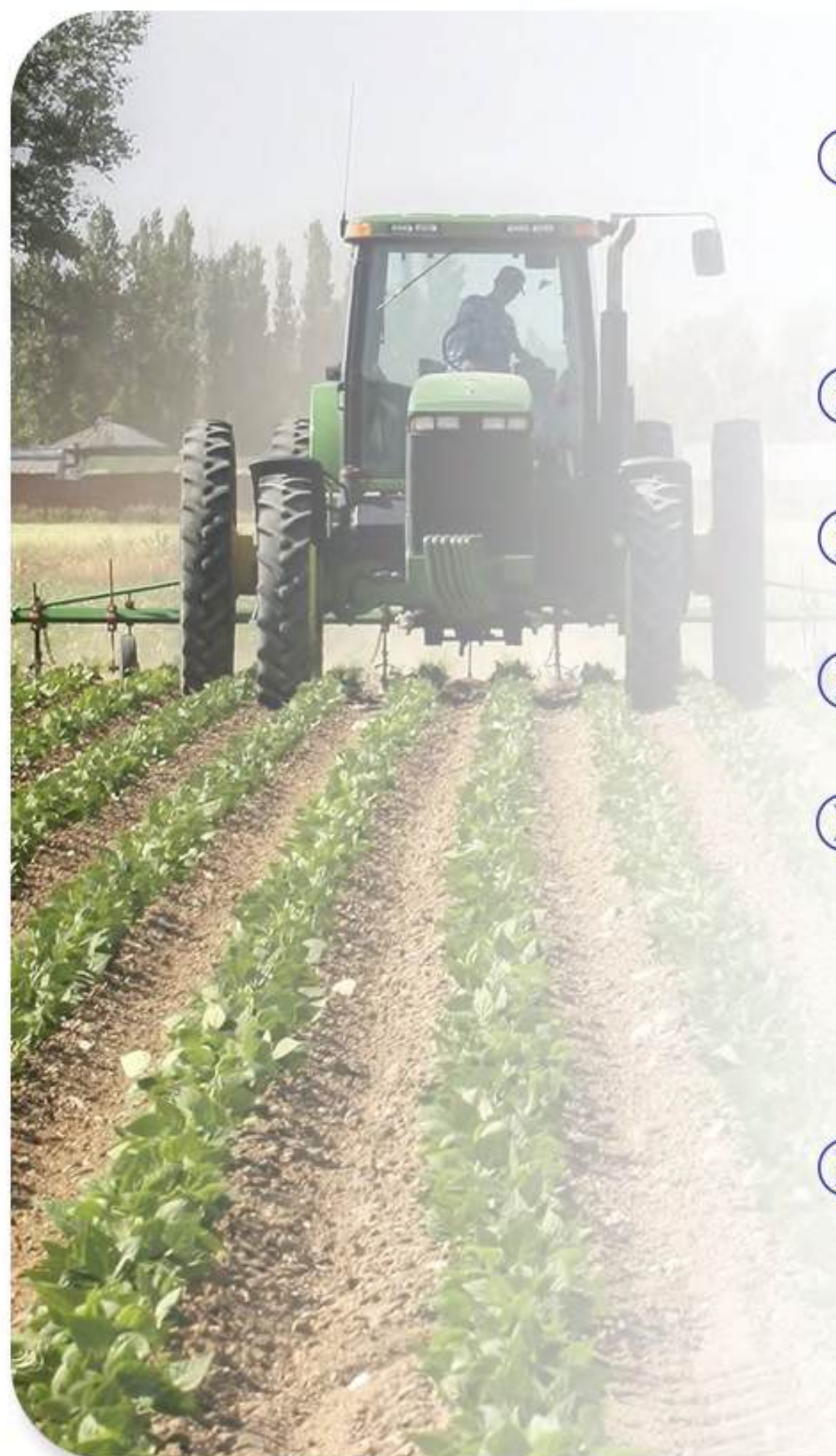




- ▶ An agri-food region with strong potential
- ▶ The agricultural sector, the main engine of growth of the local economy



- ▶ The Region is the 2<sup>nd</sup> agricultural pole in the Kingdom
- ▶ The Region is the 2<sup>nd</sup> beneficiary of land mobilization in support of the Green Morocco Plan



- ▶ Diversity of sectors: cereal farming, market gardening, arboriculture, olive tree growing, viticulture, phoneculture, medicinal & aromatic plants, cattle and sheep farming, dairy production, forestry;
- ▶ Existence of a competitiveness pole in the domain of agro-industry (Agropolis);
- ▶ Launch of structuring projects aiming at preserving irrigation water resources in Sais Plain;
- ▶ Qualified and performing human resources, thanks to training centers in the agricultural sector;
- ▶ Quality supervision structures: through schools and specialized training centers: National School of Agriculture in Meknes (ENA), and encouragement of research (AGRINOVA, National Institute for Agricultural Research (INRA), Universities);
- ▶ Financial incentives within the framework of the Agricultural Development Fund, through the mobilization of an area of more than 24613 ha for the benefit of 191 projects at attractive rental prices.

### Promotion of local products

13 local products likely to be labeled



- ▶ Nabouth dried figs
- ▶ Zerhoune capers
- ▶ Ain Leuh cherries



- ▶ Aknoul almonds
- ▶ Outat El Haj olive oil
- ▶ Fez capers



- ▶ MTA olive oil
- ▶ Azzaba olive oil
- ▶ Zerhoune olive oil

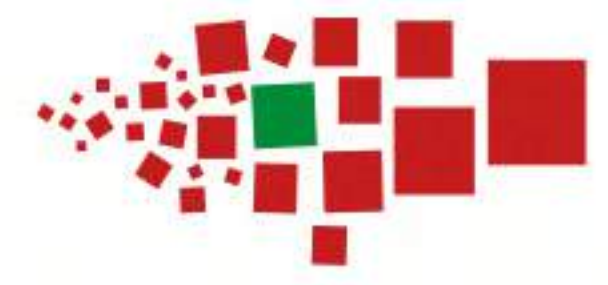


- ▶ Anise d'Agourai
- ▶ Tafegight apple
- ▶ Chari Figs



- ▶ Sefrou and Boulemane honey





## Key Sector Indicators (2019)

14.6%



Contribution to the national agricultural GDP

26.9 BMAD



Turnover

1.05 BMAD



Investment amounts approved by the Agricultural Development Fund, of which 55% from private sector

13.4%



Utilized Agricultural Area (UAA)

73,905 T



Agricultural exports

53.7 MWD



Jobs

14.6%



CNSS affiliated employees

### Key projects

To support the upgrading of the agro-industrial sector, several flagship projects have been launched, particularly :

Projects	Features	Description/components
 <p><b>SAISS PLAIN SAFEGUARD</b></p>	<ul style="list-style-type: none"> <li>Location : Fez, Moulay Yacoub, Sefrou, Meknes, El Hajeb and Ifrane.</li> <li>Area : 30,000 ha</li> <li>Water resources : 125 m<sup>3</sup> from Mdez dam</li> <li>Cost : 5.8 BMAD</li> <li>Project cycle timeline : 2017-2022</li> </ul>	<ul style="list-style-type: none"> <li>Situation : Transmission pipeline from the Mdez dam</li> <li>3km water supply galleries</li> <li>3,200 mm diameter main waterpipe for 60km</li> <li>2 water regulation and filtration structures</li> <li>Irrigation water transport and distribution network</li> </ul>
 <p><b>MEKNES AGROPOLIS</b></p>	<ul style="list-style-type: none"> <li>Area (first phase) : 30 ha, of which 115 ha net area (225 plots)</li> <li>Jobs : 18,000</li> <li>Cost : 559 MMAD</li> <li>Transfer price : starting from 300 MAD/m<sup>2</sup></li> <li>Currently being marketed : 101 plots available (65% marketing rate)</li> </ul>	<ul style="list-style-type: none"> <li>Agropark and Qualipole Alimentation</li> <li>Promotion of key sectors : fruits/vegetables, cereals, milk and meat.</li> </ul>
 <p><b>AGRITECH POLE</b></p>	<ul style="list-style-type: none"> <li>COST : 16.3 MMAD</li> </ul>	<ul style="list-style-type: none"> <li>Euromed University Regional Innovation Center. Goals : Supporting the upgrading of the agro-industrial sector, via the support of entrepreneurs, the promotion of research and development and the adaptation of the agricultural structure to international standards.</li> </ul>
 <p><b>CREATION OF A MODERN ONION STORAGE AND PACKAGING UNIT</b></p>	<ul style="list-style-type: none"> <li>Situation : Agripole Meknes</li> <li>Cost : 31.6 MMAD</li> <li>Partners : Regional Counsel</li> </ul>	<ul style="list-style-type: none"> <li>Onion storage unit, with a capacity of 4,000 T, distributed over 8 rooms and a packaging space.</li> </ul>

Legend : ■ Completed ■ In progress ■ Projected

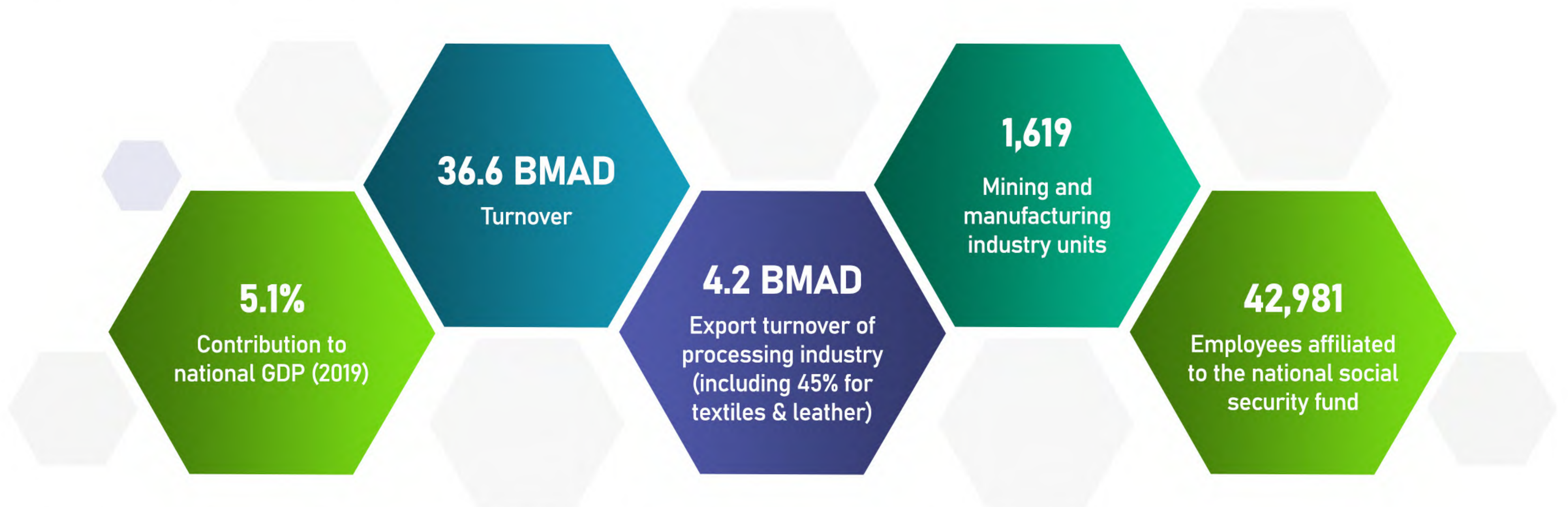




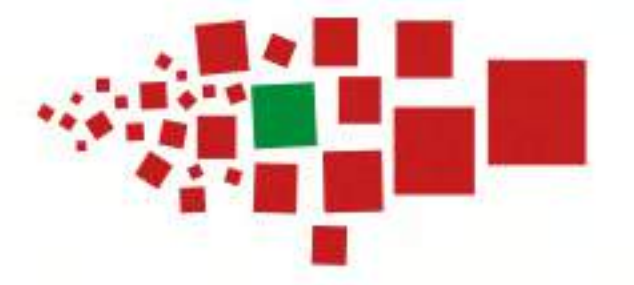
## B-Industry



After a decline in its industrial activities over the past three decades, Fez-Meknes region is now firmly committed to revitalizing its industrial structure, oriented towards new sectors and activities with strong growth and high added value.



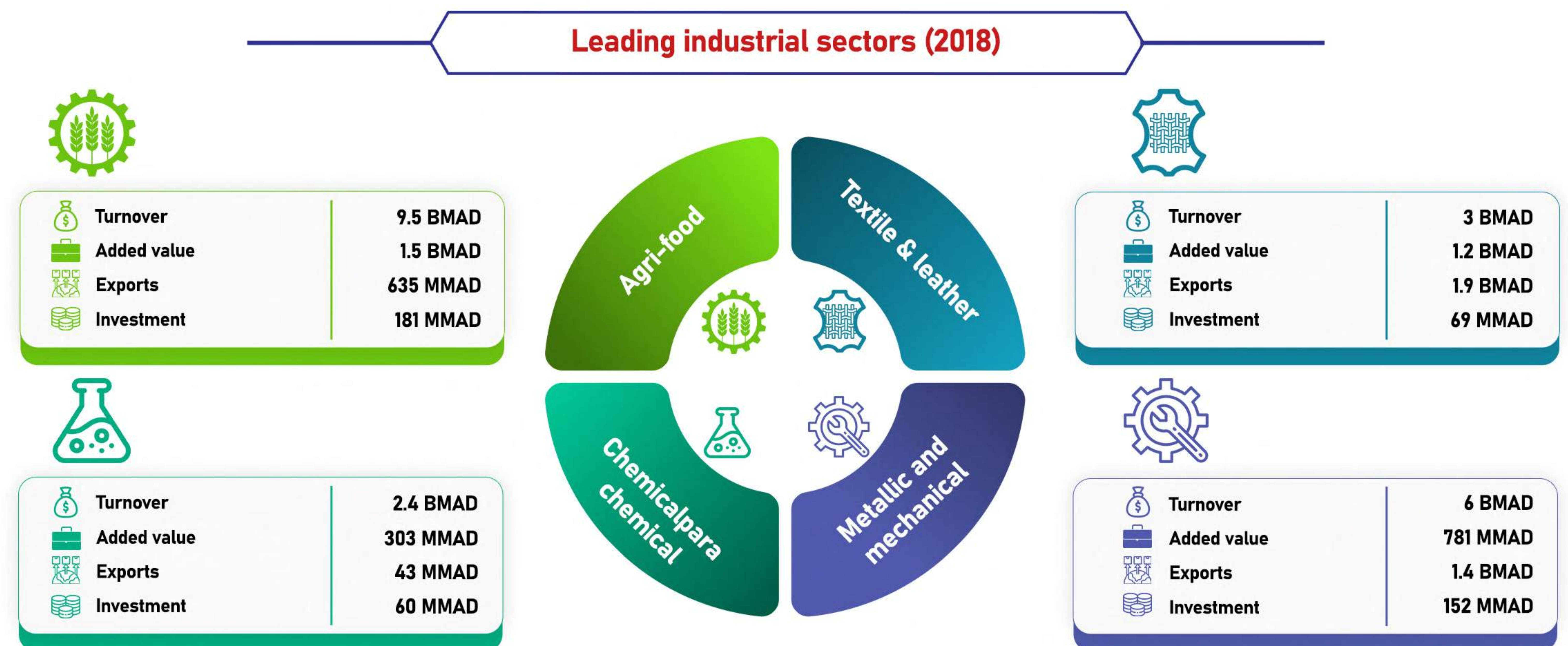




## Industrial Sector in Fez-Meknes region

The regional industrial sector contributes 5.1% to the national GDP, generating an added value of 3.6 BMAD. Industrial exports from the Region saw an average annual growth of 11.2% between 2015 and 2019, reaching an export turnover of approximately 4.2 BMAD. The clothing and leather industry leads the region's exports, accounting for 3.23 BMAD (45% of the region's export turnover). This is followed by machinery and electrical appliances, contributing 1.74 BMAD (24.2%) between 2015 and 2019, largely driven by the cabling industry.

Fez-Meknes region has over 60 years of industrial history. During the 1980s, Fez was Morocco's second industrial hub after the "Casablanca-Mohammedia" hub. Today, the Region remains a vital industrial center, with 1,619 extractive units employing around 43,000 people. The agro-food, textile, and leather sectors together represent 68.7% of the Region's industrial added value. The Region is being further developed as a key hub for automotive suppliers, along with Kenitra and Tangier. It has successfully attracted major international companies such as ALSTOM, APTIV, YAZAKI, and LEAR CORPORATION.



### ► Offshoring

As Morocco's third-largest offshoring hub after Casablanca-Settat (57%) and Rabat-Salé-Kenitra (24%), Fez-Meknes region accounts for 11% of the country's total jobs in this sector. With 36 call centers employing 4,433 people, Fez offshoring has become a leading employer in this domain, particularly in the Prefecture of Fez as of 2019. The Region has successfully attracted several well-known companies, including Webhelp, Atticall/Sitel Group, Alten Delivery Center, and CGI. The sector continues to experience significant growth, with over 34% of new hires in 2019 facilitated by the National Agency for Employment and Skills Promotion (NAESP).

The Region's assets include a highly qualified and efficient human capital. As the first academic center in Morocco, Fez-Meknes is home to six universities, enrolling 20% of the country's students. It also offers a wide range of vocational training programs, such as the Institute of Offshoring Skills, ICT, and audiovisual technologies, which trained nearly 1,500 students in 2019. Comparative studies have also highlighted the competitiveness of Morocco in terms of labor costs, which are 50% lower than some southern European countries, with total operational costs potentially reaching 35%, further increasing the Region's attractiveness for offshoring activities.





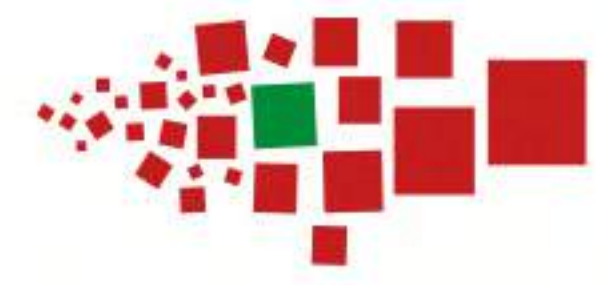
## C- TOURISM



Tourism is the third key economic sector in Fez-Meknes region, contributing 8.5% to the national tourism GDP and generating an annual added value of 6,919 MMAD. Regional tourism is experiencing robust growth, driven in part by the expansion of air transport and various initiatives to enhance the Medinas of Fez and Meknes, which are globally recognized cultural destinations.

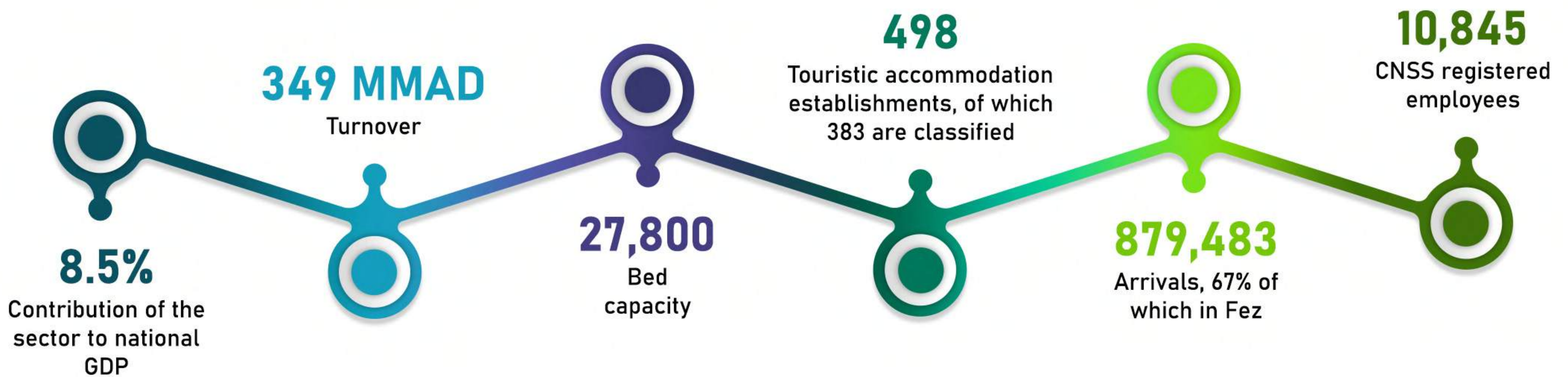
The Region is also a leader in spiritual tourism, thanks to its diverse landscapes, offering opportunities in mountain, rural, thermal, and even golf tourism. The Region hosts 383 classified tourist accommodation establishments, providing 19,684 beds. In 2019, nearly 900,000 tourist arrivals were recorded, representing a 9.5% increase compared to 2015 (612,962 arrivals). This growth led to an occupancy rate of 42.32%, significantly up from 30.24% in 2015.





## Tourism, a sector in continuous growth in the Region

### Key Sector Indicators (2019)

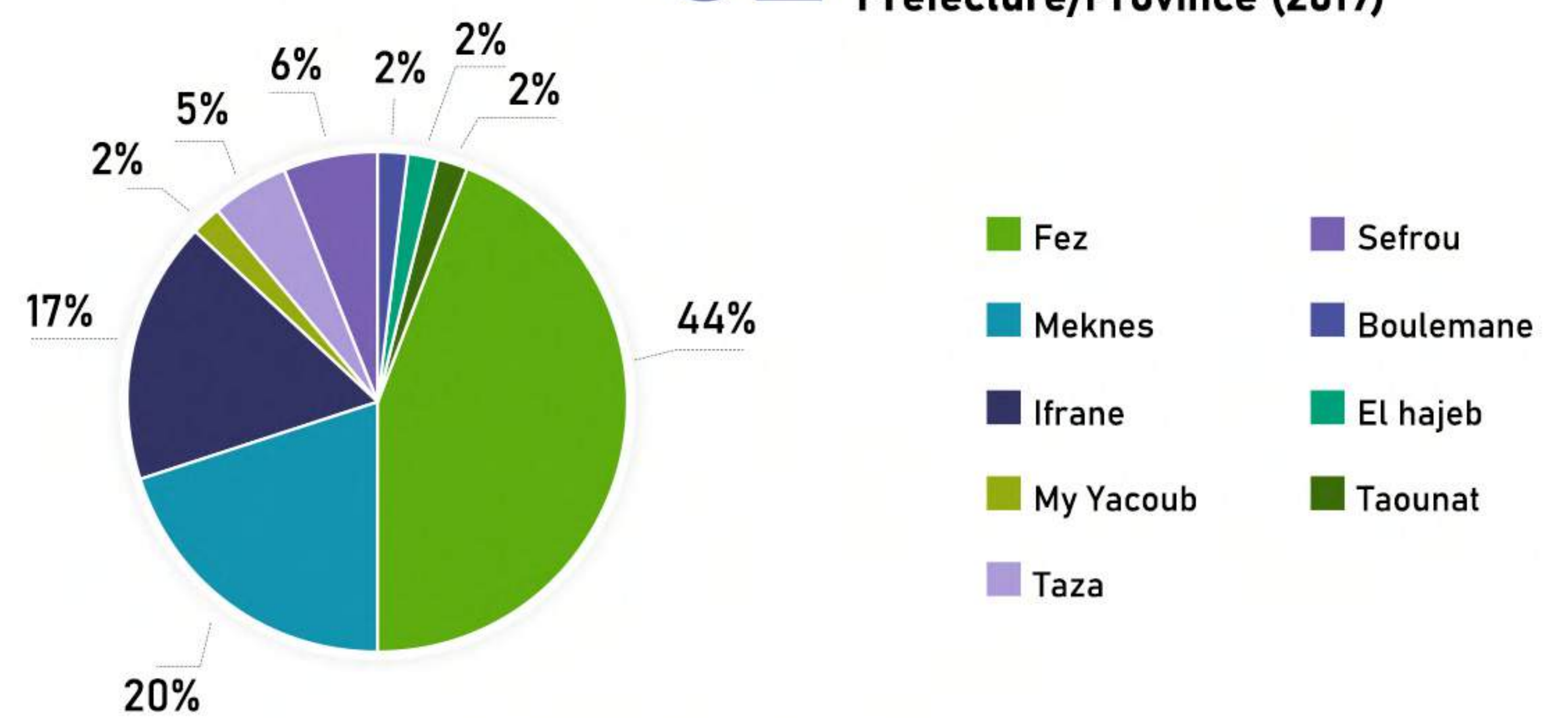


## A significant development potential in light of the growing demand for the destination

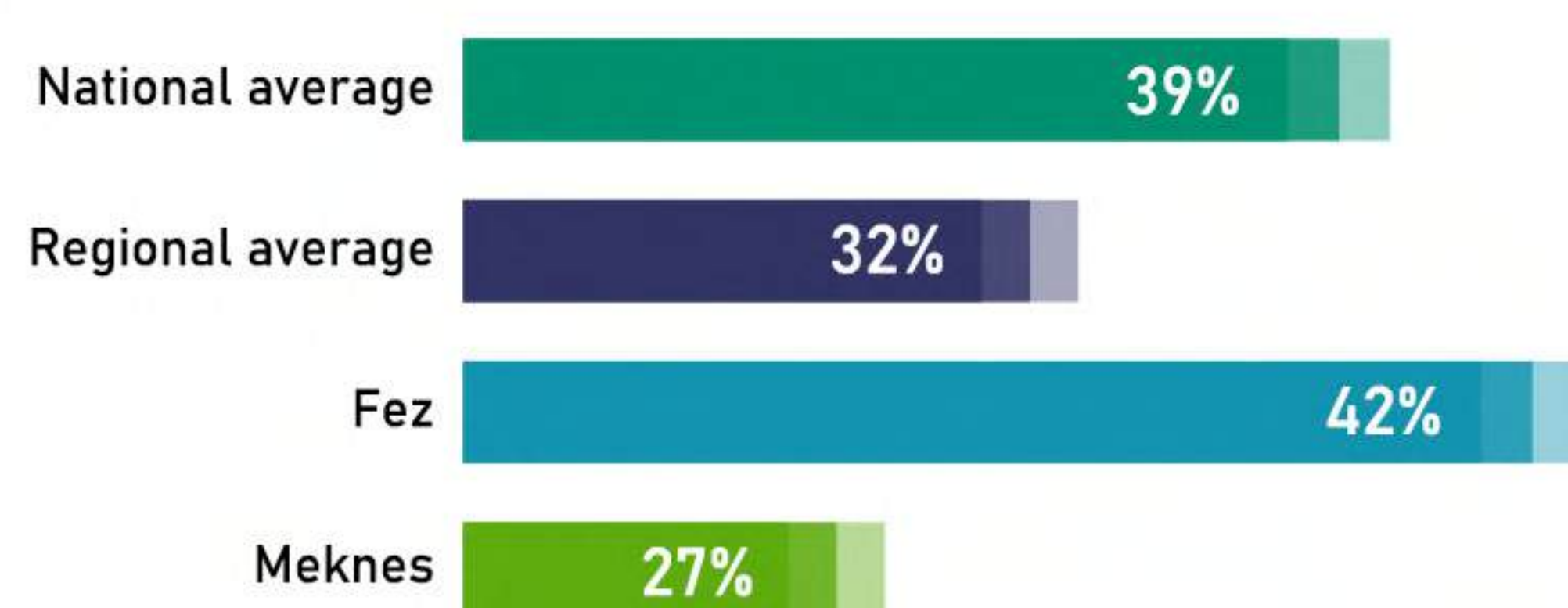
### 01 Operating units in tourism sector (2019)



### 02 Breakdown of hotel establishments by Prefecture/Province (2019)



### 03 Occupancy rates in major cities of the Region






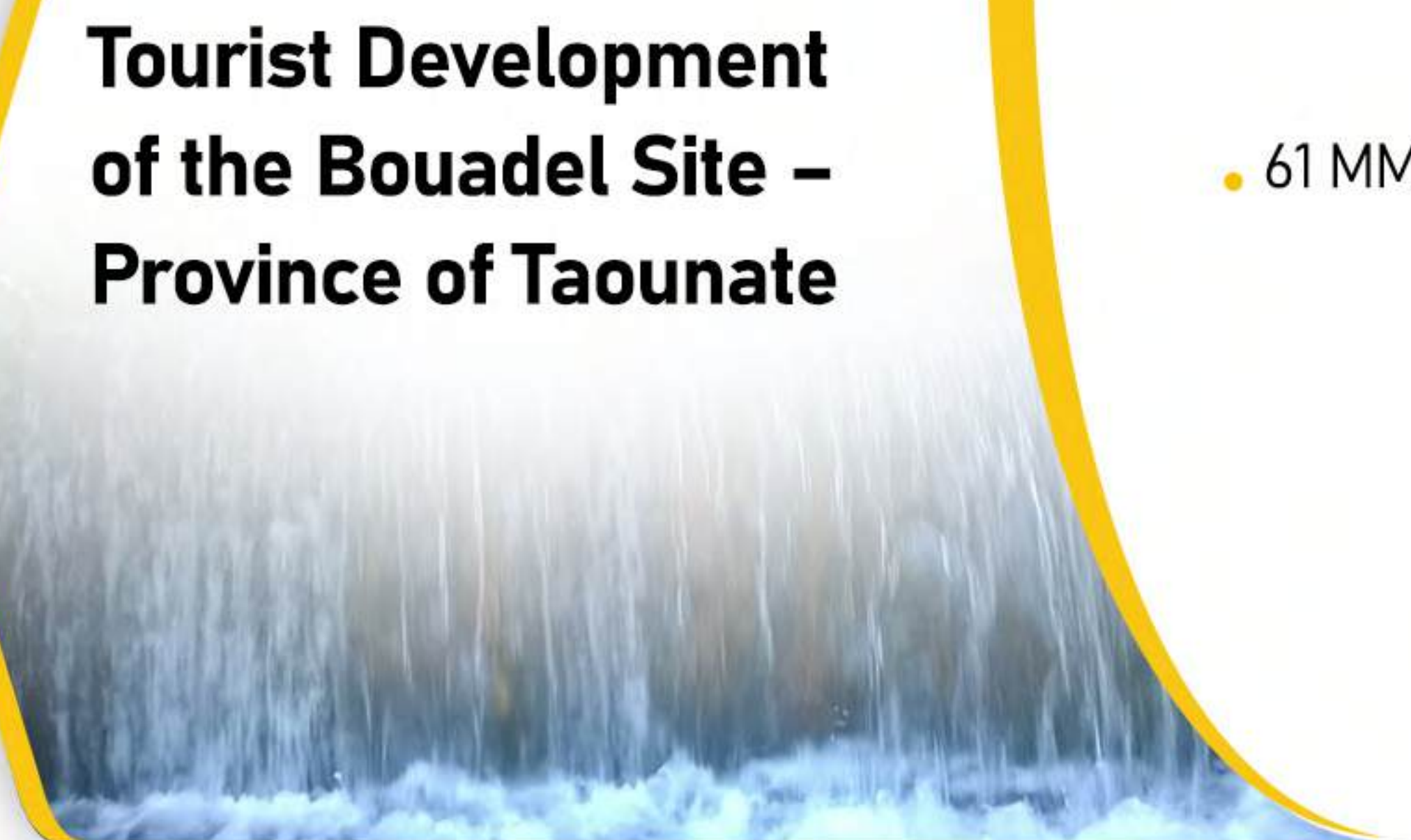
### 04 The top 5 international arrivals to the Region







- ▶ A strong dynamic in terms of tourism investments
- ▶ Investment opportunities in the different links of the tourism value chain

Projects	Cost	Description / components
 <p><b>Regional Natural and Cultural Tourism Development Program</b></p>	<ul style="list-style-type: none"> <li>• 17 MMAD</li> </ul>	<p><b>Program focused on :</b></p> <ul style="list-style-type: none"> <li>• Developing the rural tourism value chain</li> <li>• Enhancing the attractiveness of cultural and urban tourist centers</li> <li>• Exploiting and valuing the hinterland's wealth</li> </ul> <p>Deadline: 2022</p>
 <p><b>Fez Congress Center</b></p>	<ul style="list-style-type: none"> <li>• 80 MMAD</li> </ul>	<p>This project, with a capacity of 2,000 seats, will position Fez as a major destination for conferences and business tourism (MICE).</p>
 <p><b>Thermal Station Project in Boulemane</b></p>	<ul style="list-style-type: none"> <li>• 40,3 MMAD</li> </ul>	<p><b>Agreement signed on March 1, 2021</b> during the Council session of Fez-Meknes region.</p>
 <p><b>Tourist Development of the Bouadel Site - Province of Taounate</b></p>	<ul style="list-style-type: none"> <li>• 61 MMAD</li> </ul>	<p><b>Agreement signed on July 4, 2019</b>                      Program objectives include :</p> <ul style="list-style-type: none"> <li>• Creating a leisure and relaxation space (3.5 MMAD)</li> <li>• Developing the Bouadel Promenade (14MMAD)</li> <li>• Creating a local product marketplace (5M MAD)</li> <li>• Developing and upgrading the village, including the construction of four tourist lodges (10 MMAD)</li> </ul>

Other Tourism Projects in Progress	1,708 MMAD	73 projects to increase lodging capacity by 3,615 beds.
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Other Investment Projects Under Study	920 MMAD	43 projects to increase lodging capacity by 4,664 beds.
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Legend : ■ Completed ■ In progress ■ Projected





## HANDICRAFT



The handicraft sector in Fez-Meknes region has experienced significant growth, with annual turnover increasing by more than 31% between 2015 and 2018. This dynamic growth led to a rise in regional exports, reaching a value of 66.21 MMAD in 2019, up from 19.73 MMAD in 2015, an increase of 35.4%. This performance places the sector in second place nationally, contributing 12.8% to the national GDP, equivalent to 10.11 BMAD, and representing 15% of the country's total artisanal revenue in 2019.

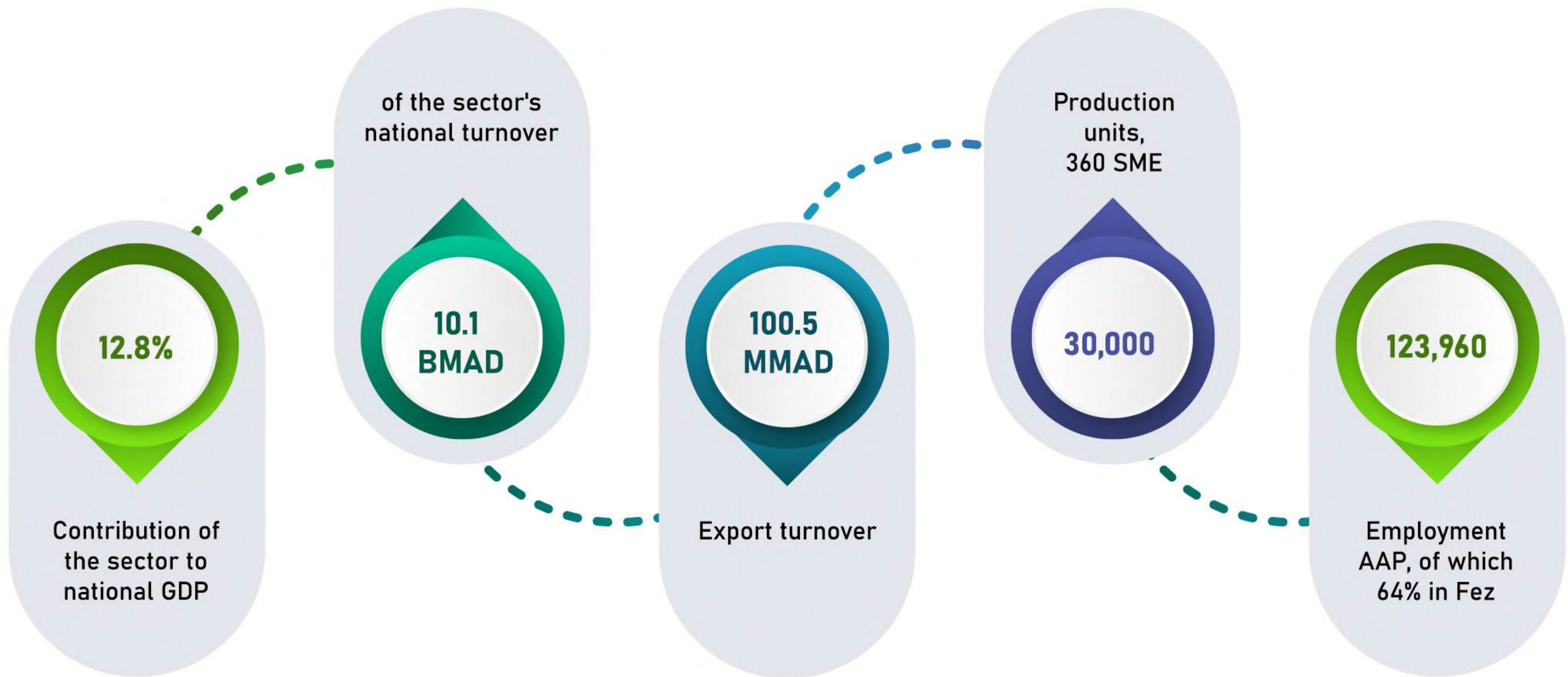
Handicraft is the Region's second-largest sector, encompassing over 40,000 production units and providing 123,000 jobs across nearly 205 different activities.

The clothing, leather goods, and traditional building sectors employ 66% of the Region's artisans. These sectors contributed significantly to the Region's revenue in 2019, with a turnover of 3.142 billion MAD, representing 30.5% of the total. The diversity of production and the expertise of artisans in the Region contribute to its global artistic influence, making it a strong asset for Fez-Meknes. As a result, the Region ranks third nationally for artisanal exports, with 8% of national exports generated by Fez alone.





## Key Sector Indicators (2019)



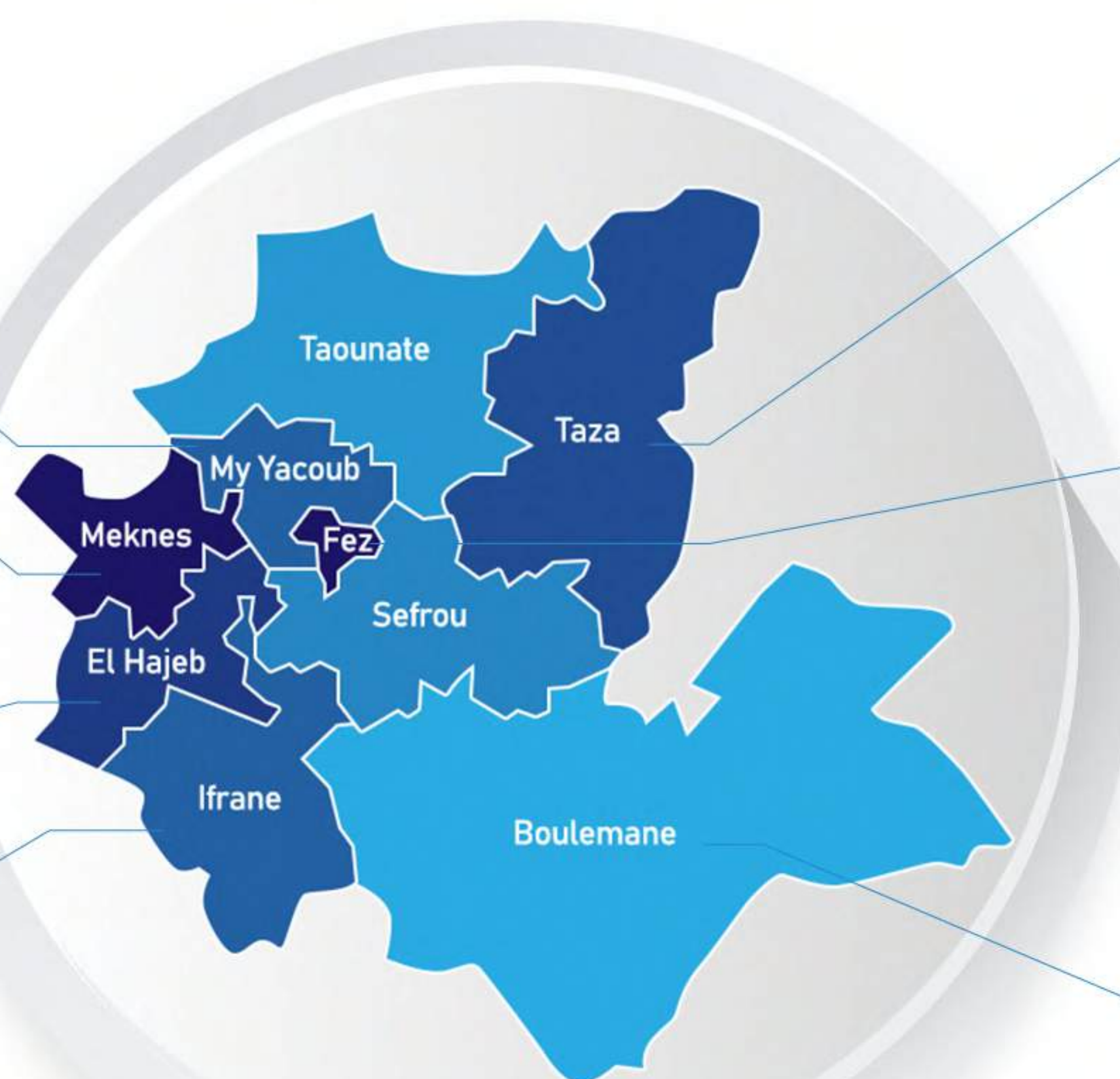
## Art Craft Products Specialties per Province/Prefecture

**Moulay Yacoub**  
 Furniture, clothing, accessories, decoration

**Meknes**  
 Wood, furniture, clothing, blankets, leather goods, ironwork, ceramics and stone

**El hajeb**  
 Wood, local products, weaving, leather, carpets.

**Ifrane**  
 Wood, weaving carpets, local carpets

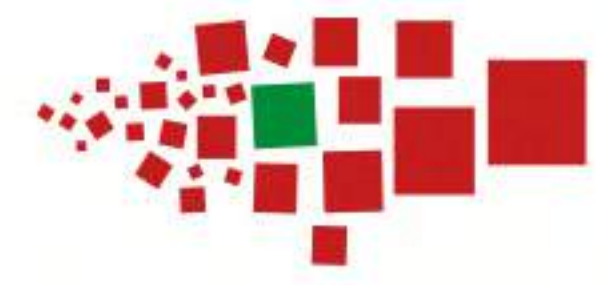


**Taza**  
 Stone cutting, vegetable base products, Bni Ouarain carpet, embroidery

**Fez**  
 Leather, furniture, decoration, pottery and ceramics, clothing, accessories, zellij and construction, local products

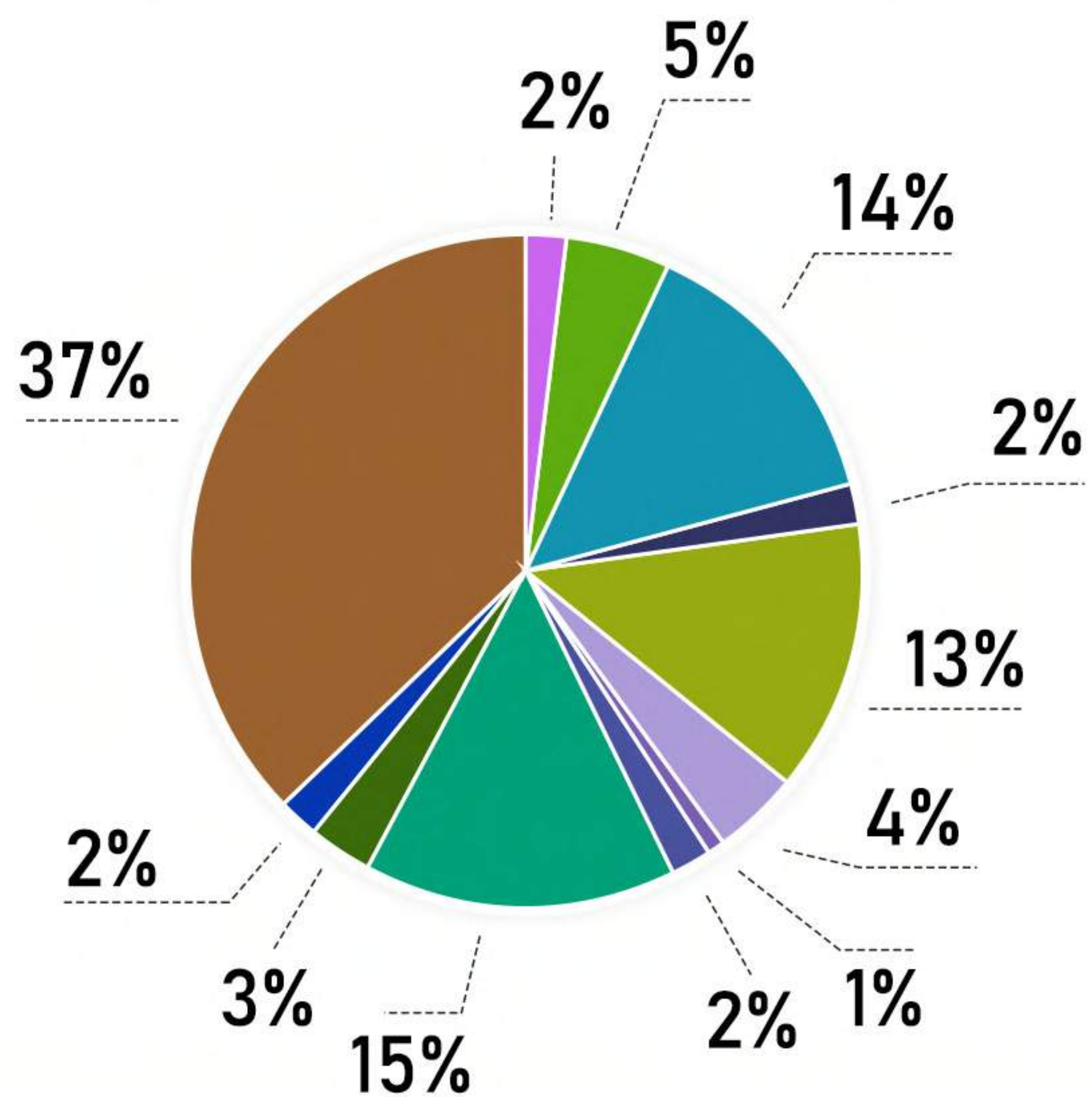
**Sefrou / Boulemane**  
 Embroidery, sewing and weaving, accessories, food





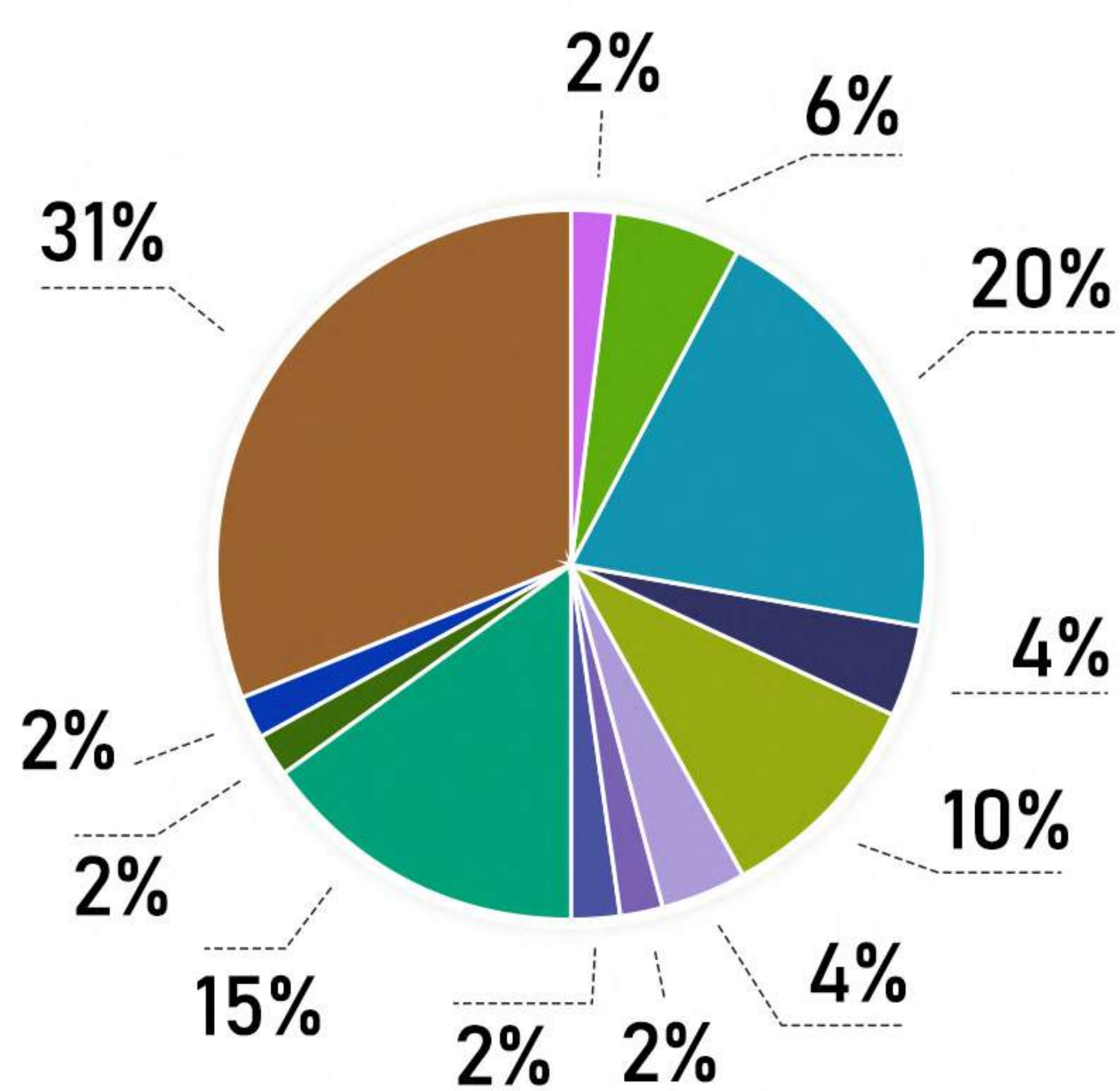
- ▶ Richness and variety of Regional handicrafts
- ▶ Launch of important projects for the products promotion and marketing

Clothing, leather and traditional building sectors employ 66% of artisans in the Region and take 65% of sales



#### AAP employment per activity

- Articles
- Construction
- Jewelry
- Wood
- Blankets
- Brassware
- Wrought iron
- Leather goods
- Pottery & stone
- Carpets
- Clothing
- Other



#### Sales rate per activity

- Articles
- Construction
- Jewelry
- Wood
- Blankets
- Brassware
- Wrought iron
- Leather goods
- Pottery & stone
- Carpets
- Clothing
- Other

### Review of craft events over the period 2016-2019




Fairs & expos	39
Participants	1903
Expo days	361
Local fairs/exhibitions	10

Regional fairs/exhibitions	3
National fairs & expos organized in the Region	3 (Metal, Leather, Pottery)
International fairs & expos organized in the Region	4 (Wood, 160 exposers, turnover 11MMAD in 2018)





## Key Projects for the Promotion of Regional Crafts

Projects	Features	Description / components
 <p><b>International Handicraft Fair</b></p>	<ul style="list-style-type: none"> <li>• <b>Project Leader</b> : Chamber of Crafts, Fez-Meknes region</li> <li>• <b>Cost</b>: 21 MMAD</li> </ul>	<ul style="list-style-type: none"> <li>• <b>International exhibition</b> dedicated to promoting artisanal products from the Region.</li> </ul>
 <p><b>Thematic Fairs</b></p>	<ul style="list-style-type: none"> <li>• <b>Project Leaders</b> : Chamber of Crafts, Fez-Meknes Region / Regional Council</li> <li>• <b>Cost</b> : 22 MMAD</li> <li>• <b>Number of exhibition stands</b> : 120</li> <li>• <b>Number of exhibitors</b> : 3,200</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Organization of six thematic fairs</b> : metals, leather, pottery, wood, weaving, plant products</li> <li>• Training of <b>241 artisans</b>.</li> </ul>
 <p><b>Incubator of the Bensouda Nursery</b></p>	<ul style="list-style-type: none"> <li>• <b>Project Leader</b> : Regional Council</li> <li>• <b>Extension Area</b> : 12,948 m<sup>2</sup></li> <li>• <b>Cost</b> : 40 MMAD</li> <li>• <b>Progress</b> : Site development completed in 2021</li> </ul>	<ul style="list-style-type: none"> <li>• Project aimed at <b>promoting products</b> from the social and solidarity economy.</li> <li>• <b>35 cooperatives</b> to receive training and logistical support for marketing their products.</li> <li>• <b>Training of 175 artisans</b>.</li> </ul>

**Legend :** ■ Accomplished ■ In progress ■ Scheduled

## Land Mapping of the Region

### Prefecture of Fez

- 6 Industrial/service zones and districts (404 ha)
- Dry port of ONCF (5,5 ha)
- Industrial Park Fez-Saïss (20 ha)
- Tecknopark (7.159m<sup>2</sup>)
- Fez Shore (20 ha)
- International Exhibition Park (8 ha)
- UAT of Oued Fez (166 ha)
- Logistics Zone of Bensouda (33 ha)

### Province of Moulay Yacoub

- 2 Industrials Zones (47 ha)
- Fez Smart Factory (11 ha)
- Logistics Zone Ras El Ma (100 ha)

### Prefecture of Meknes

- 4 Industrial Zones and Districts (247 ha)
- Industrial Zone Ouislane (65 ha)
- 3 Logistics Zones :
  - Logistics Zone of Agropolis (60 ha)
  - Logistics Zone of Mejjat (20 ha)
  - Logistics Zone of Ouislane (92 ha)

### Province of Taounate

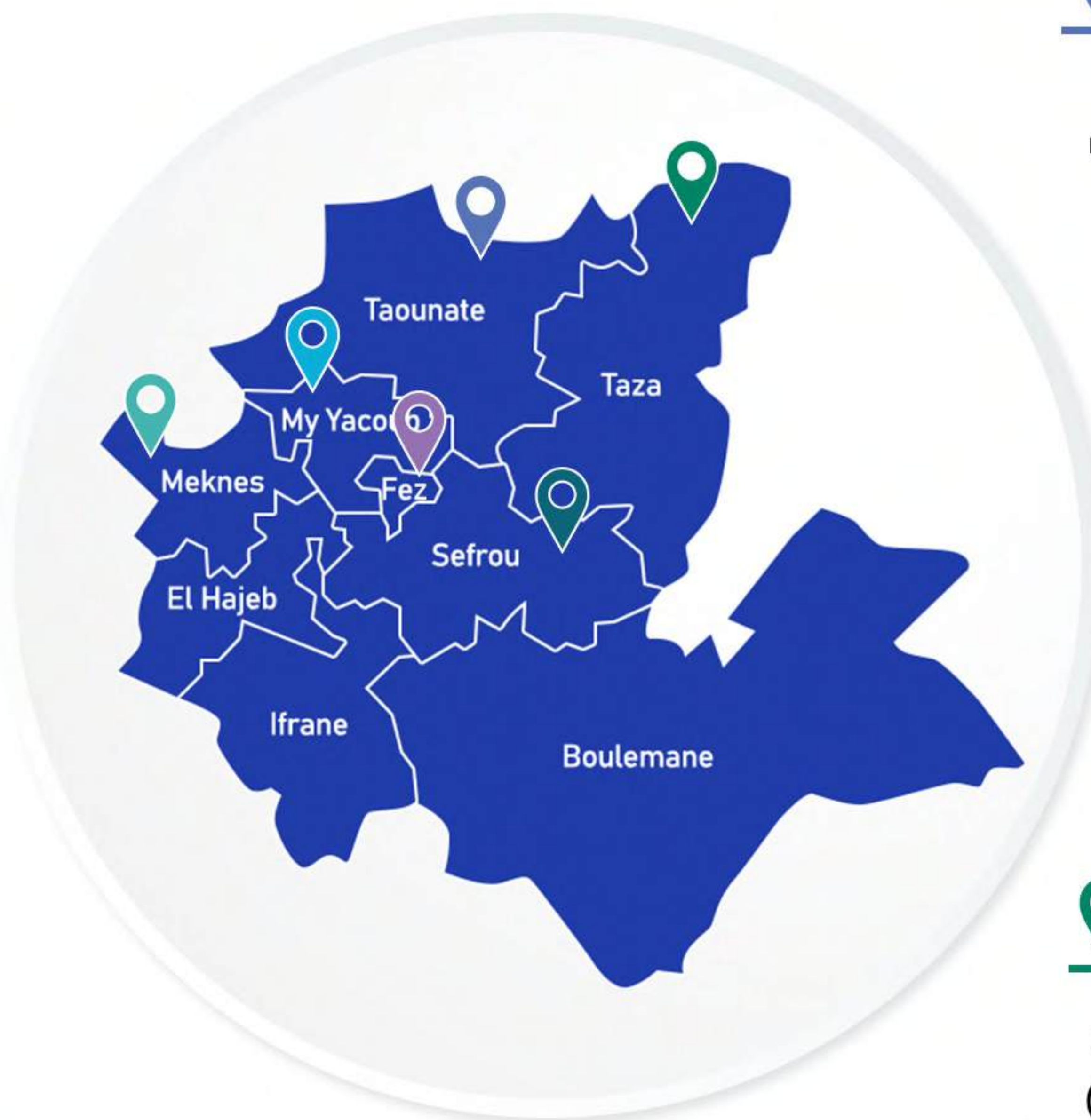
- Economic Activities Zone Ain Aicha (11 ha)


### Province of Sefrou


- 2 Industrials Zones (6,5 ha)
- Industrial Park Ain Cheggag (81 ha)
- Industrial acceleration zone Ain Cheggag (379 ha)
- Logistics Zone of Kandari Sidi Khair (33 ha)

### Prefecture of Taza

- Industrial Zone (28 ha)
- Logistics Zone of Taza (27 ha)



 15 industrial/service zones and districts spread across 6 Provinces and Prefectures of the Region

 11 planned industrial/service zones and districts spread across 6 provinces and prefectures of the region  
 7 multi-flow logistics zones planned over 365 ha

**Legend :**  Existing  Scheduled





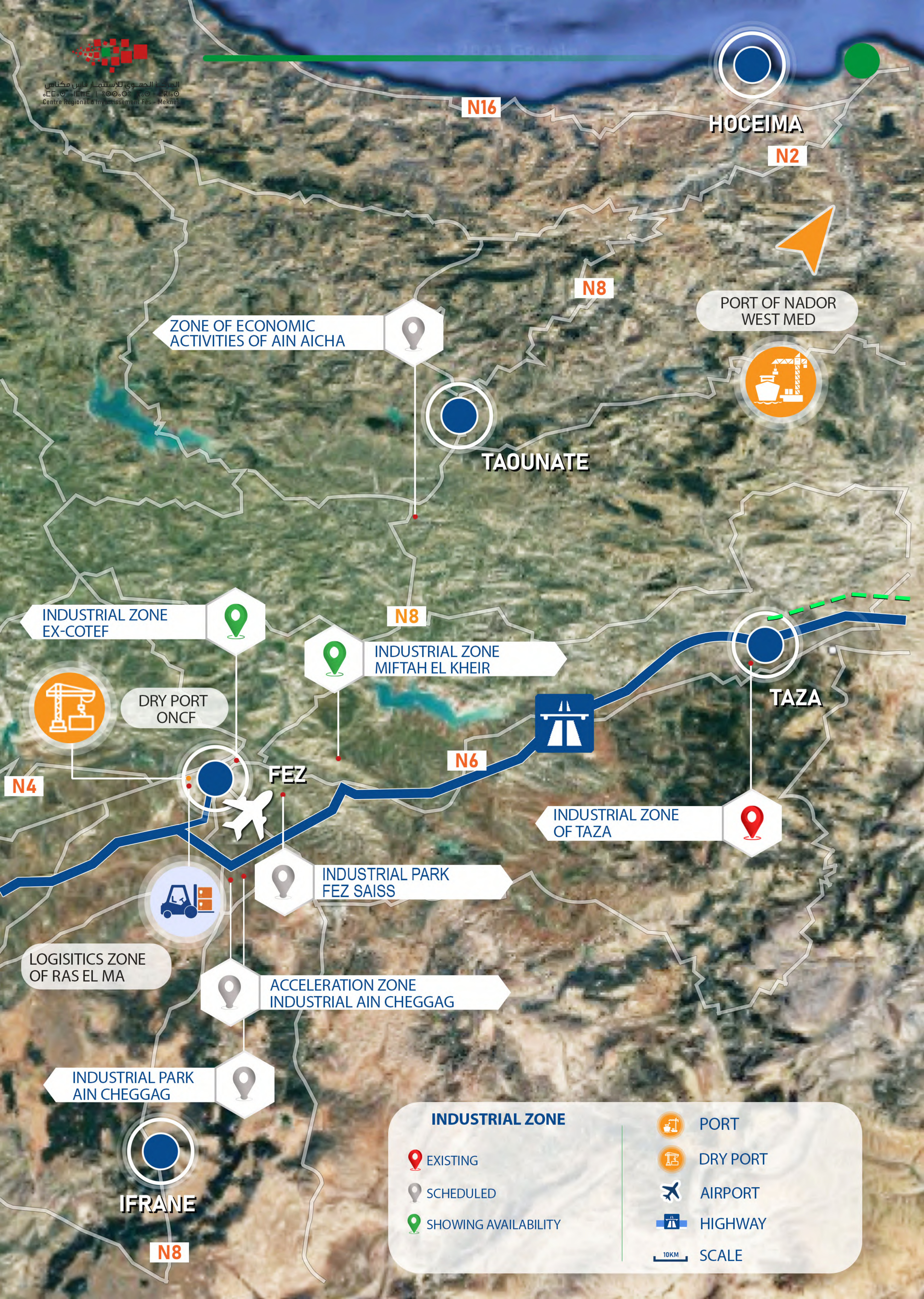
المركز الجهوي للاستثمار فاس مكناس  
Centre Régional d'Investissement Fès - Meknes

# INDUSTRIAL ZONES IN THE FEZ-MEKNES REGION



MEKNES - PORT OF KENITRA ATLANTIC	2H05	151 KM
MEKNES - PORT OF CASABLANCA	2H50	240 KM
MEKNES - PORT OF TANGER MED	3H55	378 KM
TAZA - PORT OF NADOR WEST MED	3H05	232 KM





ZONE OF ECONOMIC ACTIVITIES OF AIN AICHA



PORT OF NADOR WEST MED



TAOUNATE

INDUSTRIAL ZONE EX-COTEF



INDUSTRIAL ZONE MIFTAH EL KHEIR



DRY PORT ONCF



TAZA

INDUSTRIAL ZONE OF TAZA



INDUSTRIAL PARK FEZ SAISS



LOGISITICS ZONE OF RAS EL MA



ACCELERATION ZONE INDUSTRIAL AIN CHEGGAG



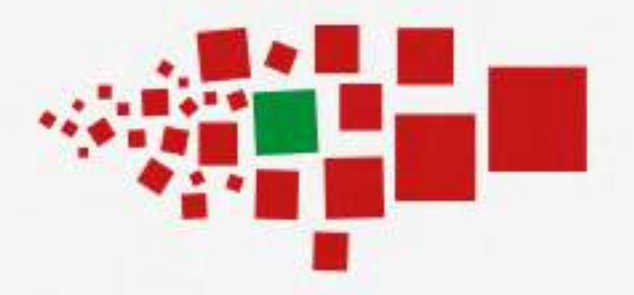
INDUSTRIAL PARK AIN CHEGGAG



IFRANE

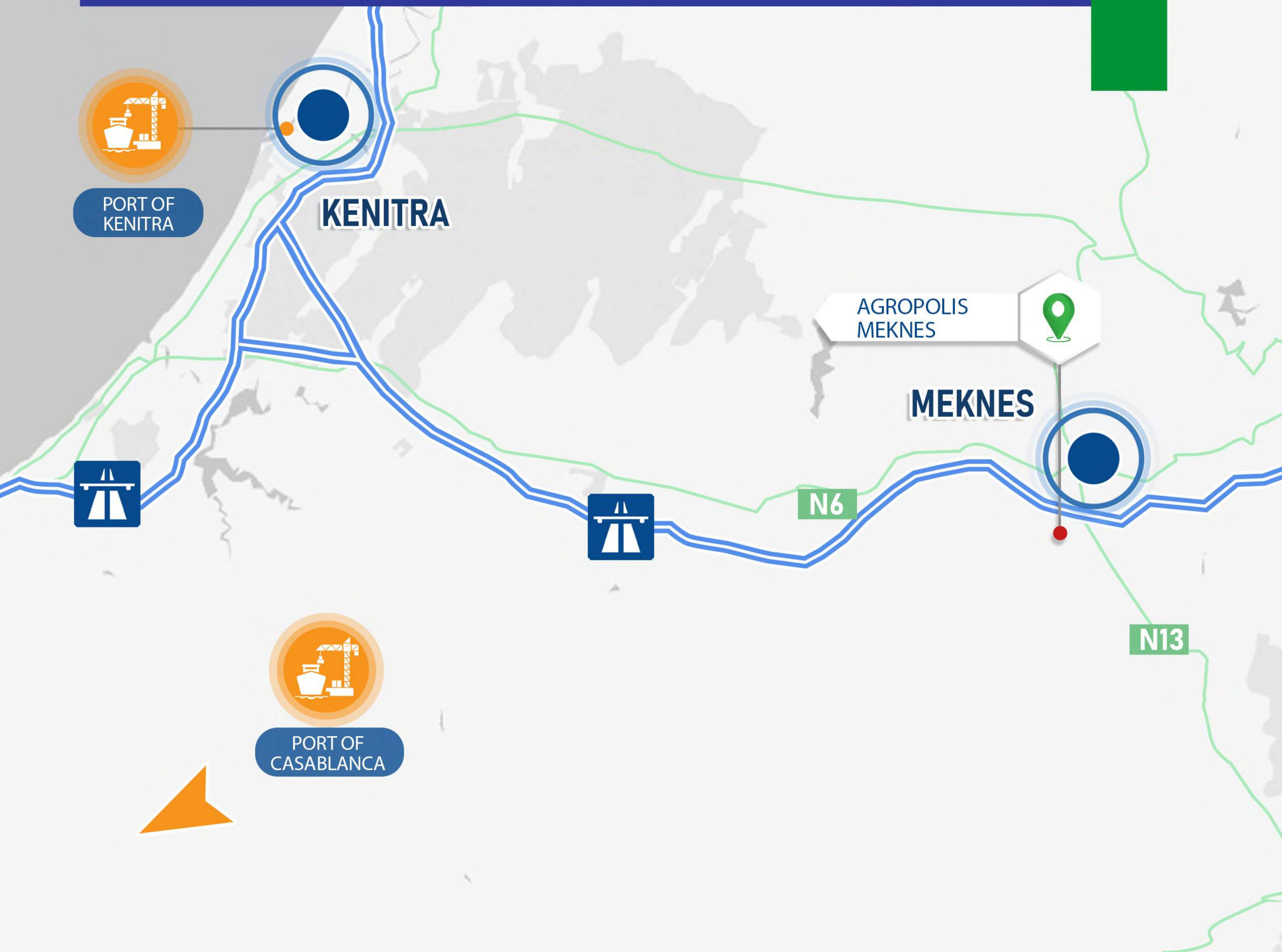
INDUSTRIAL ZONE		PORT	
EXISTING	SCHEDULED	PORT	DRY PORT
SHOWING AVAILABILITY		AIRPORT	HIGHWAY
		10KM SCALE	





# II. Available Industrial Zones

- 01 - Visions and development approach
- 02- Agropolis – Prefecture of Meknes







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PORT OF TANGER MED

PORT OF NADOR WEST MED

INDUSTRIAL ZONE MIFTAH EL KHEIR

INDUSTRIAL ZONE EX-COTEF

FEZ

DRY PORT ONCF

INDUSTRIAL ZONE

PORT

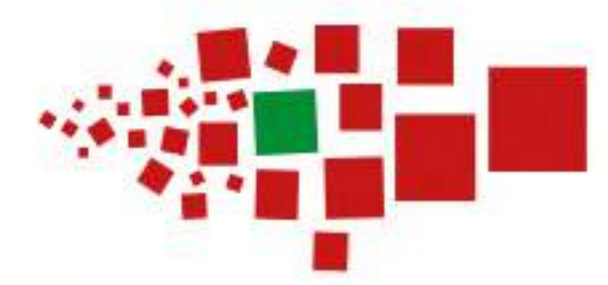
DRY PORT

AIRPORT

HIGHWAY

10KM SCALE





## 01. Visions and development approach

### ➤ National Vision: Industrial Zones as Central to the Industrial Acceleration Plan (IAP)

The Industrial Acceleration Plan 2014-2020 is a national strategy aimed at stimulating a new economic dynamic within the Kingdom of Morocco. This innovative and sustainable vision serves as a starting point for a sector that has transitioned from outdated industrial practices. By establishing strategic ecosystems that link large corporations with small and medium-sized enterprises (SMEs), the plan lays the groundwork for implementing a targeted, integrated sectoral strategy. This approach addresses the Kingdom's key challenges and overcomes the obstacles that previously hindered the broader development of Moroccan industry.

Five primary objectives have been outlined :



## The Three Pillars of the Industrial Acceleration Plan Measures

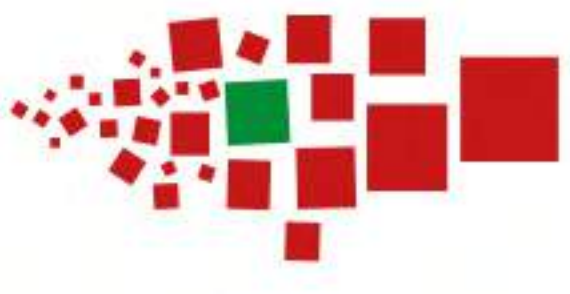


One of the major challenges facing industrialization in Morocco is improving productivity. To address this, the strategy's second pillar focuses on providing targeted support to the industrial fabric. This involves offering land that meets international standards through specific measures, which include:

#### Support Tools Adapted to the Industrial Fabric :

In terms of preparing industrial land, 1,000 ha will be allocated for industrial rental parks with turnkey facilities. These parks will complement the existing supply of industrial zones and integrated industrial centers (P2I), featuring a one-stop service center, a pool of local labor, custom services, and comprehensive training packages.





## ➤ Regional Vision: Industrial Zones and Economic Activity Zones at the heart of regional development

### ➤ The Region's Visions and challenges

Fez-Meknes region, endowed with numerous strategic socio-economic assets, faces five key challenges to enhance its competitiveness and diversify its industrial base. The Region is tasked with defining a genuine value proposition for existing industrial activities, developing an ecosystem around these sectors, implementing financial and tax incentives, and upgrading both on-site and off-site infrastructure. Additionally, efforts must be made to improve marketing and ensure sustained sales.

According to the research study "Positioning and Placement Study for the Creation of an Industrial Acceleration Zone (IAZ) in Ain Cheggag," approximately 80% of jobs in the region's industrial sector are generated by four key industries: Textile and leather (36%), Automotive (15.7%), Agro-food (13%), Offshoring (15.2%).

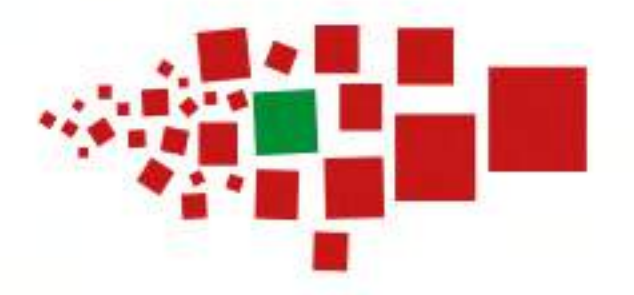
With eight sectors offering significant potential for the Region, projecting a turnover of 32 BMAD and 62,000 jobs by 2030, the Region's strategy focuses on high-potential sectors. This includes platforms for agro/local products, the green textile district, and mobility technology.

Fez-Meknes region aspires to achieve integrated, sustainable, and inclusive development that benefits all territories in the Region. To meet this objective, the Region must focus on:

- Strengthening the competitiveness of local businesses
- Promoting innovation to boost regional competitiveness
- Protecting natural resources and the environment
- Reducing territorial and social disparities
- Developing mountainous areas
- Enhancing regional cultural and historical heritage

In pursuit of this integrated goal, the Region's development vision emphasizes the promotion of an economy driven by local resources. By strengthening existing activities and unlocking the potential of the Region across multiple wealth-producing sectors, Fez-Meknes aims to enhance its competitive advantages, focusing on industries such as agriculture, agro-industry, tourism, crafts, and digital economy. This diversification will pave the way for emerging sectors such as industry, services, and the knowledge economy.



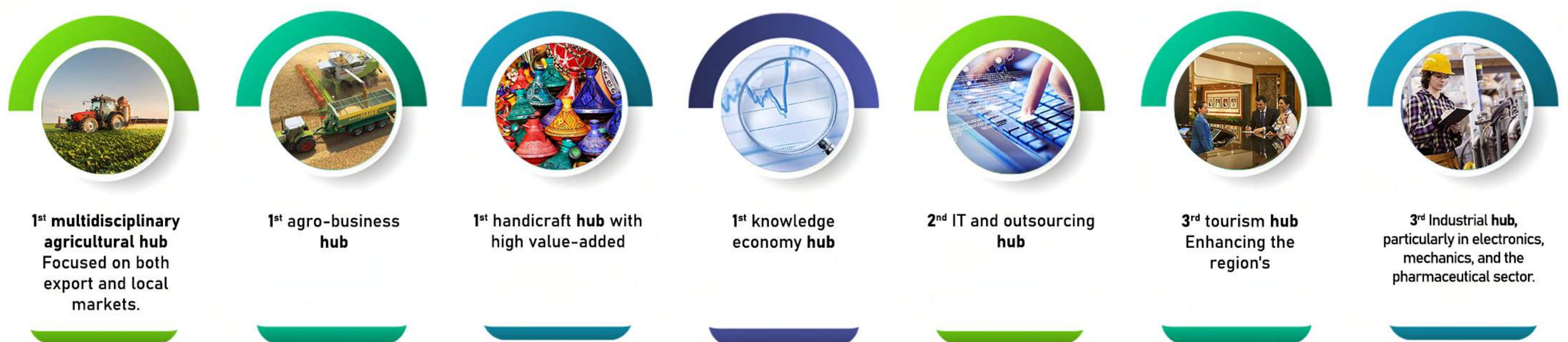


This vision has been materialized in two main axes :

## A regional development vision defined for the medium and long term



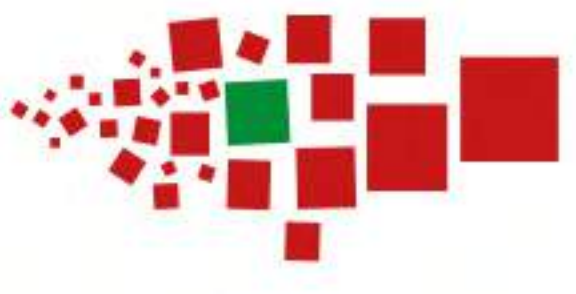
- The Regional Territorial Planning Scheme defines the long-term regional development prospects (by the year 2042) with more than 197 projects, measures and directives.



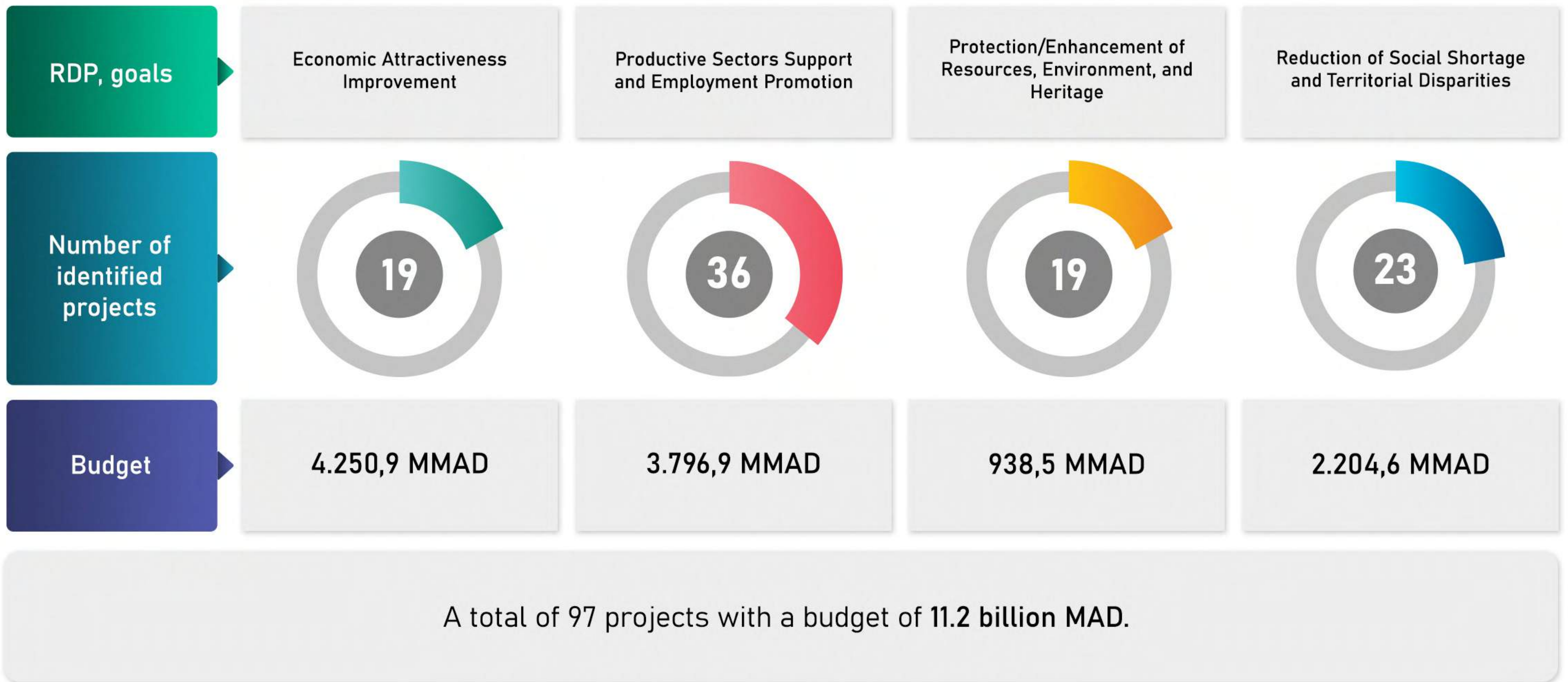
- The second axis relates to the Regional Development Program (RDP), which is based on a medium- to long-term vision. It considers the new regional structure and integrates the projects approved under the State-Region Program Contract (2020-2022). This program includes 97 projects with a total budget of 11.2 BMAD.

Considering the Region's specific characteristics, four strategic objectives have been identified within the RDP framework. Each objective comprises a set number of projects with a corresponding allocated budget.





## Structural projects of the State-Region Program Contract 2020–2022



Concerning the first RDP axis related to the improvement of the economic attractiveness of the Region, 19 projects have been identified with a budget envelope of 4.25 BMAD.

### Projects like:

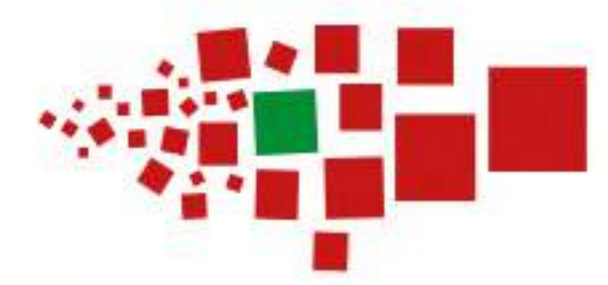
- ▶ The creation of an Industrial Acceleration Zone in Ain Chegag "IAZ", with a cost of 500 MMAD, on an area of 379 ha, of which 42 ha for the 1<sup>st</sup> phase;
- ▶ The development of Ain Chegag Industrial Park "PIAC", with a budget of 303.1 MMAD, planned on 81 ha, of which 50 ha dedicated to the leather district and 31 ha to multidisciplinary activities. This reception area will ultimately make it possible to have a new land offer for different investors;
- ▶ The development of an Industrial Park "Fes Saiss", with a budget of 113.4 MMAD providing various industrial spaces, areas of services, green spaces in addition to other facilities spread over an area of 20 ha;
- ▶ The creation of a Logistical Zone "RAS El MA", aimed to improve the competitiveness and productivity of companies through the reduction of logistics costs, over an area of 32 ha, with a budget of 300 MMAD.

As to the second axis of the PDR, related to the support for productive sectors and the promotion of employment, 36 projects have been identified, with a budget of around 3.79 BMAD.

### Project sample:

- ▶ The creation of Economic Activities Zones (EAZs) dedicated to artisanal SMEs: Establishment of craftsmanship activity zones within the territory of the Prefectures and Provinces of the Region (150 MMAD).





## 02. Inventory of existing industrial areas

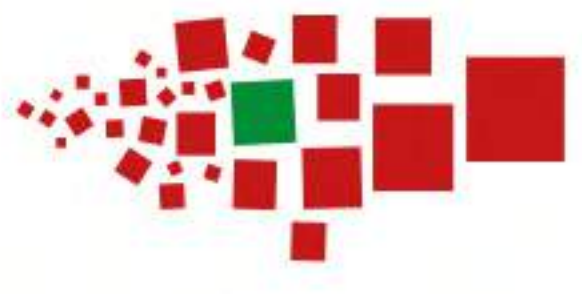


➤ Fez-Meknes Region has 15 districts and industrial zones distributed throughout the Region as follows:

### ● 6 Districts & industrial/services zones in Fez :

Site	Industrial/Logistics Activities	Area/ha	Number of lots	Mobilization mode	Project Owner/Developer
Industrial Zone Ain Chkef	Multidisciplinary	17	162	Transfer	Al Omrane
Industrial District Sidi Brahim	Multidisciplinary	115	254	Transfer	Commune of Fez and Al Omrane
Industrial District Bensouda	Multidisciplinary	154	512	Transfer	Al Omrane
Industrial District Doukkarate	Multidisciplinary	83	60	Transfer	Commune of Fez
Industrial Zone Ex-COTEF	Multidisciplinary	15,2	24	Transfer	Al Omrane
Fez Shore Park	Offshore Outsourcing, HighTechnology	20	Office Spaces on an area of 28,000 m <sup>2</sup>	Transfer	MEDZ





## 2 Zones in the Province of Moulay Yacoub :

Site	Industrial/ Logistics Activities	Area/ha	Number of lots	Mobilization mode	Project Owner/ Developer
Industrial Zone Ras El Ma (Miftah el Kheir)	Multidisciplinary	44	189	Transfer	Al Omrane
Industrial Zone Hamria	Agro-industry	3,2	46	Transfer	Commune Nouadaine

## 4 Industrial Districts and Zones in Meknes :

Site	Industrial/ Logistics Activities	Area/ha	Number of lots	Mobilization mode	Project Owner/ Developer
Industrial Zone Agropolis Activities	Agro-industrie	130	225	Transfer	MEDZ
Industrial Zone Mejjat	Multidisciplinary	57,7	383	Transfer	Al Omrane
Industrial Zone Sidi Bouzekri	Multidisciplinary	35	102	Transfer	Al Omrane
Industrial Zone Sidi Slimane Moulkifane	Multidisciplinary	24	177	Transfer	Al Omrane

## 2 Industrial Zones in the Province of Sefrou :

Site	Industrial/ Logistics Activities	Area/ha	Number of lots	Mobilization mode	Project Owner/ Developer
Industrial Zone AL MASSIRA	Multidisciplinary	5	17	Transfer	Commune of Sefrou
Industrial TABOR III	Multidisciplinary	1,5	10	Transfer	Al Omrane

## 1 Industrial Zone in the Province Taza :

Site	Industrial/ Logistics Activities	Area/ha	Number of lots	Mobilization mode	Project Owner/ Developer
Industrial Zone of Taza 1 <sup>st</sup> phase	Multidisciplinary	14	47	Transfer	Commune of Taza
Industrial Zone of Taza 2 <sup>nd</sup> phase	Multidisciplinary	14	209	Transfer	Al Omrane





# 03. AGROPOLIS MEKNES

AGROPOLIS

**VOCATION**  
AGROPOLIS MEKNES  
AGRI-FOOD/AGRICULTURAL

**CITY/REGION**  
Meknes/Fes-Meknes

**NEARBY INFRASTRUCTURES**

- 75 km
- 4 km
- 12 km
- 160 km
- 2 km

**DEVELOPER**



Zone total area :  
**130 ha**

Number of plots :  
**225 plots**  
Available plots : **101**

Creation  
**2010**

Situation  
**OPERATIONNEL**

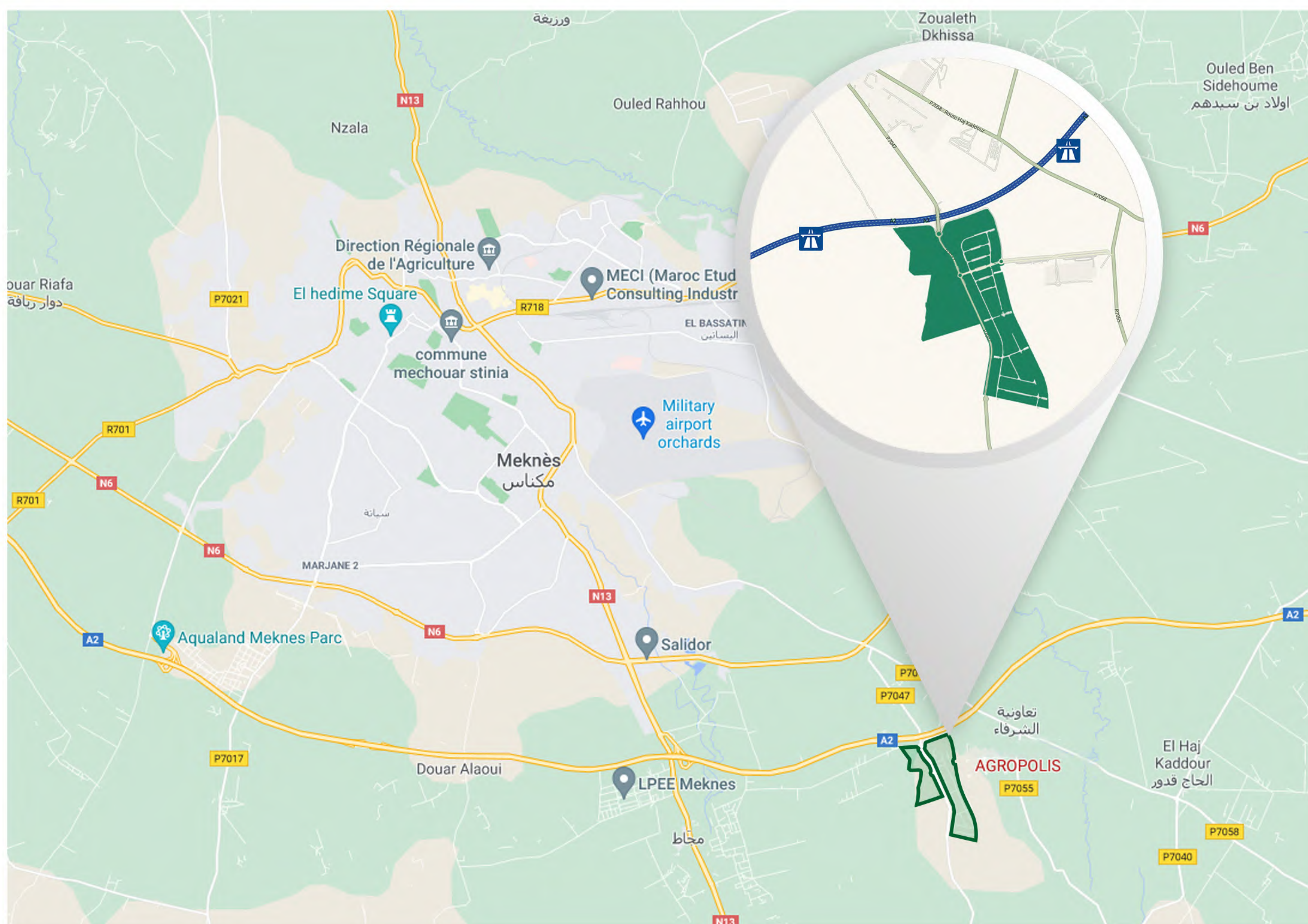
+212 537 57 66 78

Available area :  
**40 ha**

Mobilisation mode :  
**Transfer**

Average transfer price :  
**400 Dh/m<sup>2</sup>**

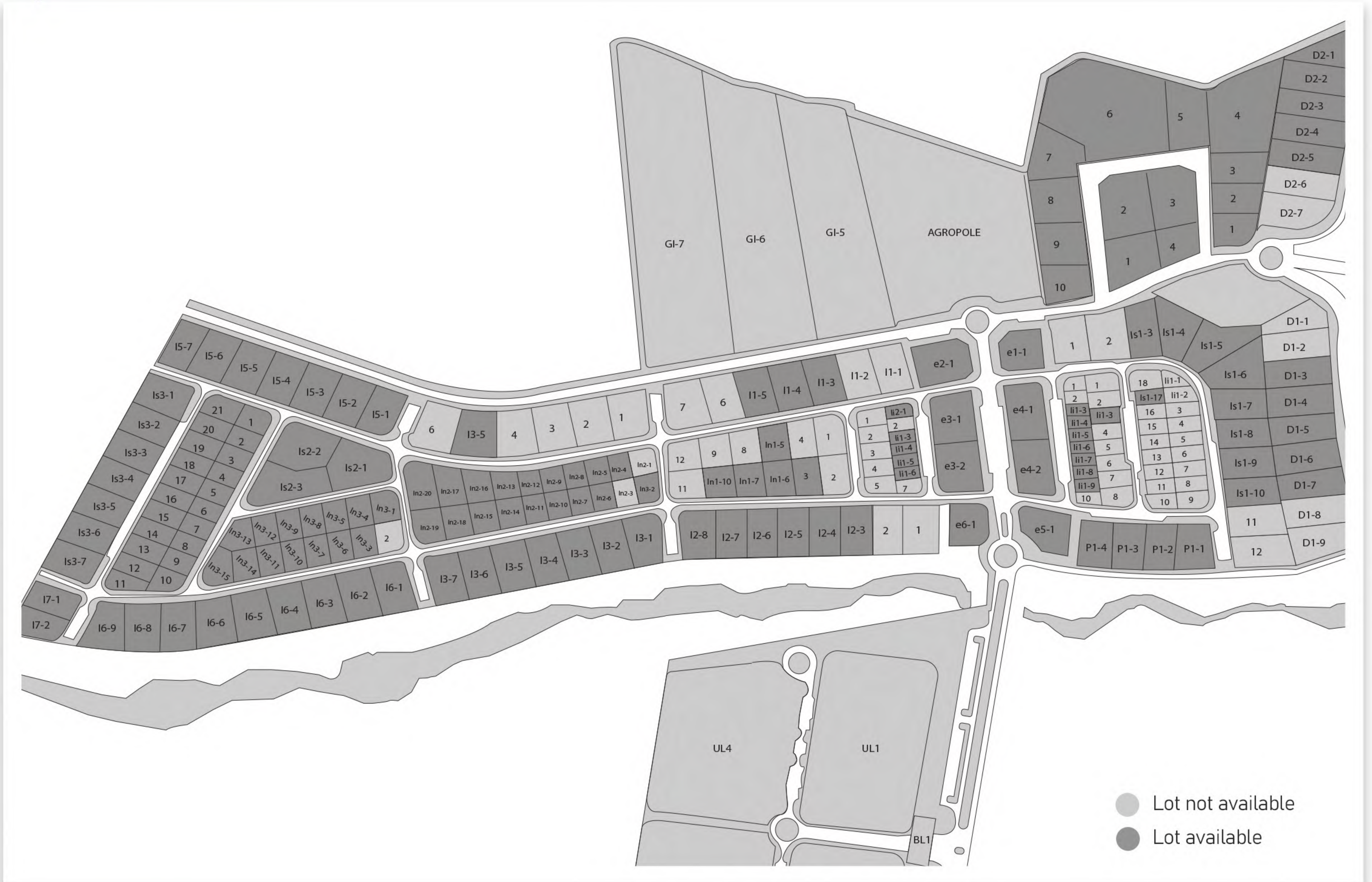
showroom@medz.ma







## GROUND PLAN



### Description

Meknes Agropolis was created in 2010, with an investment amount of around 559 MDH, on a total area of 130 ha, offering a total of 225 lots (1st phase). It stands out as the ideal ecosystem to host industrial activities, particularly in agro-food processing, logistics and marketing activities, packaging stations, tertiary activities, in addition to services related to training and Research & Development.



### Major activities



Fruits/vegetables

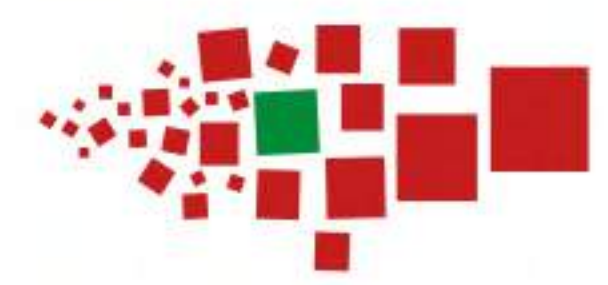


Cereals



Milk, meats





## ➤ Assets

### ➤ **Geostrategic Positioning and optimal connectivity :**

The Agropole of Meknes enjoys a privileged geographical location in the center of Morocco, in the municipality of Sidi Slimane Moulkifane. It benefits from excellent connectivity to all regions of Morocco via highways, being only 4 km from the Meknes-East interchange of the Rabat-Fez Highway (A2). Additionally, the Agropole is well connected by rail, with Meknes station only 13 km away and Fez station 70 km away. The international airports of Fez and Rabat-Salé are accessible within 30 minutes and 1 hour 30 minutes, respectively.

### ➤ **A pole of economic competitiveness par excellence :**

Meknes is recognized as one of the Kingdom's leading agro-industrial hubs. It offers :

- A robust agro-food industry that accounts for more than half of the region's industrial turnover.
- A large, qualified workforce with a population exceeding 4M inhabitants.
- Research and higher education institutions, including ENA, INRA, and others.
- A strong regional contribution to agricultural production.
- A diverse range of crops including fruit arboriculture, olive tree culture, market gardening, cattle breeding, poultry farming, and local products.
- Varied landscapes conducive to agriculture, such as the Saiss Plain and the Middle Atlas.
- Significant hydraulic resources, supported by five dams.

### ➤ **A competitive and diversified offer :**

Agropolis provides flexible spaces for factories, warehouses, showrooms, offices, and other infrastructure to support small, medium, and large-scale industrial projects. The current offering includes :

- Turnkey buildings: Customizable or standardized, available on demand.
- Office spaces: Available for rent.
- Construction services: Provided by AMO, MOD, or customized upon request.

### ➤ **R&D at the heart of industrial development :**

Agropolis aims to be a true competitiveness cluster, designed to meet future challenges. Its primary objective is to provide business leaders and researchers with opportunities to build collaborative research and development projects, enabling companies to create value and generate employment. This is achieved through the establishment of two key poles :

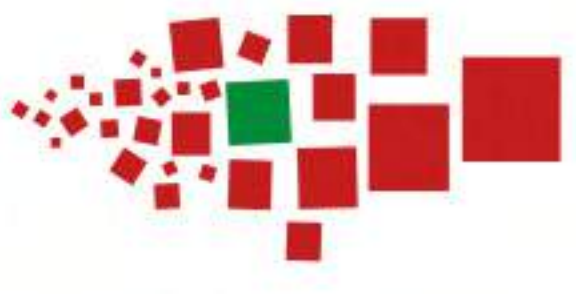


- ### ➤ **Food Qualipole :** A center of excellence focused on research and development for the agricultural and agro-food sectors. The Food Qualipole integrates R&D resources and services to strengthen the capabilities of various stakeholders, enhancing their competitiveness.



- ### ➤ **Agropole Olivier :** A hub of expertise and innovation dedicated to technology transfer, as well as the development and promotion of the olive sector, both regionally and nationally.





➤ **A varied service supply :**

Meknes agropole offers investors a diversified range of services : Needs-adapted training, administrative one-stop shop bringing together key state services and facilitating procedures for investors, bank, post office, insurance, business restoration, hygiene and health, etc. Furthermore, the park will be managed by a subsidiary of MEDZ, which will provide many services: security, waste collection, car parks, maintenance of green spaces, public lighting, etc.

🔗 **Simulate your investment bonuses**

To simulate the bonuses to which you are entitled (Investment Charter, regional subsidies), go to the site or scan the QR code

[bit.ly/3oIIxHU](https://bit.ly/3oIIxHU)



🔗 **Other investment incentives**

To view other incentive offers, go to the website or scan the QR code

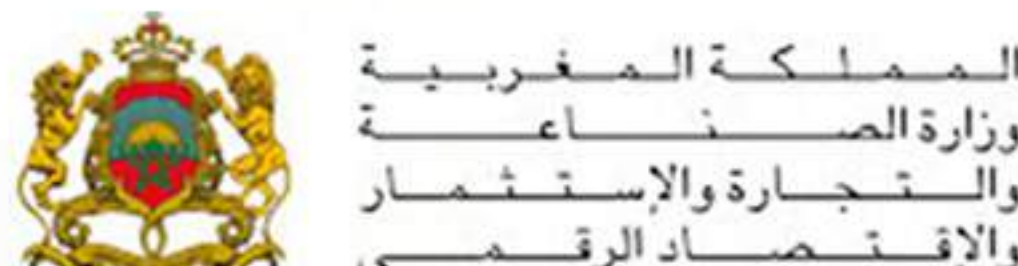
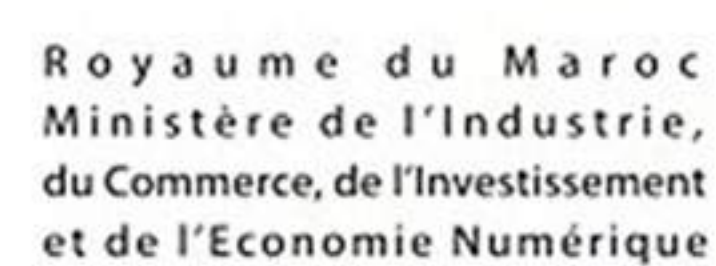
[bit.ly/3Hg1eTr](https://bit.ly/3Hg1eTr)



**They have chosen Agropolis**



**Project Partners**

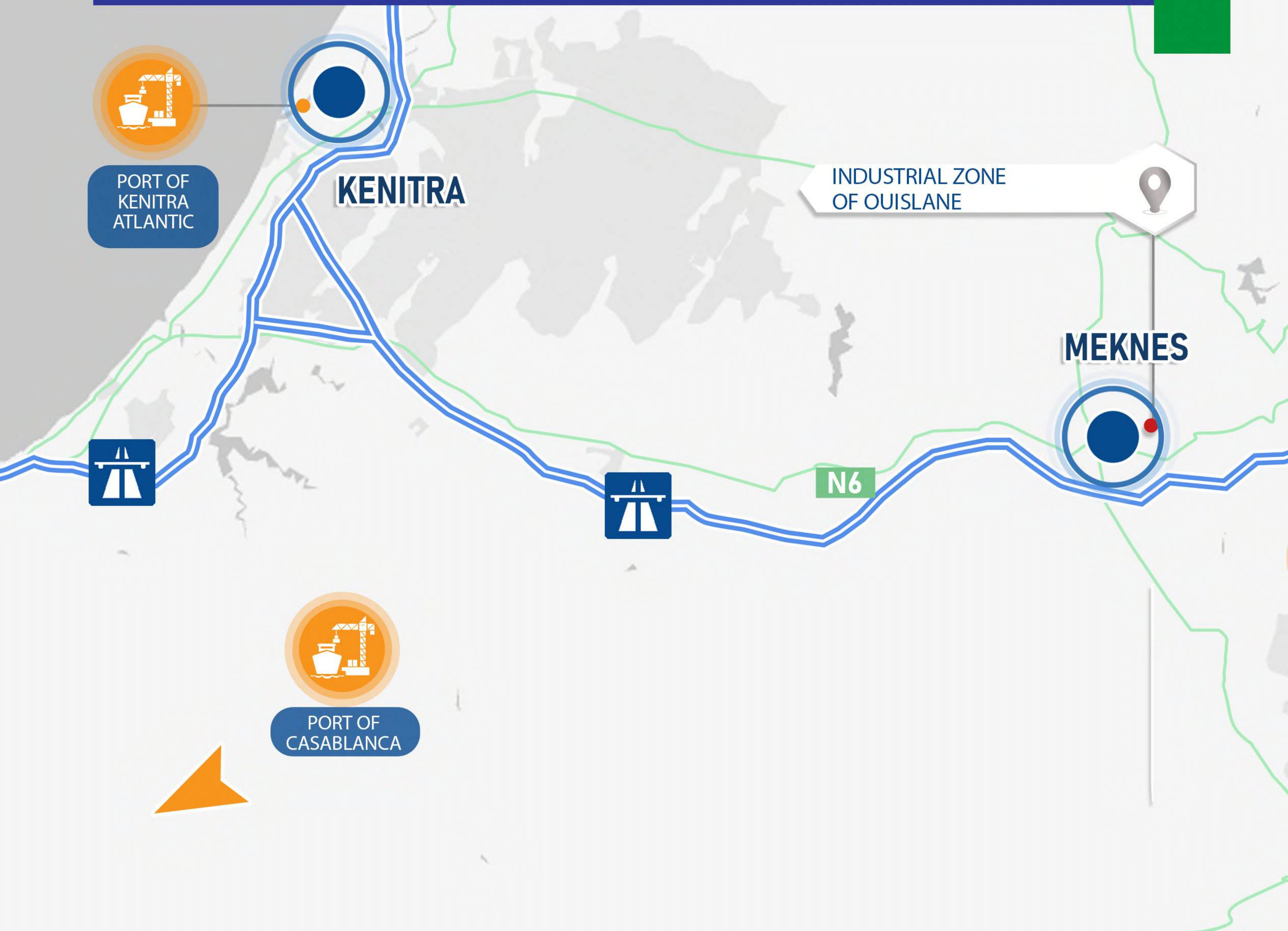






## Scheduled Industrial Zones

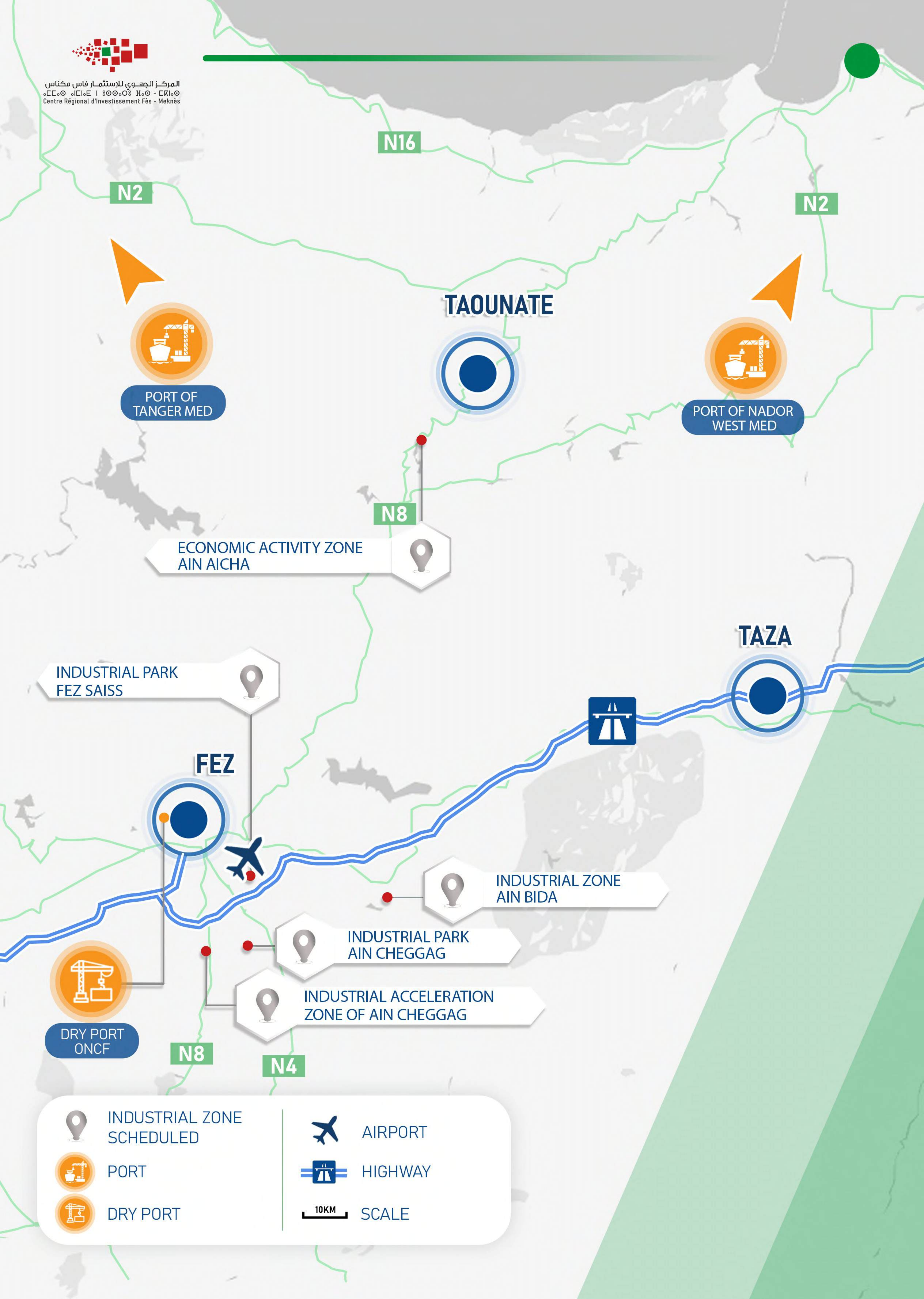
- 01 - Ain Chegag Industrial Acceleration Zone
- 02 - The Industrial Park Fez Saiss
- 03 - The Industrial Park of Ain Chegag (PIAC)
- 04 - The Industrial Zone of Ouislane
- 05 - The Economic Activity Zone of Ain Aicha
- 06 - AIN BIDA Industrial Zone







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N16

N2

N2

TAOUNATE



PORT OF TANGER MED



PORT OF NADOR WEST MED

N8

ECONOMIC ACTIVITY ZONE AIN AICHA



TAZA

INDUSTRIAL PARK FEZ SAISS



FEZ



INDUSTRIAL ZONE AIN BIDA



INDUSTRIAL PARK AIN CHEGGAG



INDUSTRIAL ACCELERATION ZONE OF AIN CHEGGAG



DRY PORT ONCF

N8

N4



INDUSTRIAL ZONE SCHEDULED



AIRPORT



PORT



HIGHWAY



DRY PORT



SCALE





# 01. INDUSTRIAL ACCELERATION ZONE AIN CHEGGAG

## IAZ AIN CHEGGAG



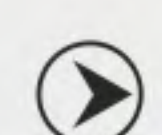
### VOCATION

**INDUSTRIAL PARK AIN CHEGGAG  
/ INDUSTRIAL ACCELERATION ZONE**



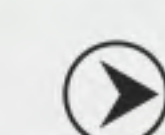
### COMMUNE / PROVINCE

Ain Cheggag / Sefrou



### NEARBY INFRASTRUCTURES

✈️ 13 km 🏗️ 10 km 🚆 21 km  
🚰 303 km 🏠 5,8 km



### DEVELOPER

**MEDZ**  
GROUPE CDG

Area :  
**236 ha**

4 districts :  
1. Agri-food  
2. Automotive  
3. Railway  
4. Green Textile

Creation  
**2021**

Situation :  
**Under study**

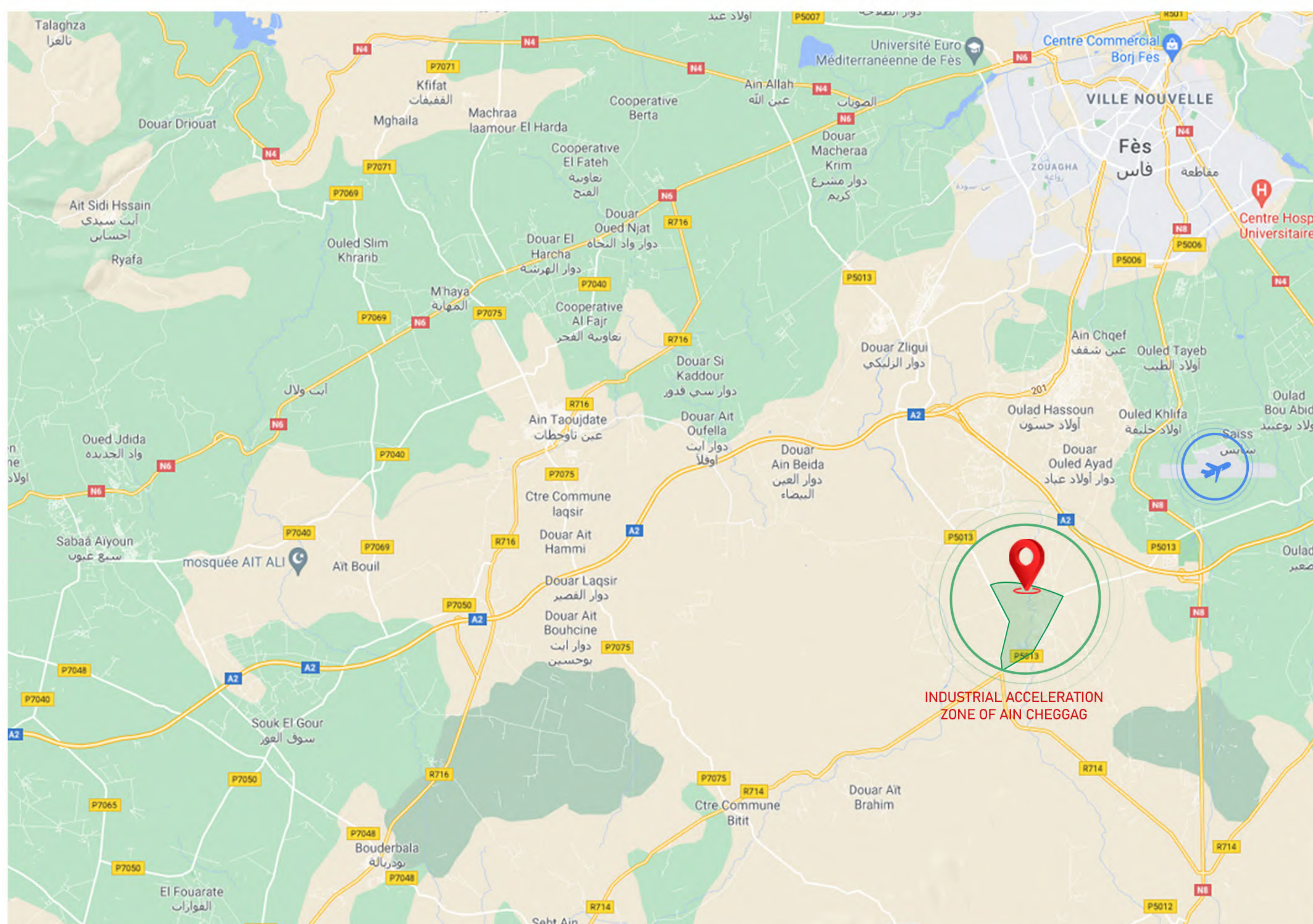
Available area :  
**236 ha**

Mobilisation mode :  
**Transfer**

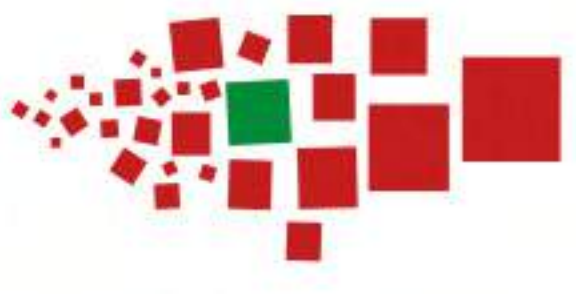
Transfer average price :  
**NC**

☎️ +212 5 37 57 66 78

✉️ showroom@medz.ma







## Description

Through the Industrial Acceleration Plan (IAP), the government has established ambitious objectives for Moroccan industry by the year 2020. These objectives aim to be achieved by fostering competitive and innovative ecosystems and creating multiple Industrial Acceleration Zones (ZAI) across all regions.

In line with this, Fez-Meknes region, through its Regional Development Plan, seeks to attract investments that generate wealth and added value in high-potential sectors by developing infrastructure dedicated to industry. The focus is on strengthening industrial projects in sectors such as agro-food, textiles, automotive, railways, and electrical and electronics industries.

An agreement related to the implementation of the Industrial Acceleration Zone (IAZ) in Ain Cheggag in the Province of Sefrou was signed on May 24, 2021, in Fez. The agreement involves the Ministry, the Wilaya of the region, the Regional Council, the Province of Sefrou, and the CDG Development. This initiative is designed to enhance the economic attractiveness of the region by developing new industrial infrastructure and attracting projects in agro-food, textiles, automotive, railways, and the electrical and electronics sectors. The project covers an area of 379 ha (including 42 ha for the first phase) and will be co-financed by the Regional Council and the Ministry with an initial contribution of 100 MMAD, alongside contributions from future beneficiaries.

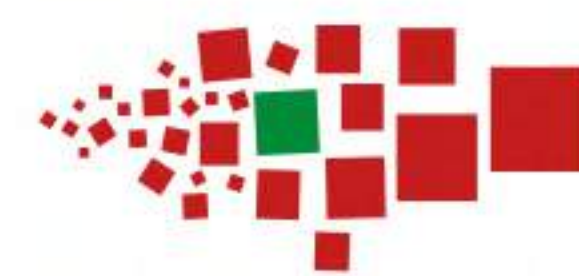
### Key sectors



### Assets

- ▶ The industrial zone of Ain Cheggag represents a crucial issue for the development of an export industry in the Region;
- ▶ **Proximity to manpower pools** : Fez, Ain Cheggag, Sefrou, Bhalil...;
- ▶ **Proximity to training centers** : Universities and training institutes in Fez, university pole project in Ain Cheggag;
- ▶ **Proximity to urban areas** : 22 km from Fez;
- ▶ **Proximity to the road network** : 7.1 NR8, 8.1 km to the A2 highway;
- ▶ **Proximity to the railway network** : 12.5 km to Ain Taoujtat railway station, 18 km to Fez railway station;
- ▶ **Proximity to the airport** : 17 km to Fez airport;
- ▶ **Proximity to ports** : 215 km to the Port of TANGIER and 230 km to the Port of CASA;
- ▶ **Sanitation** : Wastewater treatment plant projected on the PIAC in Ain CHEGAG.





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## ➤ Simulate your investment bonuses

To simulate the bonuses to which you are entitled (Investment Charter, regional subsidies), go to the site or scan the QR code

[bit.ly/3oIIxHU](https://bit.ly/3oIIxHU)



## ➤ Other investment incentives

To view other incentive offers, go to the website or scan the QR code

[bit.ly/3Hg1eTr](https://bit.ly/3Hg1eTr)



## Project Partners

Royaume du Maroc  
Ministère de l'Industrie, du Commerce,  
de l'Économie Verte et Numérique



المملكة المغربية  
وزارة الصناعة والتجارة  
والاقتصاد الأخضر والرقمي



Wilaya de la Région  
Fès-Meknès



Province Sefrou







# 02. INDUSTRIAL PARK AIN CHEGAG

## INDUSTRIAL PARK AIN CHEGAG

**VOCATION**  
**INDUSTRIAL PARK AIN CHEGAG / INDUSTRIAL PARK**

**COMMUNE / PROVINCE**  
 Ain Cheggag / Sefrou

**NEARBY INFRASTRUCTURES**  
 13 km 10 km 21 km

303 km 6 km

**DEVELOPER**



Total area :  
**81 ha**

Number of plots :  
**238**

Available plots : **124**

Creation  
**2020**

Situation :  
 In development phase

Available area :  
**28 ha**

Mobilisation mode :  
**Transfer**

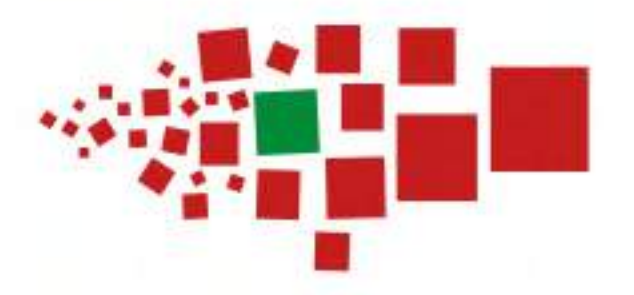
Average transfer price :  
**300 MAD/m<sup>2</sup>**

+212 5 35 64 22 48

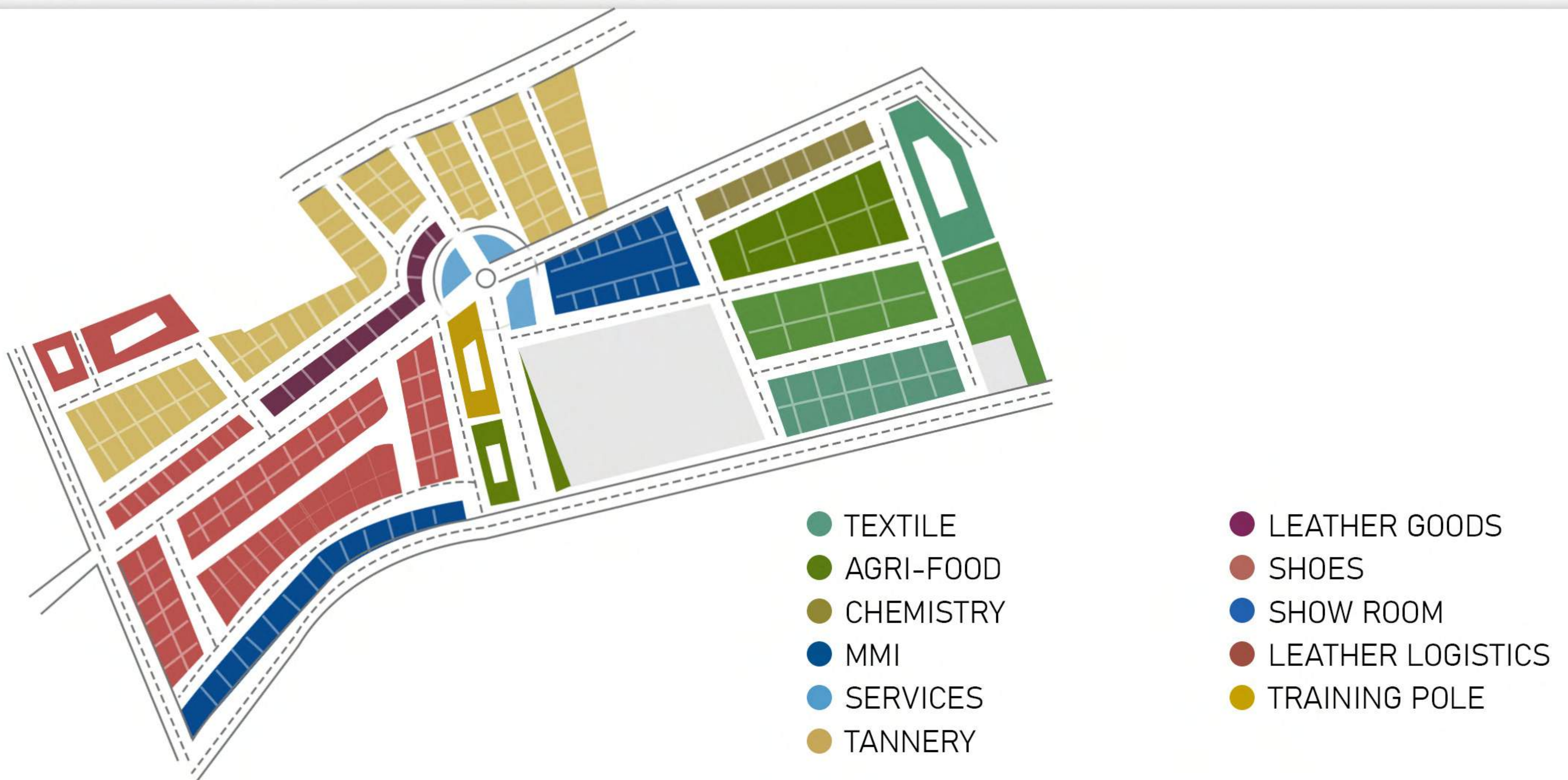
fes@alomrane.com







## GROUND PLAN



### Description

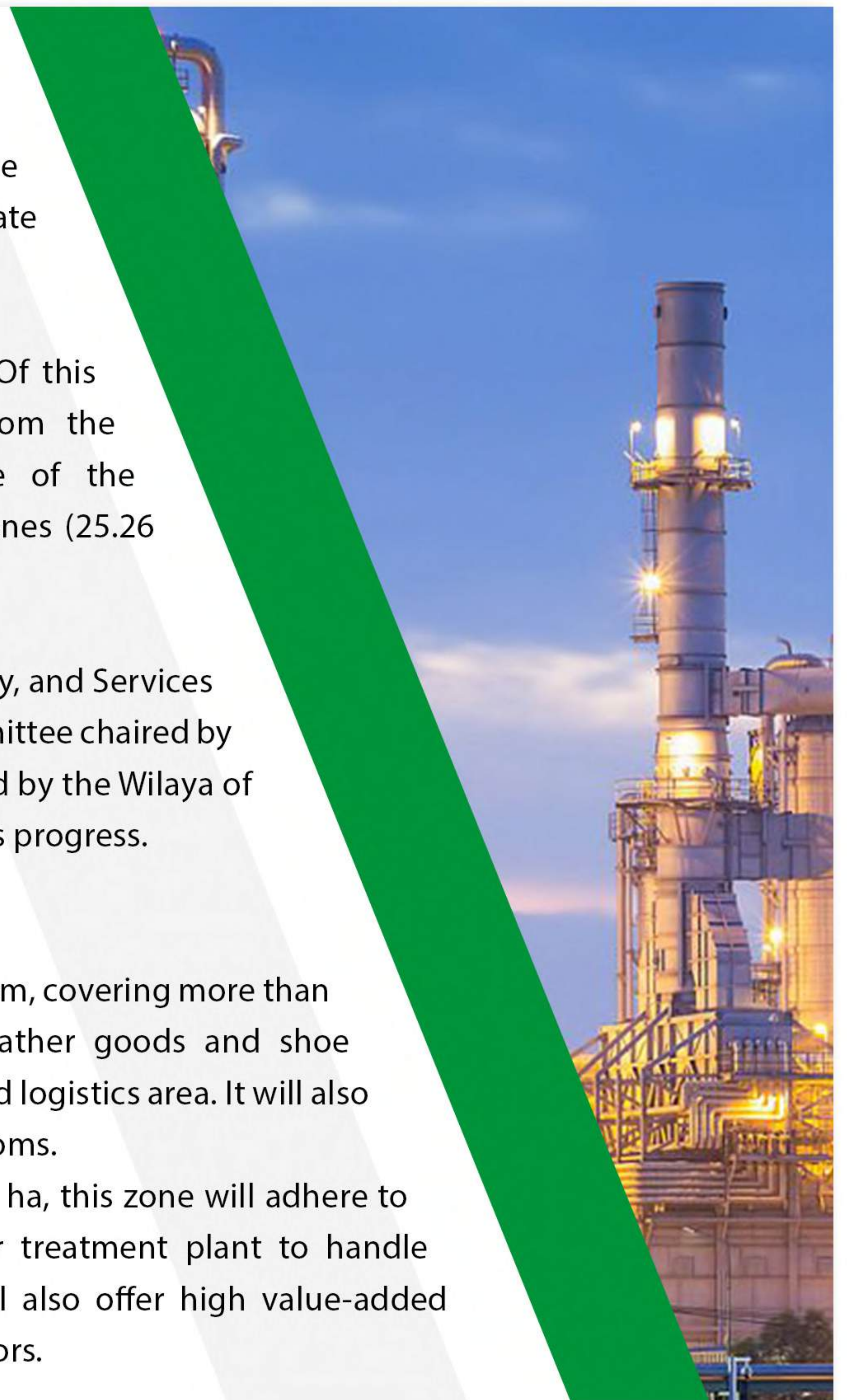
The future Ain Cheggag Industrial Park (ACIP), whose construction began on October 14, 2020, will cover an area of 81 ha. This project represents a promising new industrial zone for the Commune of Ain Cheggag, which is expected to create approximately 7,600 direct jobs.

The estimated total cost of the project is around 303 MMAD. Of this amount, 145.26 MMAD is subsidized, with contributions from the Ministry of Industry (100 MMAD), the Ministry in charge of the Environment (20 MMAD), and the Regional Council of Fez-Meknes (25.26 MMAD).

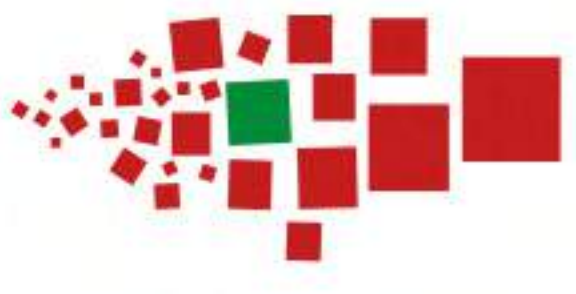
The park will be managed by the Chamber of Commerce, Industry, and Services of Fez-Meknes. Its governance will be overseen by a central committee chaired by the Ministry of Industry, along with a regional committee chaired by the Wilaya of Fez-Meknes and a follow-up commission to monitor the project's progress.

This project is divided into two distinct areas :

- ▶ An industrial zone: Dedicated to leather trades and their ecosystem, covering more than 50 ha. This area will house tanneries, leather processing, leather goods and shoe manufacturing units, and will benefit from a leather exchange and logistics area. It will also feature multiple support and service facilities, including showrooms.
- ▶ A new generation multidisciplinary industrial zone: Covering 31 ha, this zone will adhere to the best international standards. It will include a wastewater treatment plant to handle effluents and minimize environmental pollution. The zone will also offer high value-added services, with a focus on training and logistics among other sectors.







## Key sectors



## Assets

- ▶ The site benefits from a privileged geographical location, close to the highway network and the Fez-Saiss airport.
- ▶ A project dedicated to the leather industries and focused on respecting the environment.

## Simulate your investment bonuses

To simulate the bonuses to which you are entitled (Investment Charter, regional subsidies), go to the site or scan the QR code

[bit.ly/3oIIXHU](https://bit.ly/3oIIXHU)



## Other investment incentives

To view other incentive offers, go to the website or scan the QR code

[bit.ly/3Hg1eTr](https://bit.ly/3Hg1eTr)



## Project Partners

Royaume du Maroc  
Ministère de l'Industrie, du Commerce,  
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والاقتصاد الأخضر والرقمي



Wilaya de  
Fès-Meknès



Province Sefrou



Région FES MEKNES







# 03. INDUSTRIAL PARK FEZ SAISS

## INDUSTRIAL PARK FEZ SAISS

**VOCATION**  
INDUSTRIAL PARK

**COMMUNE / PREFECTURE**  
Oulad Tayeb / Fez

Total area :  
**20 ha**

Available area :  
**20 ha**

Number of plots :  
**118,4 for services and 9 relay buildings**  
Available plots : 118

Mobilisation mode :  
**Rent**

**NEARBY INFRASTRUCTURES**

✈️ 2 km    🏗️ 10 km    🚆 12 km  
 🗑️ 302 km    🏠 4 km

Creation  
**2021**

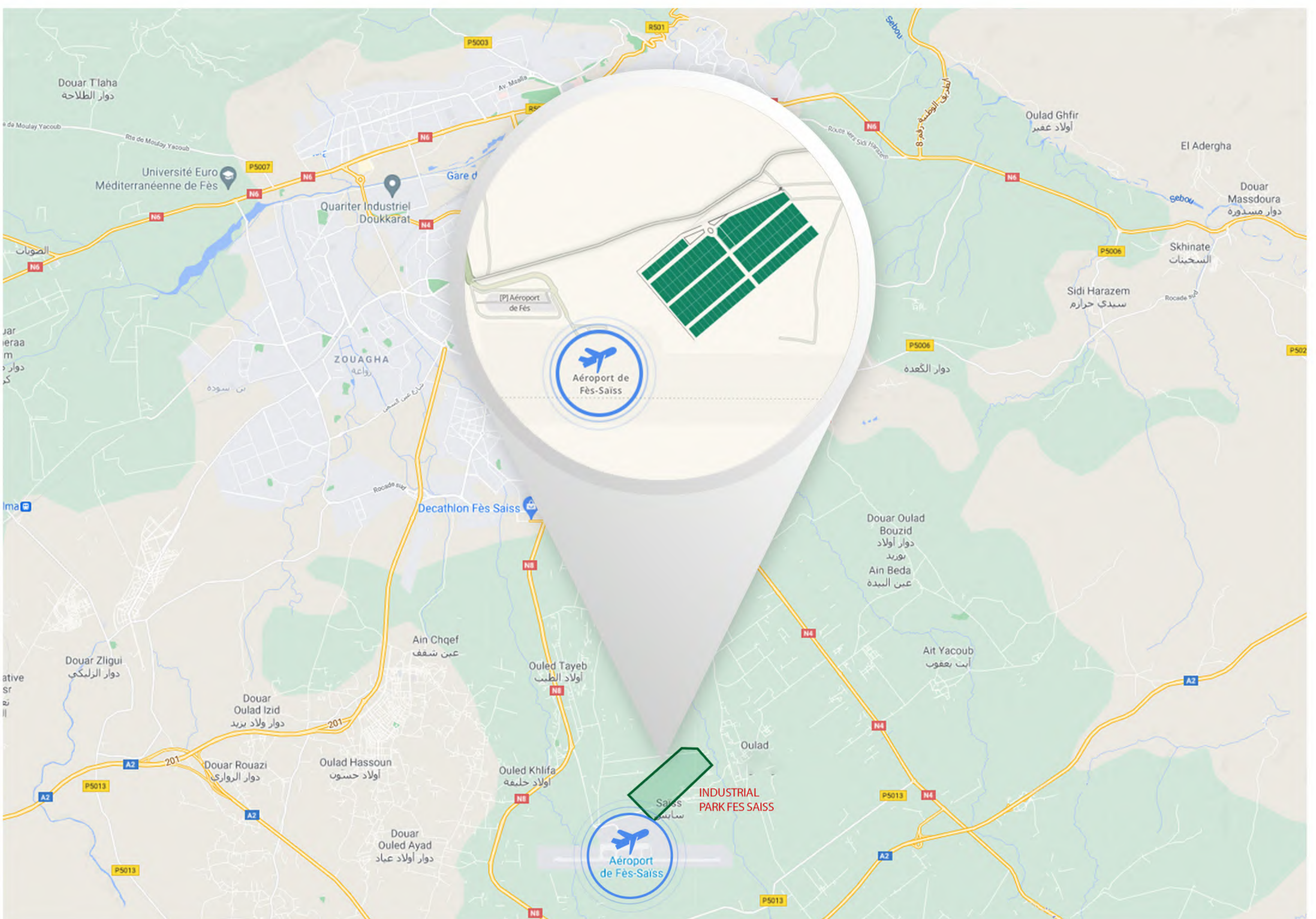
Cost  
 • 4 MAD/m<sup>2</sup> / average price for lands  
 • 30 MAD/m<sup>2</sup>/month average cost for buildings

Situation :  
Under study

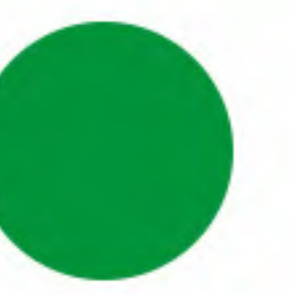
☎️ +212 5 22 59 22 04

✉️ mbenyahya@cfcim.org

## MAP







## GROUND PLAN



### Description

The new FES SAISS Industrial Park is endowed with an investment of approximately 113.4 MMAD and will initially cover an area of 20 ha. This project will be implemented through a partnership between the Ministry of Industry, Commerce, Green and Digital Economy, the Ministry of Equipment, Transport, and Logistics, the Fez-Meknes Regional Council, and the French Chamber of Trade and Industry in Morocco (as the contracting authority).



### Infrastructures

- ▶ High-standard equipment
- ▶ Wide roads
- ▶ Fire protection network
- ▶ Drinking water network
- ▶ MV/LV electrical network
- ▶ Telephony and fiber optics
- ▶ Video surveillance
- ▶ Separate sewerage network



### GOALS



01 Establishment of 130 companies

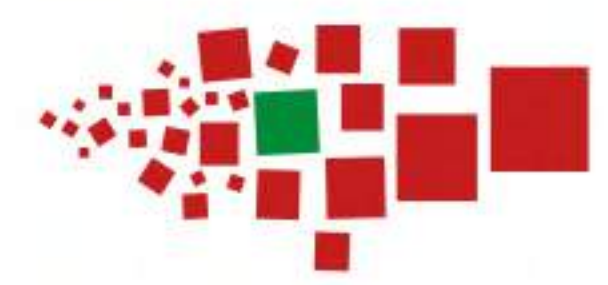


02 Estimated induced investments of 1 BMAD



03 Job creation: 2,000 direct and 1,500 indirect jobs





## Components



- ▶ 118 rental industrial lots;
- ▶ 9 relay industrial buildings;
- ▶ 4 service plots: (Restaurant / Hotel / Exhibition area / shops / offices, etc.);
- ▶ 1 wastewater Treatment Plant;
- ▶ 1 Stormwater infiltration basin;
- ▶ Green spaces.

## Major sectors

SMEs in non-polluting and job-creating industrial activities : 1st, 2<sup>nd</sup> and 3<sup>rd</sup> category.

## Assets

- ▶ The site benefits from a privileged geographical position near the highway network and the international airport of Fez;
- ▶ Project respecting the environment in that it is dedicated to non-polluting industries;
- ▶ Support services (one-stop shop for assistance with business creation, obtaining authorizations, assistance in recruitment, etc.);
- ▶ Ready-to-use relay buildings;
- ▶ Industrial lots for long-term lease.

## Simulate your investment bonuses

To simulate the bonuses to which you are entitled (Investment Charter, regional subsidies), go to the site or scan the QR code

[bit.ly/3oIIXHU](https://bit.ly/3oIIXHU)



## Other investment incentives

To view other incentive offers, go to the website or scan the QR code

[bit.ly/3Hg1eTr](https://bit.ly/3Hg1eTr)



## Project partners







# 04. INDUSTRIAL ZONE OUISLANE

## IZ OUISLANE

**VOCATION**  
 IZ OUISSLANE / INDUSTRIAL ZONE

**COMMUNE / PREFECTURE**  
 Ouislane / Meknes

**NEARBY INFRASTRUCTURES**

- ✈️ 66 km
- 🚂 15 km
- 🚗 6 km
- 🏠 254 km
- 🏫 2 km

**DEVELOPER**



Total area :  
**65 ha**

Nombre of plots :  
**NC**

Creation  
**2021**

Situation :  
 Under study

+212 5 35 64 22 48

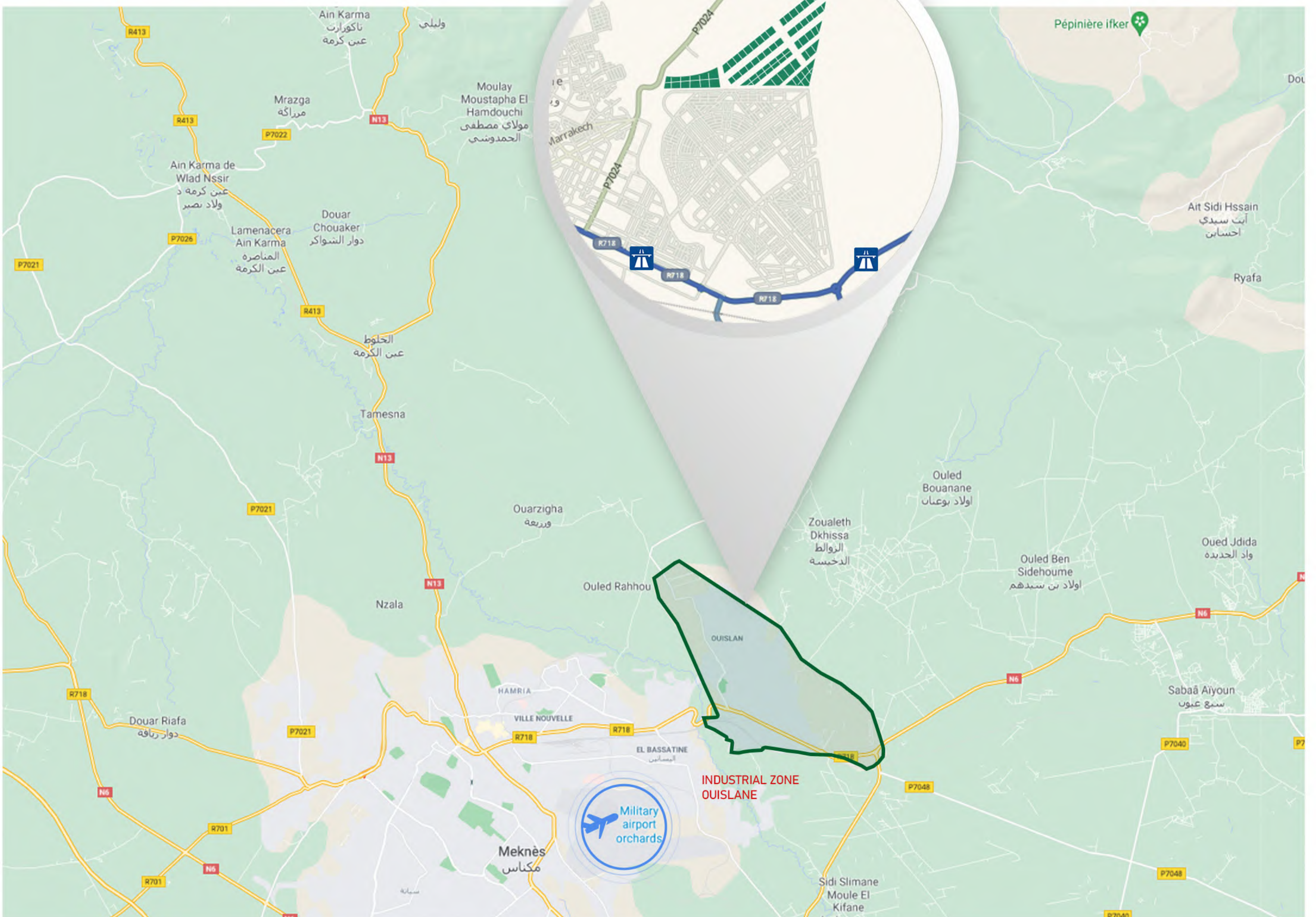
Available area :  
**65 ha**

Mobilisation mode :  
**Rent**

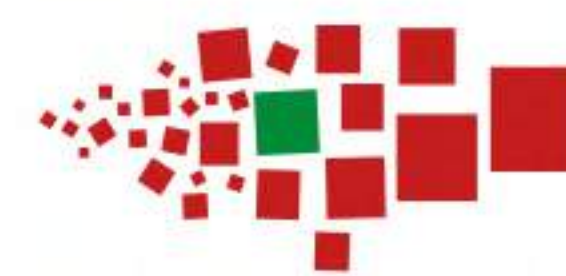
Price :  
**50 MAD/m²**

✉️ fes@alomrane.com

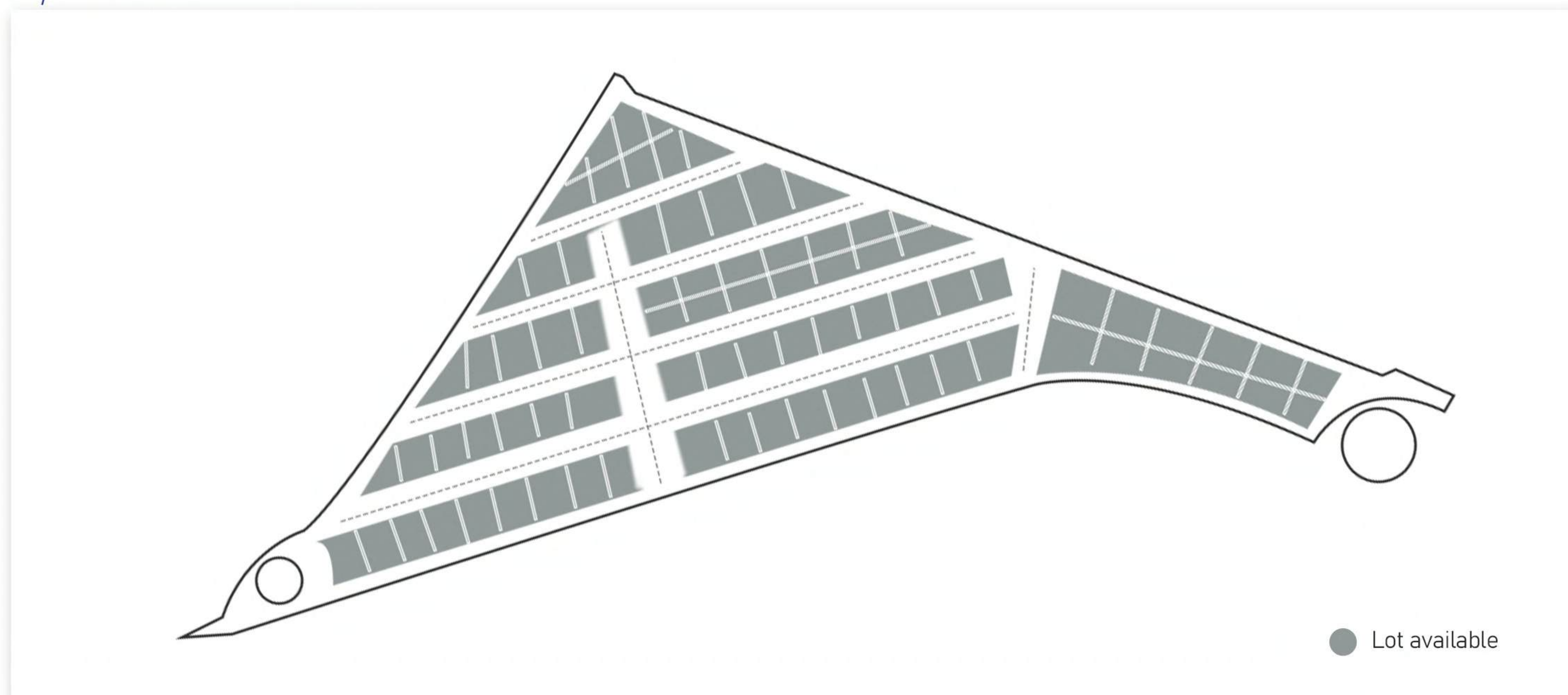
## MAP







## GROUND PLAN



## Description

The project involves the construction of a multidisciplinary industrial zone in the northern part of the Urban Pole 'Riad Al Omrane' in Ouislane.

All off-site works have already been completed, facilitating the zone's urbanization and making it ready to accommodate all activities needed by the population. Additionally, the site is accessible both from within the pole and directly from the roundabout on the road to Rabat and Fez.



## Flagship sectors



Textile and Apparel



Renewable energies



Automotive



Chemistry and parachemistry

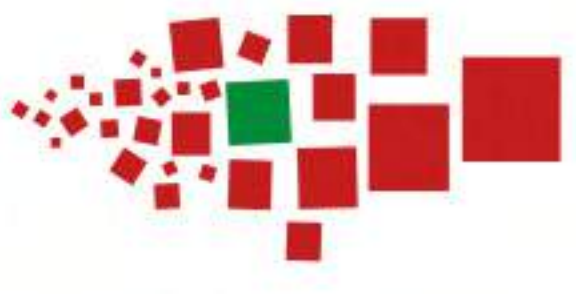


Electrical assembly



Construction





## ➤ Assets

- Ouislane provides investors operating in industrial sectors with an appropriate environment for carrying out their projects, with quality infrastructure, competitive prices, and a large available labor pool;
- Another important asset is related to the strategic position of Ouislane Industrial Zone, being in the northern part of the Urban Pole 'Riad Al Omrane' in Ouislane.

## ➤ Simulate your investment bonuses

To simulate the bonuses to which you are entitled (Investment Charter, regional subsidies), go to the site or scan the QR code

[bit.ly/3oIIXHU](https://bit.ly/3oIIXHU)



## ➤ Other investment incentives

To view other incentive offers, go to the website or scan the QR code

[bit.ly/3Hg1eTr](https://bit.ly/3Hg1eTr)



## Project partners

Royaume du Maroc  
Ministère de l'Industrie, du Commerce,  
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# 05. ZONE OF INDUSTRIAL ACTIVITIES AIN AICHA

## ZONE OF PROFESSIONAL AND INDUSTRIAL ACTIVITIES AIN AICHA

**VOCATION**  
ACTIVITE ZONE

**COMMUNE / PROVINCE**  
Ain Aicha / Taounate

**NEARBY INFRASTRUCTURES**  
At the provincial road limit PR 5314 linking Ain Aicha to Ain Mediouna, to the north by Oued Ourgha

**DEVELOPER**  
Rural Commune of Ain Aicha

**Area : 11 ha**  
(8 ha of which are useful)

**Expected plots :**  
Plots of industrial activities of 2<sup>nd</sup> and 3<sup>rd</sup> category : **12**  
Crafts industrial plots : **180**

**Creation**  
**2020**

**Situation :**  
Under study

**Available area :**  
Plots of industrial activities of 2<sup>nd</sup> et 3<sup>rd</sup> catégorie : **24,795 m<sup>2</sup>**  
Crafts industrial plots : **15,092 m<sup>2</sup>**

**Mobilisation mode :**  
**Transfer**

**Average transfer price :**  
**NC**

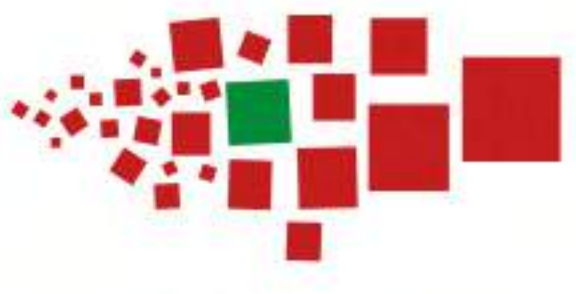
**+212 5 35 76 93 61**

## MAP

The project is located at the center of Ain Aicha, at the eastern limit of its urban perimeter. It is bounded, to the south, by the Provincial Road 5314 linking Ain Aicha to Ain Mediouna, and to the north by Oued Ouargha.







## GROUND PLAN



### Description

The Industrial Zone project of Ain Aicha consists of the development of a dedicated platform for the relocation of industrial workshops of craftsmen and the housing of new industries.

The estimated overall cost is 32 MMAD.



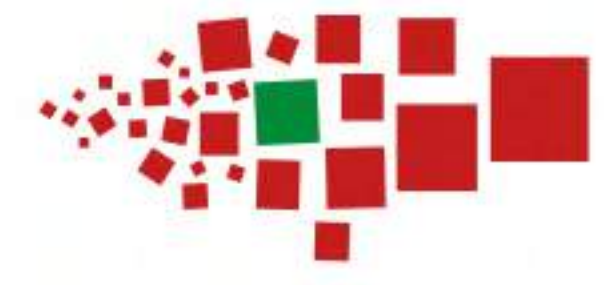
### Activities

The industrial zone includes the following activities :



The industrial units established in this area must comply with the zone's specifications, particularly concerning liquid, solid, and gaseous effluents. Consequently, each polluting industry is required to carry out a pre-treatment of these effluents.





## ➤ Assets

- Flagship project located 8 km southwest of the town of Taounate, approximately 2 km east of the center of Ain Aicha.
- The project is 70 minutes from Fez, providing access to the international airport, dry port, and railway station.
- Close proximity to the labor pool (Taounate, Fez).
- Creation of 800 direct and 100 indirect jobs

## ➤ Simulate your investment bonuses

To simulate the bonuses to which you are entitled (Investment Charter, regional subsidies), go to the site or scan the QR code

[bit.ly/3oIIXHU](https://bit.ly/3oIIXHU)



## ➤ Other investment incentives

To view other incentive offers, go to the website or scan the QR code

[bit.ly/3Hg1eTr](https://bit.ly/3Hg1eTr)



## Project partners

Royaume du Maroc  
Ministère de l'Industrie, du Commerce,  
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والاقتصاد الأخضر والرقمي







# 06. INDUSTRIAL ZONE AIN BIDA

## IZ AIN BIDA

**VOCATION**  
IZ AIN BIDA / MULTIDISCIPLINARY  
INDUSTRIAL ZONE DEDICATED TO  
OLIVE MILLS

**COMMUNE / PREFECTURE**  
Ain Bida / Fes

**NEARBY INFRASTRUCTURES**

- 13 km
- 10 km
- 12 km
- 327 km
- 9 km

**DEVELOPER**



Total area : **80 ha**

Number of plots :  
**Under study  
(80 ha)**

Creation  
**2022**

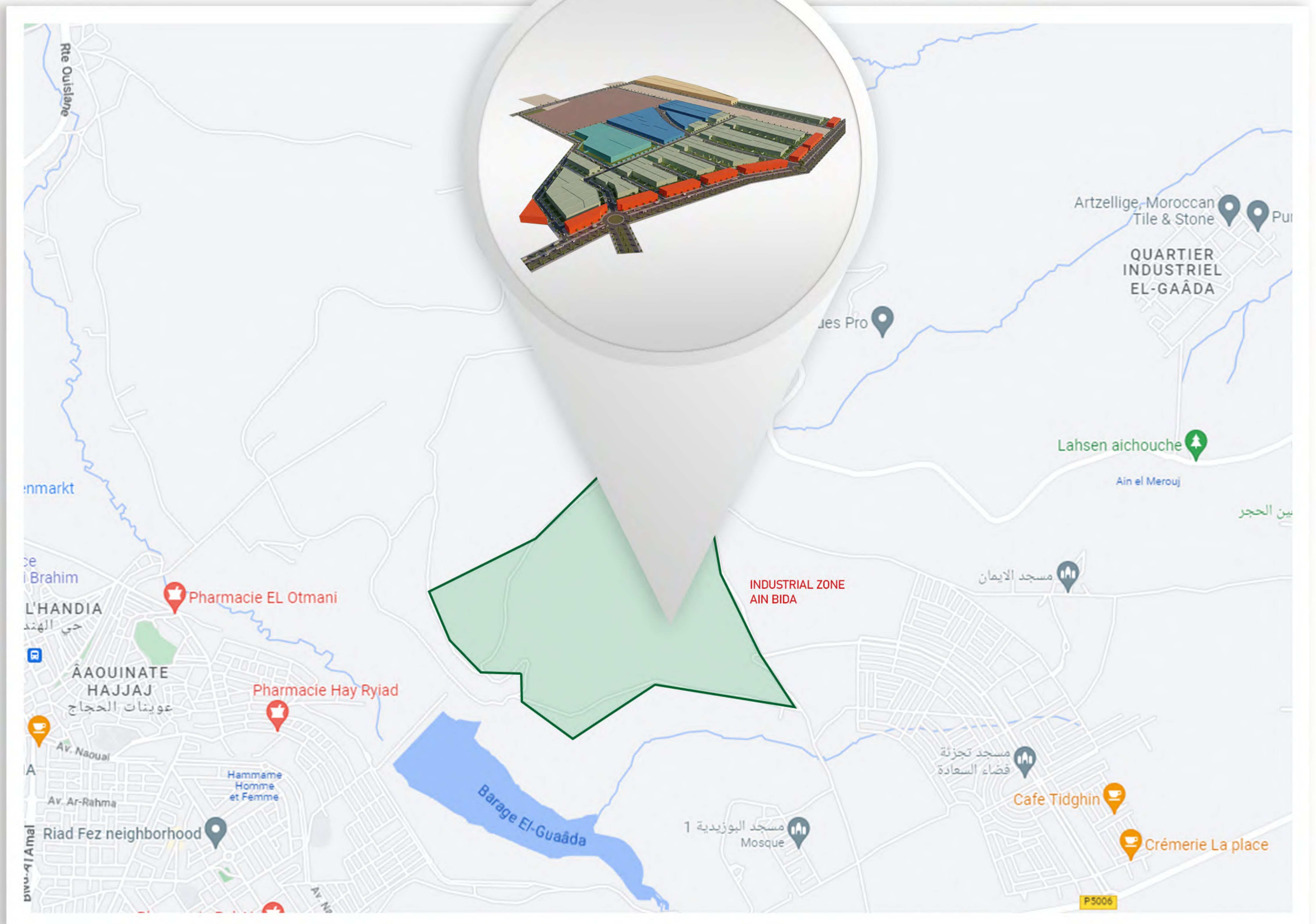
Situation :  
**Under study**

Available area : **80 ha**

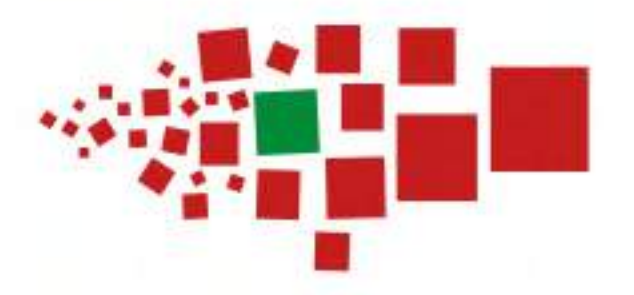
Mobilisation mode :  
**Rent**

Average rent cost :  
**To be determined**

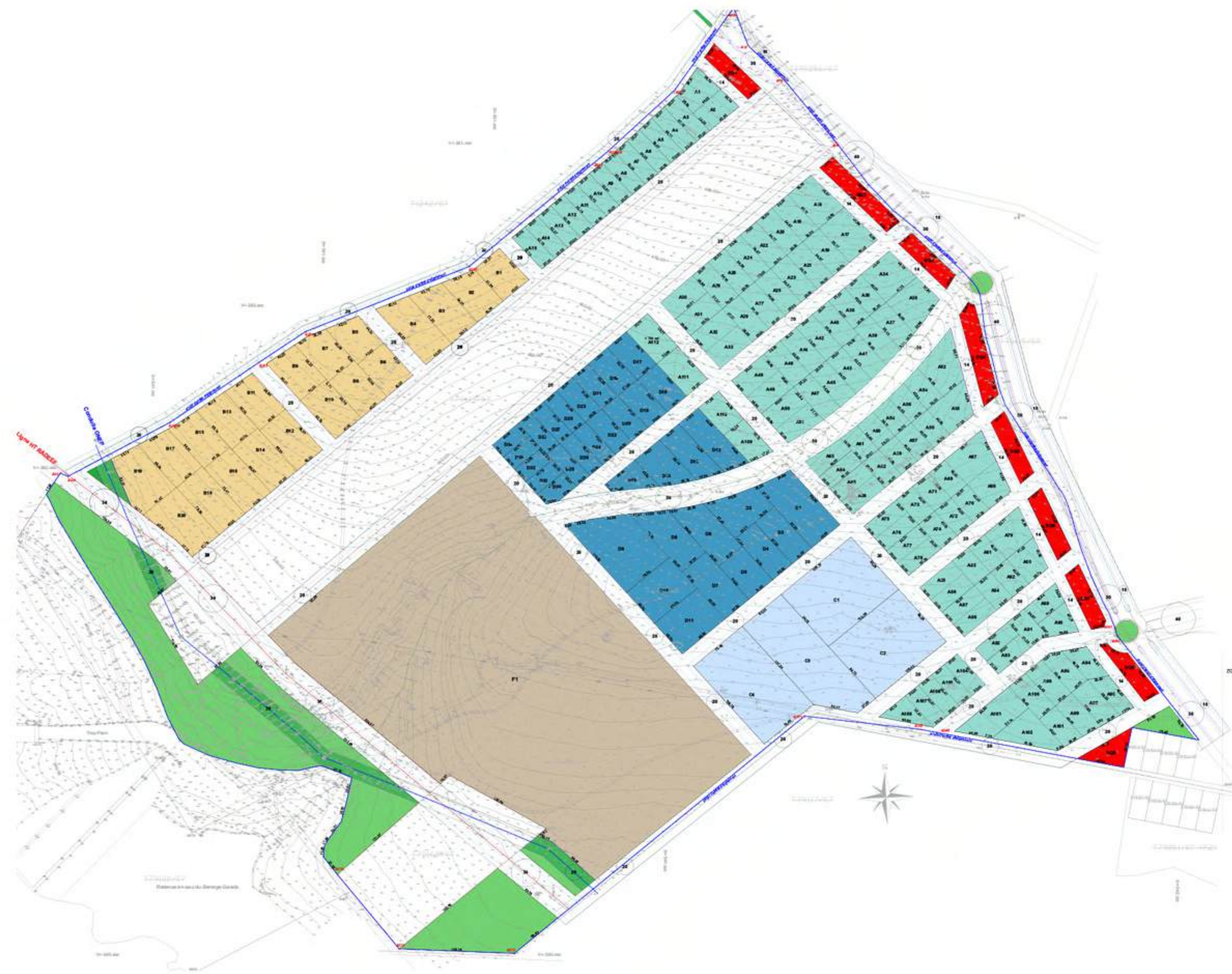
+212 6 61 82 17 03







## GROUND PLAN



### Description

In August 12, 2022, a framework partnership agreement was signed for the financing, development, and enhancement of the new Ain Bida industrial zone in Fez.

Covering an area of 80 hectares, this zone will require a total investment of 200 MMAD, jointly provided by the Ministry of Industry and Trade (100 MMAD) and the Council of Fez-Meknes Region (100 MMAD).



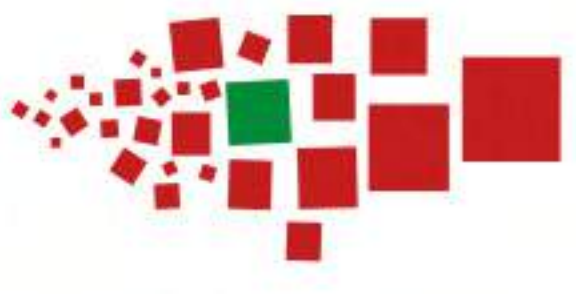
### ➤ Major Sectors :

The expected development program\* for the area is as follows :



(\* ) The overall areas are provided for information purposes only and will be finalized after the completion of architectural and technical studies.





## ➤ Assets

- The new Ain Bida Zone offers opportunities for investors, particularly those in the olive sector. It features the first national district (20 ha) dedicated to oil mill industries, equipped with olive oil waste treatment plants.
- The area includes several other zones (wholesale, general trade, gas storage) with top-quality infrastructure, competitive costs, and access to a significant labor pool. Another key asset is its strategic location, positioned at the entrance to Fez, close to Ras El Ma logistical area, Fez Saïss Airport, and the Dry Port of ONCF.
- The establishment of this industrial zone will strengthen the land supply in Fez-Meknes region, address investor needs, and boost regional competitiveness, ultimately contributing to the creation of new jobs.

## ➤ Simulate your investment bonuses

To simulate the bonuses to which you are entitled (Investment Charter, regional subsidies), go to the site or scan the QR code

[bit.ly/3oIIXHU](https://bit.ly/3oIIXHU)



## ➤ Other investment incentives

To view other incentive offers, go to the website or scan the QR code

[bit.ly/3Hg1eTr](https://bit.ly/3Hg1eTr)



## Project partners



Royaume du Maroc  
Ministère de l'Industrie, du Commerce,  
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والاقتصاد الأخضر والرقمي



Royaume du Maroc  
Ministère de l'intérieur  
Wilaya de la région de Fès-Meknès



جهة فاس - مكناس  
Région Fès-Meknès



المركز الجهوي للاستثمار فاس مكناس  
Centre Régional d'Investissement Fès - Meknès



غرفة التجارة والصناعة والخدمات  
ليجة فاس - مكناس  
CHAMBRE DE COMMERCE  
D'INDUSTRIE ET DE SERVICES  
RÉGION FÈS - MEKNÈS



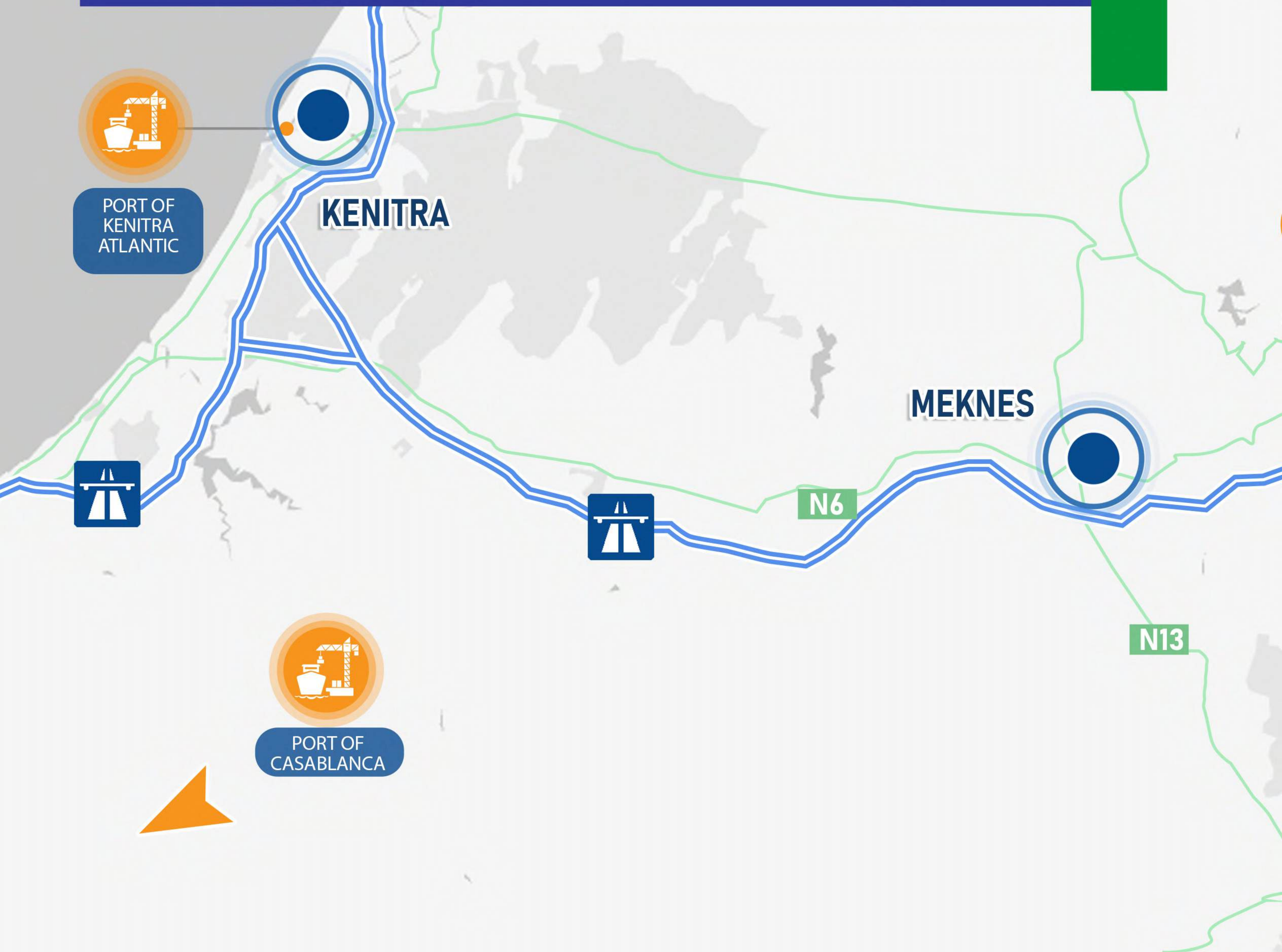
FÈS  
MEKNÈS





## **V.** Areas dedicated to services and other activities

- 01 - Fez Shore Park
- 02- The Technopark of Fez
- 03- The International Exhibition Park of Fez
- 04- The Fes Smart Factory project
- 05- The Tourist Development Zone (UAT) of Oued Fes







N2

N16

N2



PORT OF TANGER MED



PORT OF NADOR WEST MED

N8



THE TECHNOPARK OF FEZ



THE TOURIST DEVELOPMENT ZONE (UAT) OF OUED FES



DRY PORT ONCF

FEZ



FEZ SHORE PARK



THE INTERNATIONAL EXHIBITION PARK OF FEZ

N8

N4



FEZ SMART FACTORY



SERVICES ZONE



PORT



DRY PORT



AIRPORT



HIGHWAY



10KM

SCALE





# 01. FEZ SHORE PARK



**VOCATION**  
OFFSHORING

**COMMUNE / PREFECTURE**  
Fez / Fez

Total area :  
**20 ha**

Available area :  
**10.304 m<sup>2</sup>**

Expected number of plots :  
**Part 1 : 13 699 m<sup>2</sup>**  
**Part 2 : 12 116 m<sup>2</sup>**

Mobilisation mode :  
**Rent**

**NEARBY INFRASTRUCTURES**

11,7 km 11,4 km 8 km  
 210 km 2 km

Creation  
**2012**

Average rent cost :  
**70 MAD/m<sup>2</sup>/month**

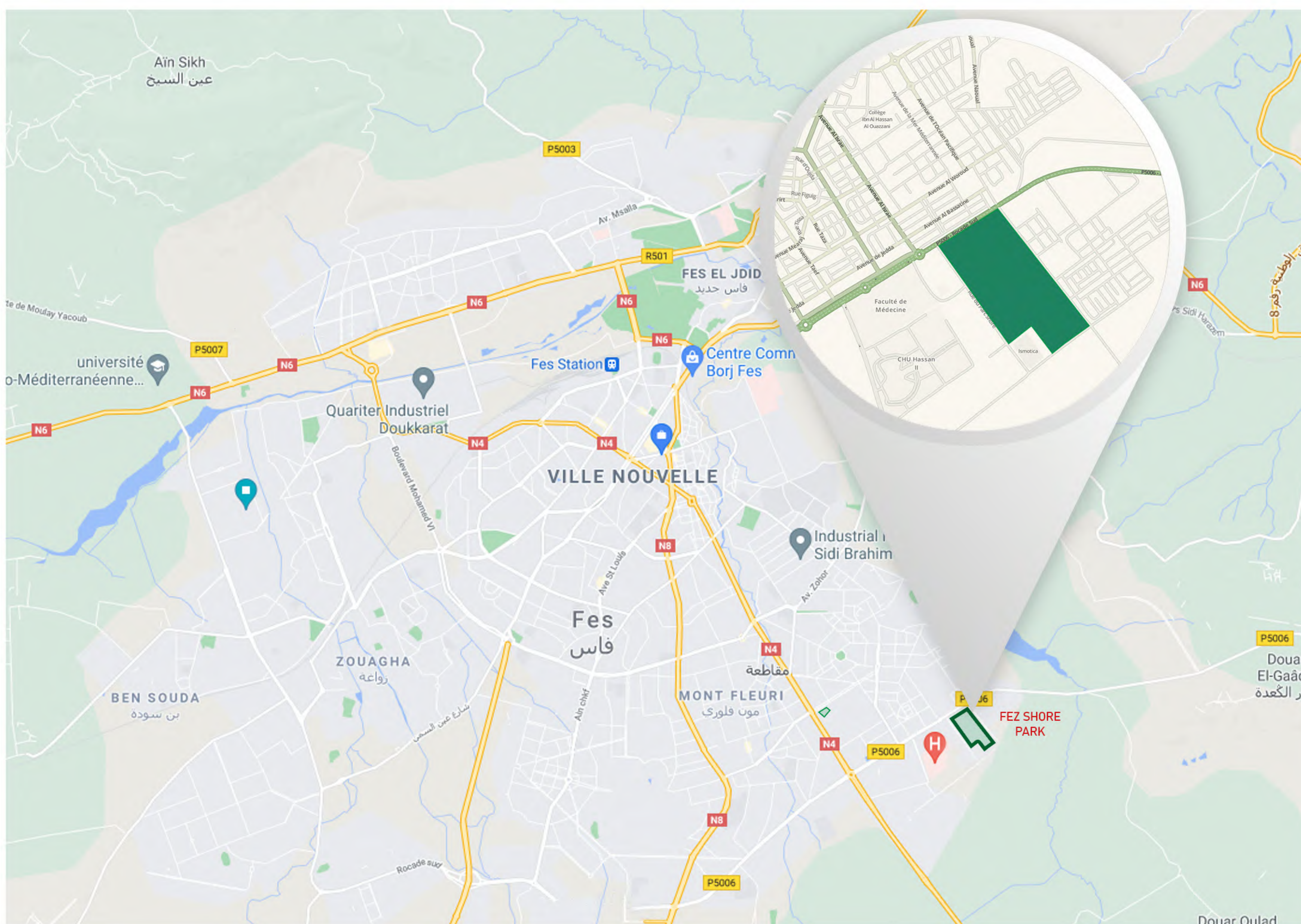
**DEVELOPER**



CASANEARSHORE S.A.  
MEDZ SOURCING  
COMMERCIAL

+ 212 5 22 77 75 55

## MAP





## Description

Fez Shore is an Activity Park providing world-class services, designed to meet the needs of large international companies in the offshoring sector. The park spans 20 hectares, offering more than 25,000 m<sup>2</sup> of office space and services, including a business center, one-stop shop, parking, catering, and food services. Its strategic location provides proximity to major infrastructures such as highways, Fes-Saiss International Airport, and downtown Fez.

The park is dedicated to fostering new economic strengths in the Region, particularly in offshoring. It ensures companies benefit from an integrated park with efficient support services and a favorable legislative incentive framework.

The design follows a business campus model, offering spaces for work, relaxation, and life. The office and service areas are enhanced by green spaces, tree-lined alleys, and pleasant pedestrian pathways.

The first phase, covering 13,699 m<sup>2</sup>, was completed in 2012 and is now home to several companies in the technology and outsourcing sectors. The second phase, with an area of 12,116 m<sup>2</sup>, was delivered in 2020, expanding the park's capacity. This expansion strengthens Fez's visibility as an international offshoring destination.

➤ Occupancy rate: 92% for the first phase, 24% for the second phase.

## KEY SECTORS



## Assets

- A strategic site near major highways, 20 minutes to Fes-Saiss International Airport and to the downtown Fez, 120 min to Rabat and 2h30 flight to Paris;
- Connectivity of the Zone: by road, by highway and by plane;
- Logistics available: Kandar Sidi Khair Multi-Flow Logistics Zone;
- Closeness to many universities, in particular those of Fez, Ifrane and Meknes;
- Significant pool of young graduates trained in offshoring professions;
- Regional ICT and offshoring development program;
- Ambitious national training program.





## ➤ Accompaniment services

- **Property Management** : Customer relationship management, contract management, and site operations.
- **Facility Management** : Security, cleaning, green spaces, and multi-technical maintenance of facilities and common areas.
- **Catering and Food Area** : Includes a canteen and an à la carte restaurant.
- **Customer Parking** : Over 300 parking spaces available within the park.
- **One-stop Shop** : Legalization office open four days a week.
- **Business Center**.
- **OFPPT Training Center** : Located next to the park and dedicated to offshoring professions.

## ➤ Simulate your investment bonuses

To simulate the bonuses to which you are entitled (Investment Charter, regional subsidies), go to the site or scan the QR code

[bit.ly/3oIIxHU](https://bit.ly/3oIIxHU)



## ➤ Other investment incentives

To view other incentive offers, go to the website or scan the QR code

[bit.ly/3Hg1eTr](https://bit.ly/3Hg1eTr)



## They chose the Fez Shore Park



CGI

Atos

Acticall sitel  
group

sitel  
group

## Project partners

Royaume du Maroc  
Ministère de l'Industrie,  
du Commerce, de l'Investissement  
et de l'Economie Numérique



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والاقتصاد الرقمي



Wilaya de  
Fès-Meknès



MED  
GROUPE CDG





# 02. FEZ TECHNOPARK

## FEZ TECHNOPARK

**VOCATION**  
ZONE OF SERVICES

**COMMUNE / PREFECTURE**  
Fez / Fez

Total area :  
**12 ha**

Expected number of plots :  
**R+9 with two underground levels**

Available area :  
**7,159 m<sup>2</sup>**

Mobilisation mode :  
**Rent**

**NEARBY INFRASTRUCTURES**

19 km 18 km 5.6 km

206 km

Creation  
**2021**

Situation  
 Under development

Average rent cost :  
**NC**

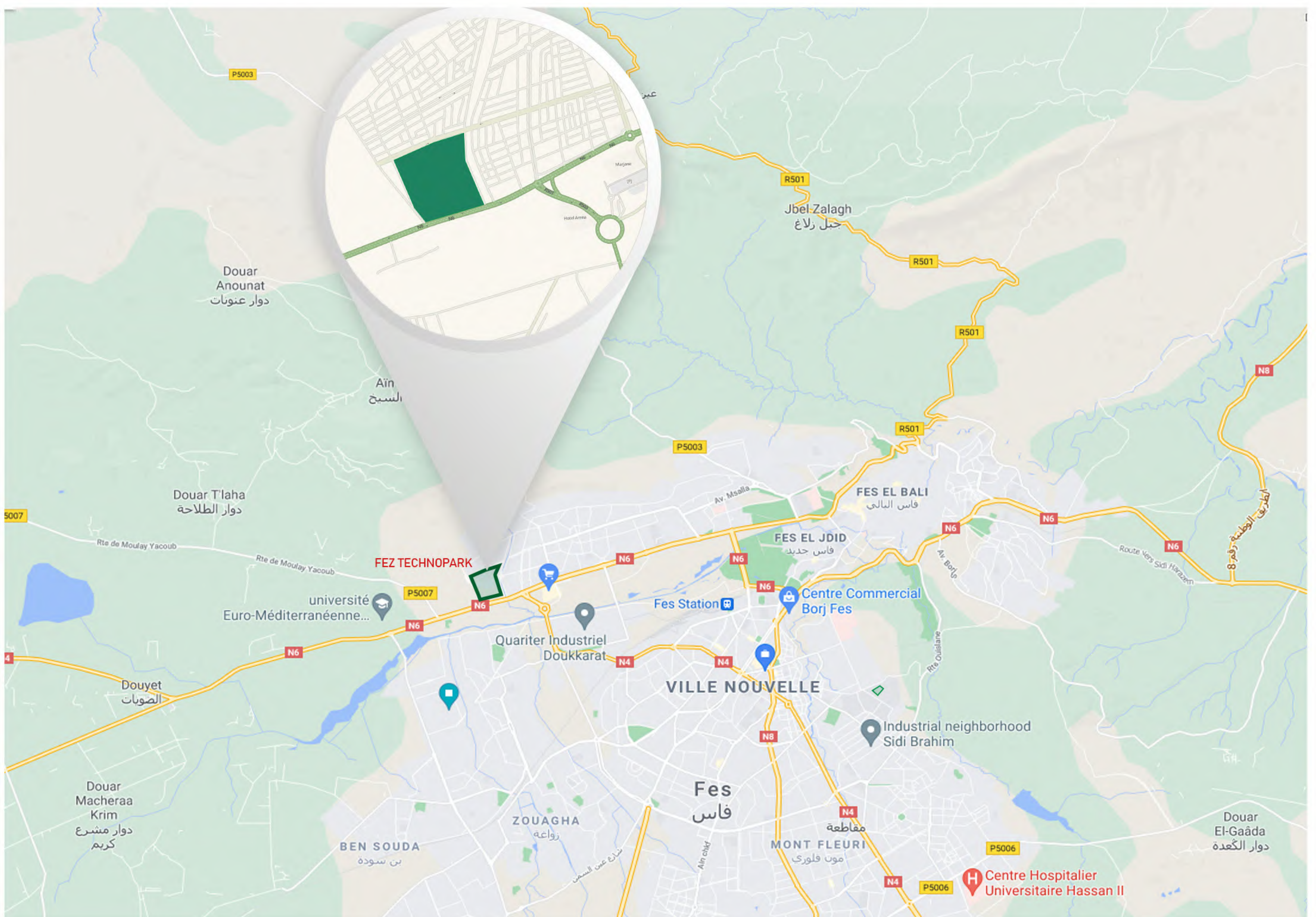
**DEVELOPER**



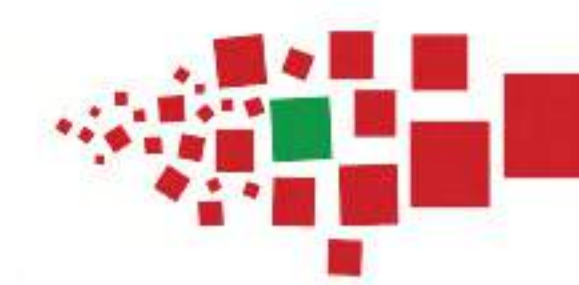
جهة فاس - مكناس  
Région Fès-Meknès

anassalj@yahoo.fr

## MAP







## Description

This project, covering 7,159 m<sup>2</sup>, aims to accelerate the economic and social development of the region by creating a regional incubator for innovative projects and encouraging the establishment of start-ups. With a total cost of 55 MMAD, the project will be financed by the Regional Council, contributing up to 30 MMAD, the Council of the Commune of Fez, contributing up to 20 MMAD, and the company MITC, with a contribution of up to 5 MMAD.

The total area of the project is distributed as follows :

- Underground 1: 782.49 m<sup>2</sup>
- Underground 2: 782.49 m<sup>2</sup>
- Ground floor to 4th floor: 461.7 m<sup>2</sup> per floor
- 5th floor to 8th floor: 657.42 m<sup>2</sup> per floor



### ➤ The composition of the Park

- **Incubator** : Designed for young startups for a fixed period, offering services such as advice, support, financing assistance, training, and food services. Admission to the incubator is subject to conditions including innovation, the project leader's qualities, and the project's economic viability.
- **Co-Working Space** : An open space for individuals or small groups, rentable on a monthly, daily, or hourly basis. This space fosters interaction between individuals of different profiles, encouraging new ideas and partnerships.
- **Fab Lab**: A digital manufacturing space equipped with tools such as 3D printers to assist with prototyping.
- **Conference Room** : A dedicated area for hosting various professional or cultural events.
- **Cinema, TV, Music Production Studio** : Aimed at supporting the city's cultural and media startups, which are numerous and innovative but often constrained by a lack of resources.
- **Civil Society Space** : Reserved for strengthening connections with civil society groups focused on entrepreneurship, innovation, and financing. This space is a vital component of the ecosystem.
- **Other Equipment** :
  - Services such as banks, insurance, postal services, telecoms, etc.
  - Food services area.
  - Sports hall

## Project partners

Royaume du Maroc  
Ministère de l'Industrie,  
du Commerce, de l'Investissement  
et de l'Economie Numérique



المملكة المغربية  
وزارة الصناعة  
والتجارة والاستثمار  
والاقتصاد الرقمي



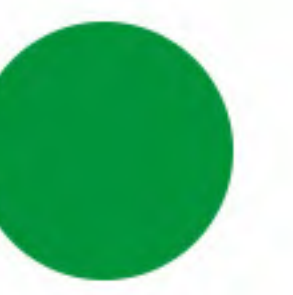
Wilaya de  
Fès-Meknès



جهة فاس - مكناس  
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Région Fès-Meknès





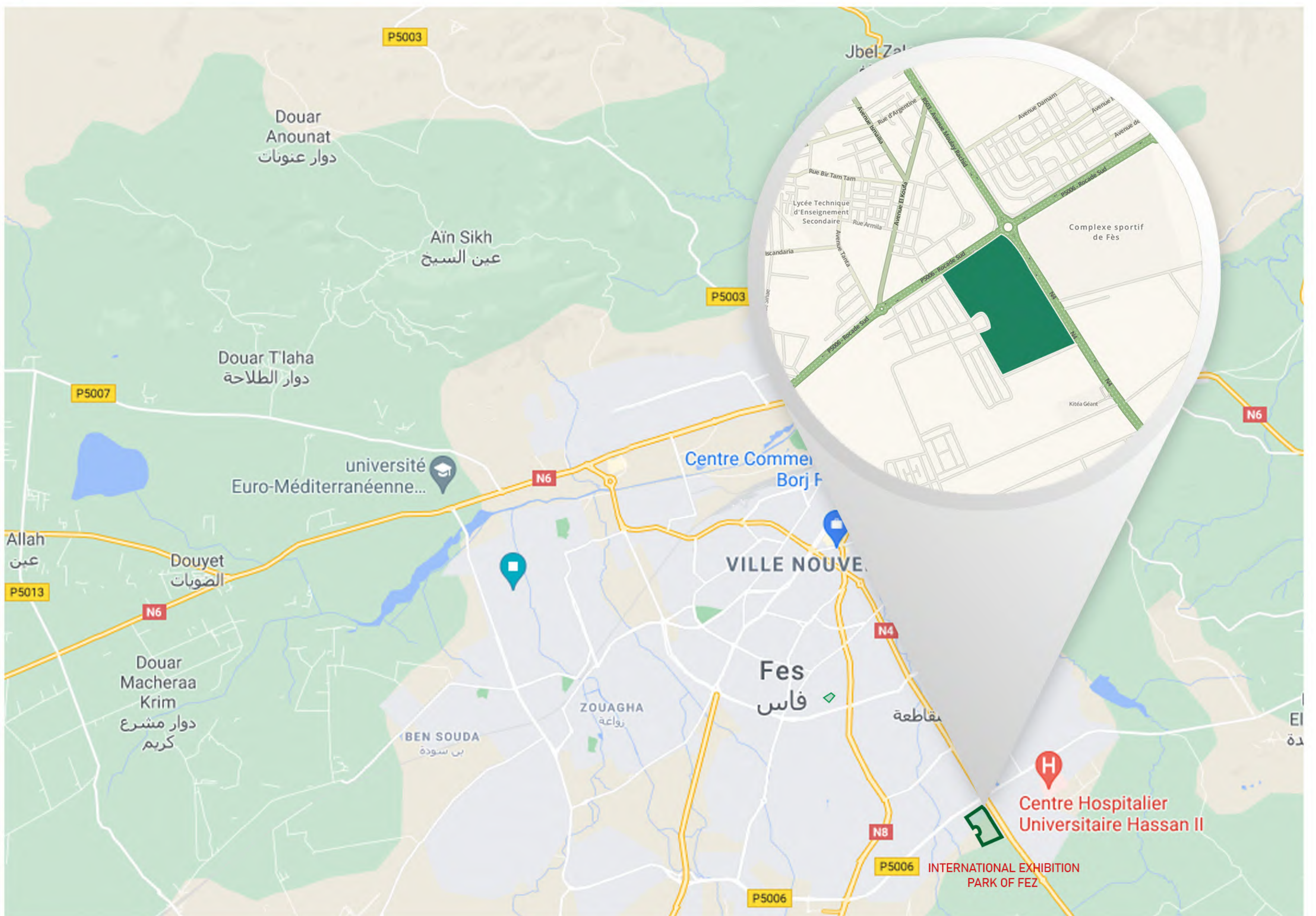


# 03. INTERNATIONAL EXHIBITION PARK OF FEZ

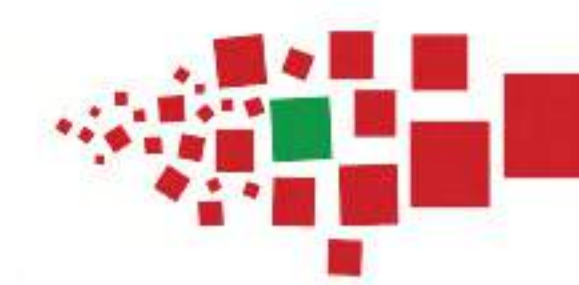
## INTERNATIONAL EXHIBITION PARK OF FEZ

INTERNATIONAL EXHIBITION PARK OF FEZ	<p><b>VOCATION</b>                  ZONE OF SERVICES</p>	<p><b>NEARBY INFRASTRUCTURES</b></p> <p>✈️ 10.7 km   🏠 4 km   🚆 7.3 km</p> <p>🏢 209 km</p>		<p><b>DEVELOPER</b></p> <p>شركة التجارة والصناعة والخدمات                  تجارة فاس مكناس                  CHAMBRE DE COMMERCE                  D'INDUSTRIE ET DE SERVICES                  RÉGION FÈS - MEKNÈS</p>	
	<p><b>COMMUNE / PREFECTURE</b>                  Fez / Fez</p>	<p>Total area :                  4 ha</p>	<p>Expected number                  of plots : <b>180</b>                  Available plots : <b>180</b></p>	<p>Creation  <b>2020</b></p>	<p>Situation                  Development phase</p>
	<p>Available area :                  4 ha</p>	<p>Mobilisation mode :  <b>Transfer</b></p>	<p>Average transfer price :  <b>NC</b></p>	<p>+ 212 5 35 62 31 83</p>	<p>infos@ccisfm.ma</p>

### MAP







## Description

- A covered 8,000 m<sup>2</sup> exhibition hall, to be constructed in two blocks of 4,000 m<sup>2</sup> each.
- Permanent exhibition hall including :
  - An exhibition area and a direct sales lounge of 800 m<sup>2</sup>.
  - Showcases for presenting products from Fez-Meknes region.
  - A 340-seat conference room.
  - Offices for park administration.
- Business Center including :
  - Incubation Center: 12 offices ranging from 15 to 38 m<sup>2</sup> (shared services).
  - Accompaniment Center: 11 offices of 16 to 24 m<sup>2</sup> for housing services like CCIS, Maroc PME, OMPI (The Square of Innovators), ASMEX, etc.
  - Training and Events Center: Three training and meeting rooms measuring 63, 73, and 77 m<sup>2</sup>.
  - Co-working and Networking Space: A 400 m<sup>2</sup> area.
  - Technical Pole: Offices and workshops for technical services (video surveillance, electricity, IT, fire protection control, etc.).
  - Cafeteria: 50 m<sup>2</sup>.
  - Reception Room: 150 m<sup>2</sup>.
- Two car parks with a combined capacity for over 500 vehicles.



## Assets

- The project is located on the Fez-Sefrou road, directly in front of the Fez Sports Complex.
- The hosting site is situated in a business area close to several key city infrastructures.
- The project site is also very close to the highway exit (10 minutes to the interchange) and the Fez Airport (10 minutes). It is near Fez Shore, the University Hospital Center, the Regional Customs Directorate, Kitea Géant, the Faculty of Medicine, and other universities and schools.
- The project is easily accessible through all transport means.

## Project Partners

Royaume du Maroc  
Ministère de l'Industrie,  
du Commerce, de l'Investissement  
et de l'Economie Numérique



المملكة المغربية  
وزارة الصناعة  
والتجارة والاستثمار  
والاقتصاد الرقمي



Wilaya de  
Fès-Meknès



جهة فاس - مكناس  
Région Fès-Meknès







# 04. FEZ SMART FACTORY

## FEZ SMART FACTORY

**VOCATION**  
**ZONE OF SERVICES**

**COMMUNE / PREFECTURE**  
 Fez / Fez

Total area :  
**11 ha**

Projected plots :  
**13 Spaces of innovation**

Available area :  
**8,740 m² (phase 1)**

Mobilisation mode :  
**Rent**

**NEARBY INFRASTRUCTURES**

✈️ 19 km   🚗 18.5 km   🚆 7.7 km  
 🌳 214 km

Creation  
**2021**

Situation  
 🟢 Under study

Average rent price :  
 NC

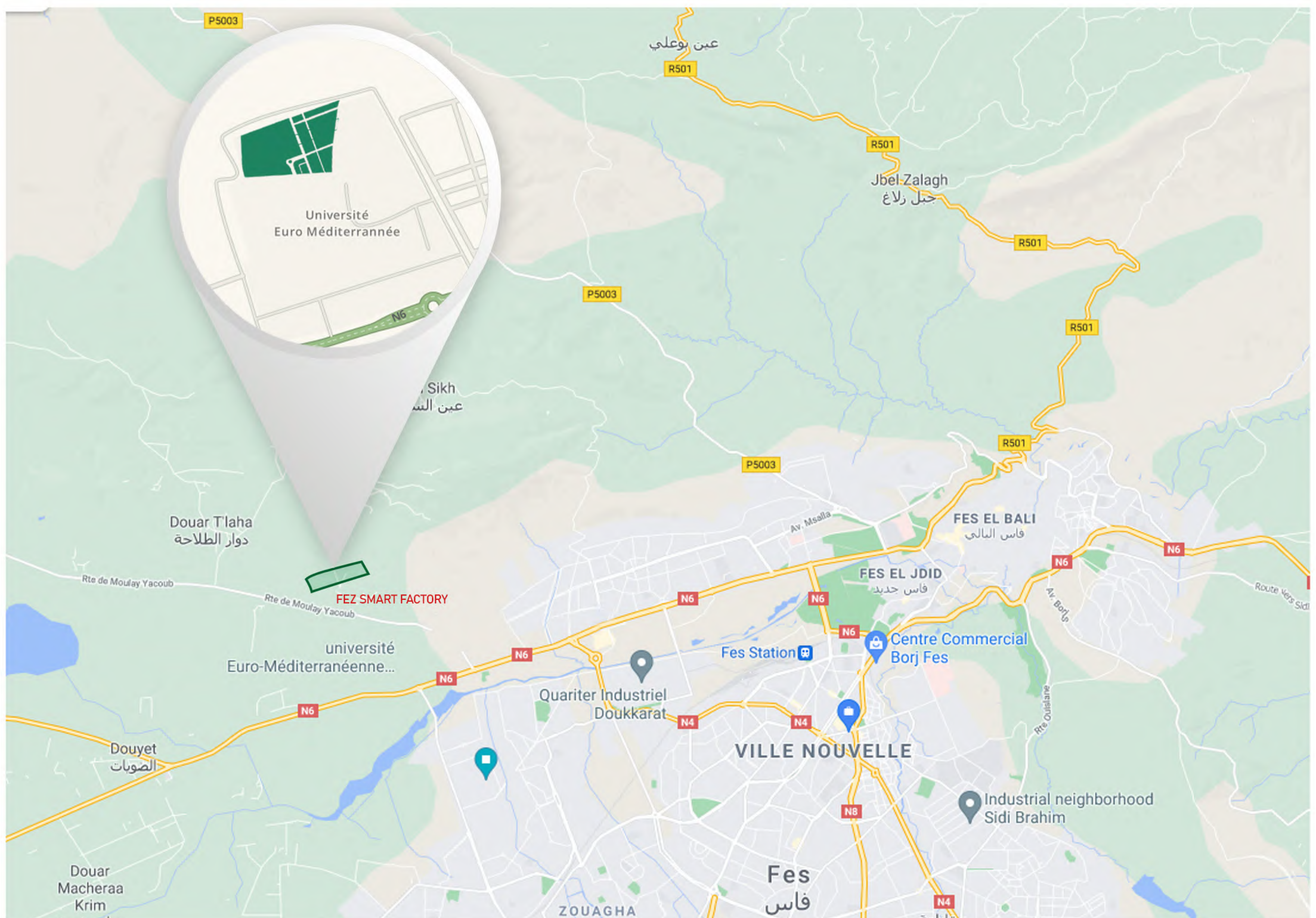
**DEVELOPER**

**UEMF**  
 الجامعة الأوروبية بـفاس  
 EUROMED UNIVERSITY OF FES  
 UNIVERSITÉ EUROMED DE FÈS

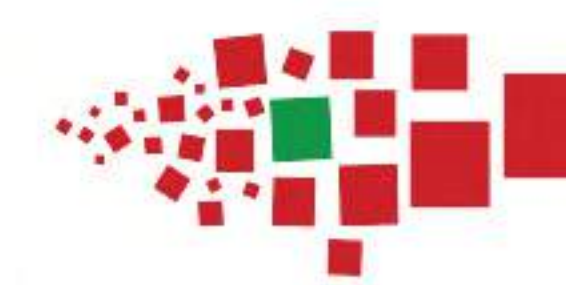
☎️ +212 5 38 90 90 00

✉️ contact@ueuromed.org

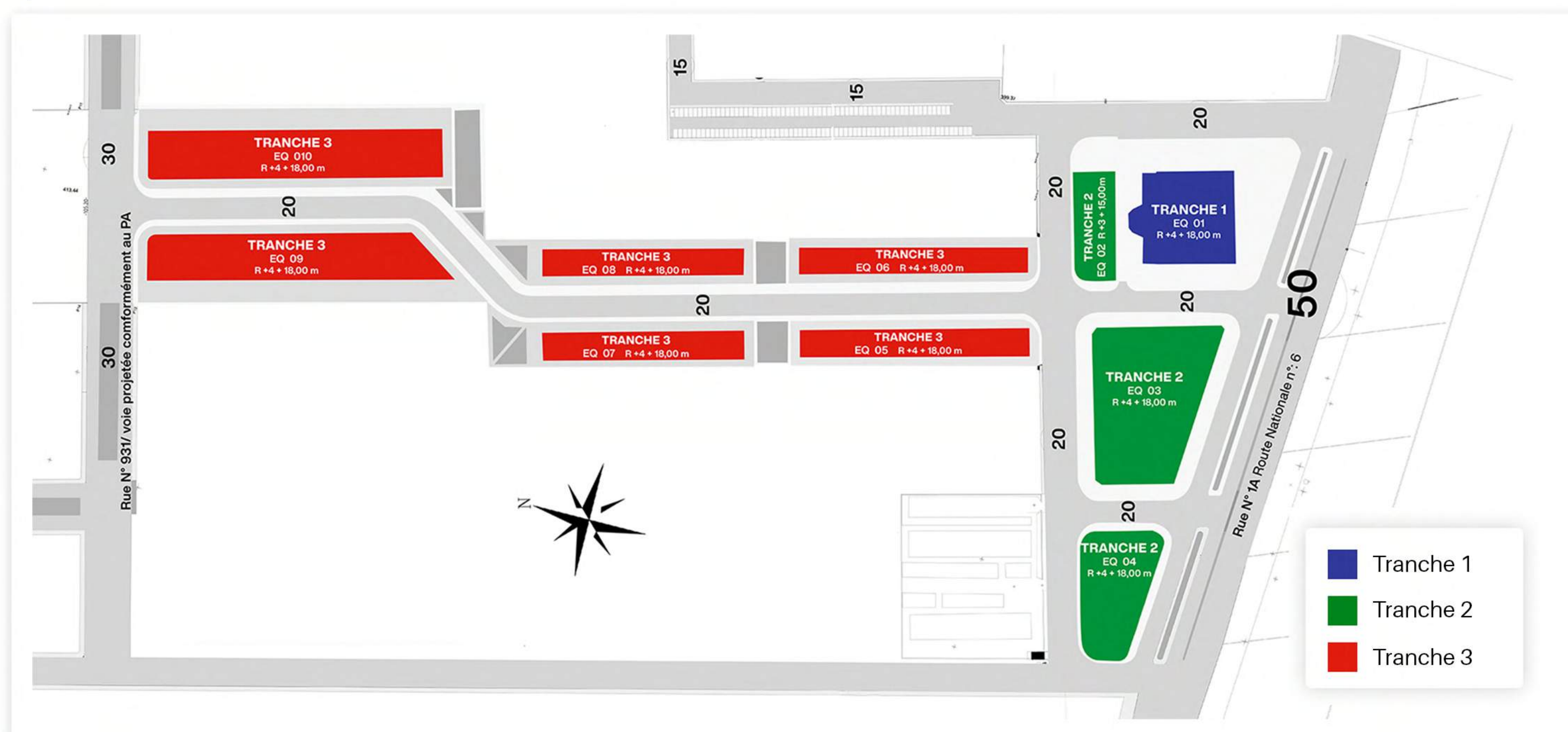
## MAP





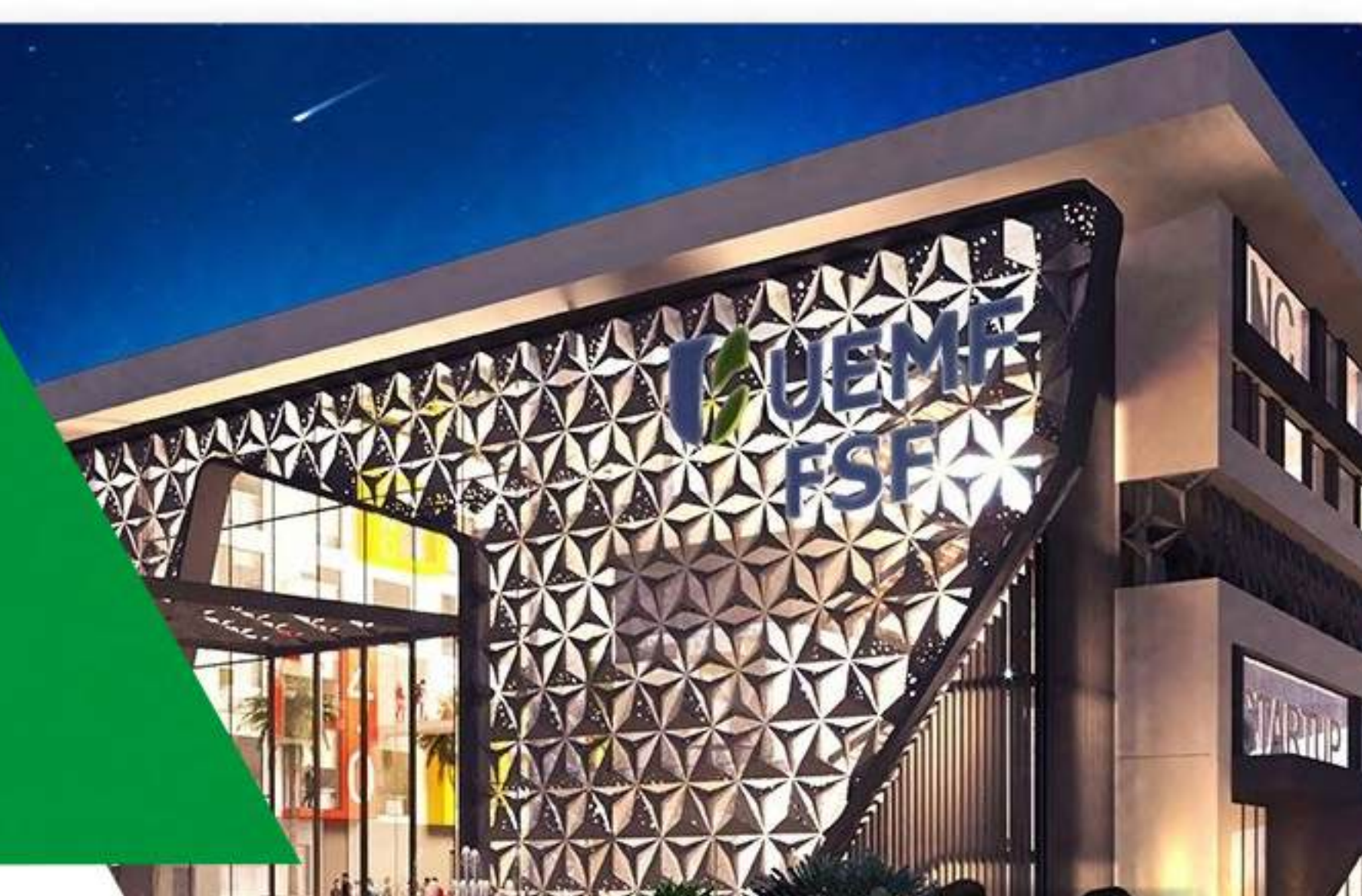


## GROUND PLAN



## Description

The project activities focus on Research & Development, Engineering and Technological Innovation. The project aims to support project leaders and start-ups in developing intelligent innovative solutions for the needs of digital and energy transitions.



## Components

The project will be carried out in three phases, composed as follows :

- The first phase includes the following components :
- **Center for Technological Valorization, Transfer, and Innovation 4.0 (CTVTI) :** An entity responsible for carrying out missions related to the incubation of innovative projects focused on Industry 4.0.
- **4.0 Startup Accelerator :** A hosting space for startups oriented towards Industry 4.0.
- **Engineering Services for Industry 4.0 :** Specializing in Digital and Artificial Intelligence; instrumentation; manufacturing; energy efficiency and renewable energies; sustainable development; industrial processes; logistics; and industrial maintenance.
- **R&D Laboratories :** Spaces dedicated to housing entities developing R&D activities for the needs of 4.0 transformation.
- **Rapid Prototyping Center (Additive Manufacturing) :** Includes 3D printing machines for manufacturing in materials such as metals, plastics, ceramics, and concrete. This center, owned by UEMF, will offer prototyping services to project holders from the Incubator, startups from the Accelerator, engineering firms, and the R&D laboratories of FSF and other companies.
- **4.0 Business Center :** Spaces designated for housing investors wishing to invest in Morocco within the Industry 4.0 domain.
- **"Model Process" Space :** A space designed within the project framework for implementing the Model Process 4.0.



➤ **The development of innovation spaces for the 10 Innovation 4.0 equipment units at "Fez Smart Factory" :** Beyond equipment EQ 01, (dedicated to the building housing the activities mentioned above, the other equipments of the project is focused on the implementation of innovative, high-value-added, and competitive intelligent processes.

● **The second phase** consists of the construction of equipment units 2, 3, and 4, to implement innovative intelligent processes in the Innovation 4.0 spaces (implementation may take place from 2023 onwards).

● **The third phase** is an extension of the second phase, with its implementation depending on the flow of projects related to intelligent processes developed by startups and the capacity of investment funds that will be made available to finance these projects. The launch of this phase's construction is planned to begin in 2025.

◆ **Number of Jobs Created :**

This project will create more than 240 jobs starting from 2022, including personnel from Fez Smart Factory, project managers, startup staff, engineering, and R&D entities. It will also generate 80,000 workdays during the construction of the first phase of the project.

◆ **Investment amount :**

The total project budget, including land acquisition costs, studies, and the start of operations, amounts to 103.8 MMAD, including 72 MMAD for land development and construction.

➤ **Assets**

➤ The presence of a significant industrial ecosystem and a concentration of expertise in information technology and innovation.

➤ The presence of the **School of Digital Engineering and Artificial Intelligence (DEAIS)**, the first and only artificial intelligence engineering school in Africa, as well as several incubation structures, notably the **startup incubator of the Euro-Mediterranean University of Fez**, whose goal is to progressively transform initial ideas into structured and viable startups.

➤ **Fez Innovation City**, which enables the valorization of research and technology transfer, as well as the Square of Innovators at the CCIS of Fez-Meknes, fostering the development of new services to support project leaders in entrepreneurship, innovation, technology, and the development of commercial brands.

➤ The launch of various strategic projects, notably the **Regional Digital Transformation Plan**, as well as the **AGRITECH** project, which bridges digital technology and agriculture. This project aims to identify, structure, and enhance high-potential agricultural sectors and incubate and support agricultural startups until they become viable. These projects aim to create leverage for the development of the existing ecosystem and attract new investments in the sector.

**Project partners**



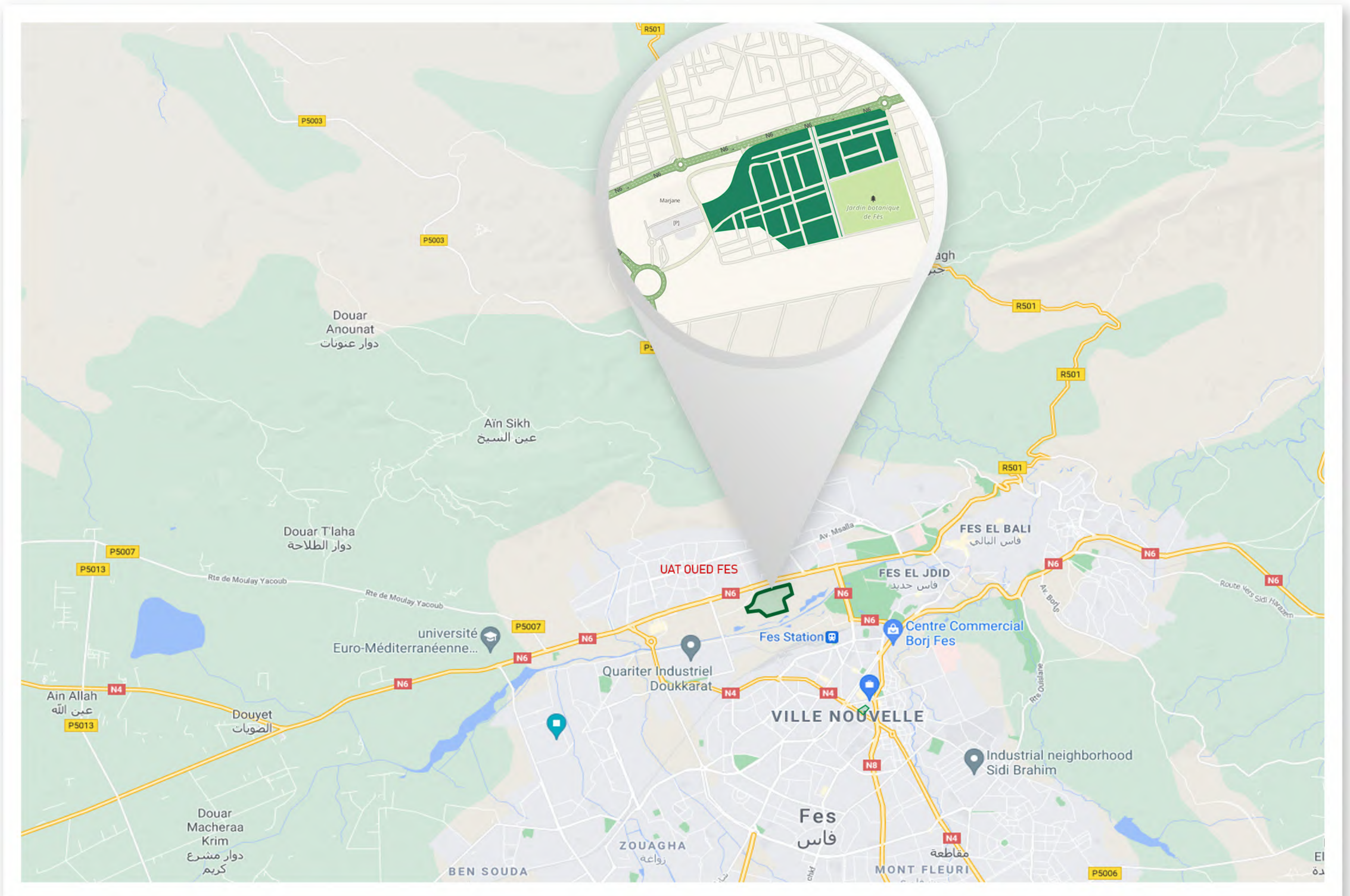




# 05. TOURIST ACTIVITY ZONE OUED FEZ

	<p><b>VOCATION</b>  <b>TOURIST ZONE</b></p>	<p><b>NEARBY INFRASTRUCTURES</b></p> <p>✈️ 210 km   🚗 18 km   🚆 3.3 km</p> <p>🌳 210 km</p>		<p><b>DEVELOPER</b></p> <p><b>MEDZ</b>  <small>GRUPE CDG</small></p>	
	<p><b>COMMUNE / PREFECTURE</b>                  Fez / Fez</p>	<p>Total area :  <b>166 ha</b></p>	<p>Projected plots :  <b>12</b></p>	<p>Création  <b>2021</b></p>	<p>Situation  <b>In progress</b></p>
	<p>Available area:  <b>30 ha</b></p>	<p>Mobilization mode :  <b>Transfer</b></p>	<p>Average transfer price :  <b>From 2,000 To 3,600 MAD/m²</b></p>		<p>+ 212 5 35 64 50 03                  + 212 6 64 72 09 47</p> <p>nassiri@ouedfes.ma                  oudrhiri@ouedfes.ma</p> <p>www.ouedfes.ma</p>

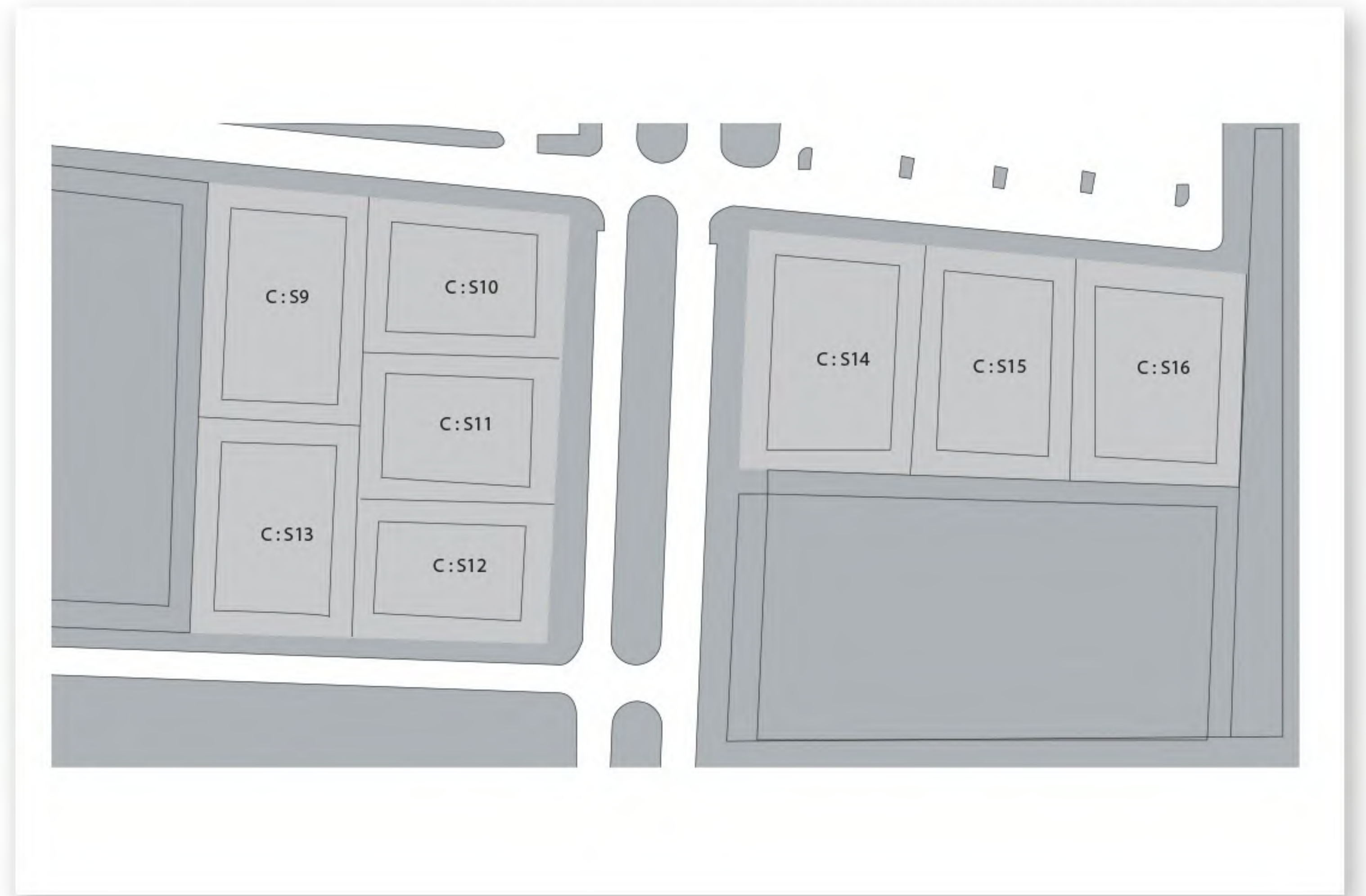
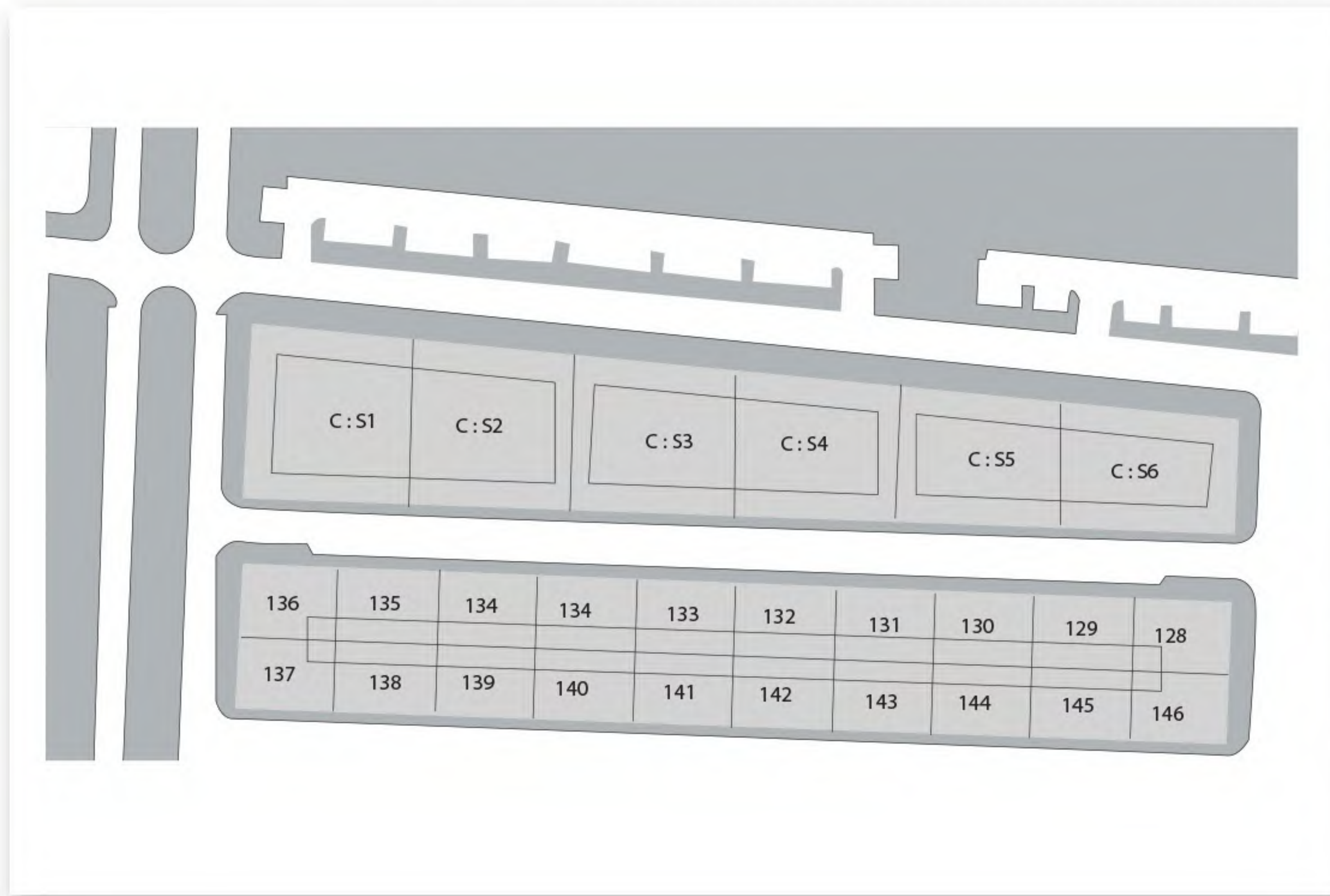
## MAP







## GROUND PLAN



## Lots pour commerces et services

Located around the golf driving range, backing onto the conference center and the theater, the 12 plots for services cover an area of :

PLOT N°	CS09	CS10	CS11	CS12	CS13	CS14	CS15	CS16	CS01	CS02	CS03	CS04
Area (m <sup>2</sup> )	1,950	1,554	1,509	1,440	1,796	2,116	1,827	1,907	1,364	1,289	1,204	1,134

### Description

Oued Fes Golf City is an integrated urban project with a unique positioning; the area offers welfare conditions and yields an opportunity to invest differently.

This zone was designed by Mr. Bernard REICHEN, winner of the Urban Design Award in 2005. Harmoniously laid out around an 18-hole golf course, designed by Mr. Jonathan GAUNT, it constitutes the new residential and tourist center of the city, through the construction of several hotels and residential units, in addition to leisure-oriented facilities and public leisure spaces.







## ➤ Assets

- An integrated project rich in equipments that suit to sports, socio-cultural or leisure activities: conference center, theatre, shops, market, school, sports ground, mosque, etc.;
- Located at the heart of the city of Fez, Oued Fez Golf City project stretches over 166 ha. Thanks to its strategic location on the road to Meknes, in front of the royal palace, and backed by the railway station in Fez, the project is 5 minutes to the city center and 15 km to Fez-Saïss airport;
- An oasis around an 18-hole golf course spread over 60 ha.



## Project partners







المركز الجهوي للإستثمار فاس مكناس  
المركز الجهوي للإستثمار فاس مكناس  
Centre Régional d'Investissement Fès - Meknès



## CRI FEZ-MEKNES, CATALYST FOR REGIONAL ECONOMIC DEVELOPMENT



Single point of contact for investment

Support for investors and businesses

Amicable dispute resolution

Territorial promotion and investment boost



[fesmeknesinvest.ma](http://fesmeknesinvest.ma)

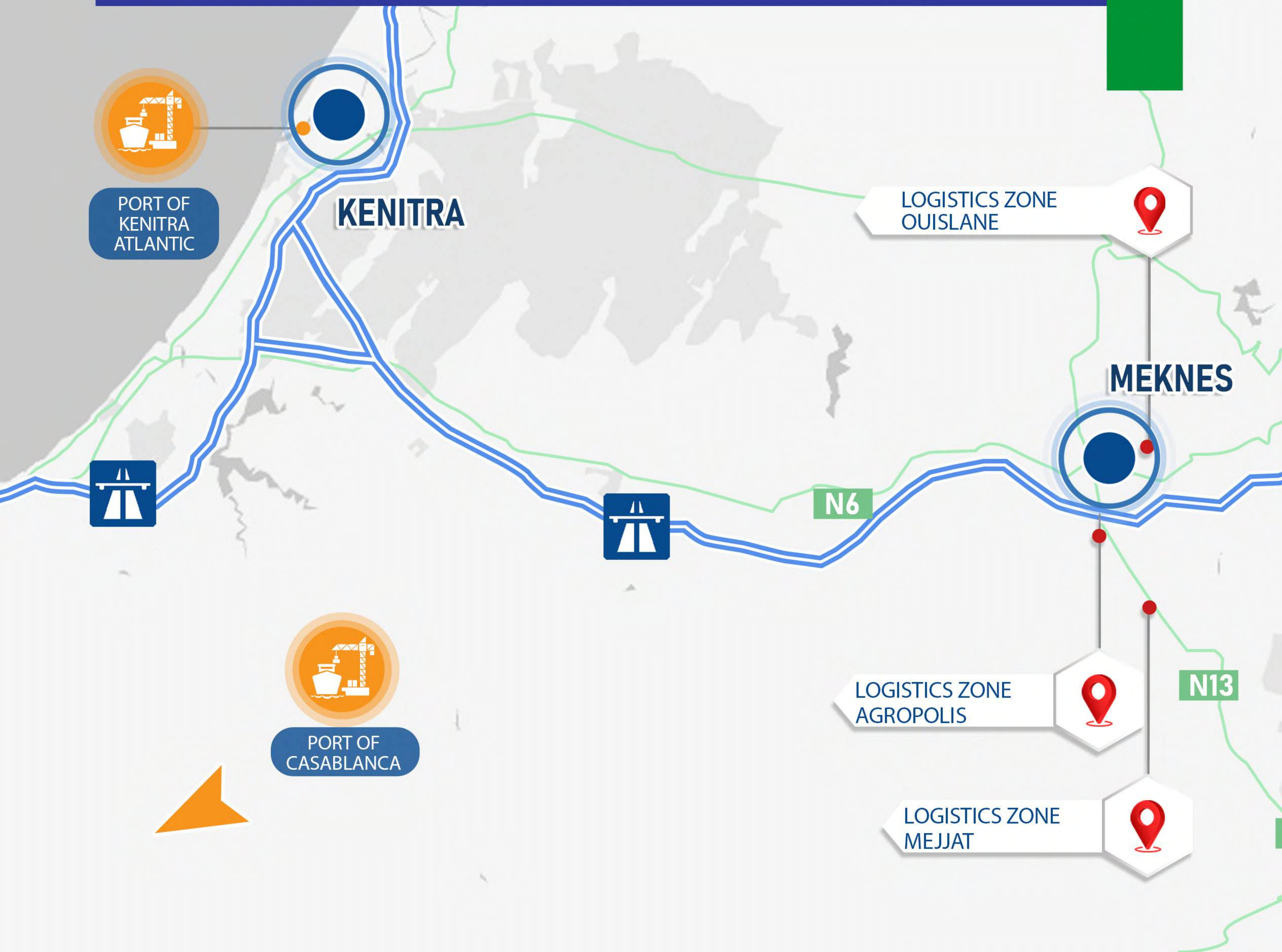




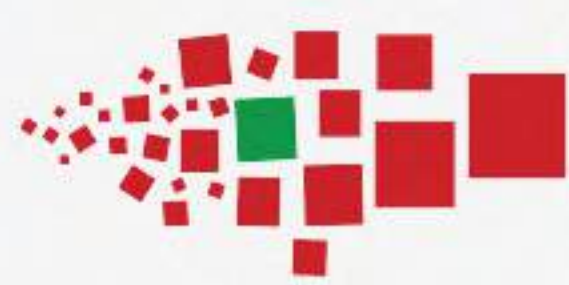


# V. Logistics areas

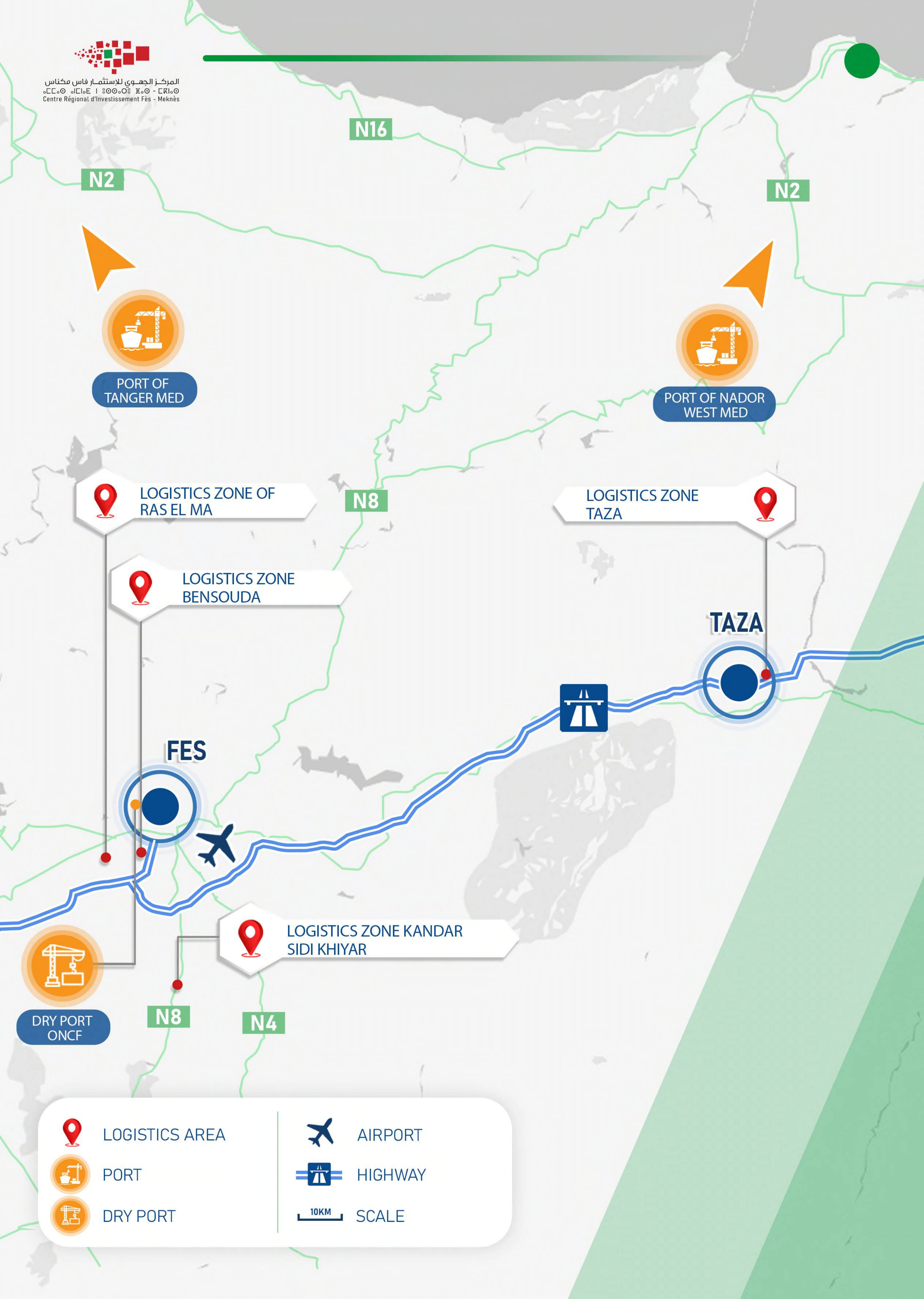
- 01 - Master Plan for the Logistics Zones of the Fez-Meknes region
- 02- Focus on the Logistics Zone of Ras El Ma
- 03- Bensouda Logistics Platform







المركز الجهوي للاستثمار فاس مكناس  
 Centre Régional d'Investissement Fès - Meknès



PORT OF TANGER MED

PORT OF NADOR WEST MED

LOGISTICS ZONE OF RAS EL MA

LOGISTICS ZONE TAZA

LOGISTICS ZONE BENSOU DA

FES

TAZA

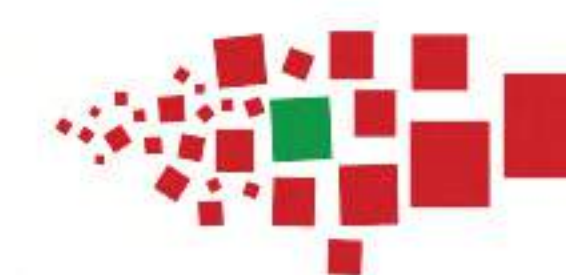
LOGISTICS ZONE KANDAR SIDI KHIYAR

DRY PORT ONCF

-  LOGISTICS AREA
-  PORT
-  DRY PORT

-  AIRPORT
-  HIGHWAY
-  10KM SCALE





## Master Plan for the Logistics Zones in Fez-Meknes region

The implementation of the regional logistics zone plan is part of the National Logistics Strategy 2030.



This plan was validated on November 22, 2018 by the Wilaya of Fez-Meknes Region, the Regional Council, and the Moroccan Agency for Logistics Development. It aims to :

- Secure logistics land in the Region;
- Meet market demands in the short, medium, and long term.

### ➤ The flow of goods

The flow of goods in Fez-Meknes region is estimated at 14 MT, distributed as follows :

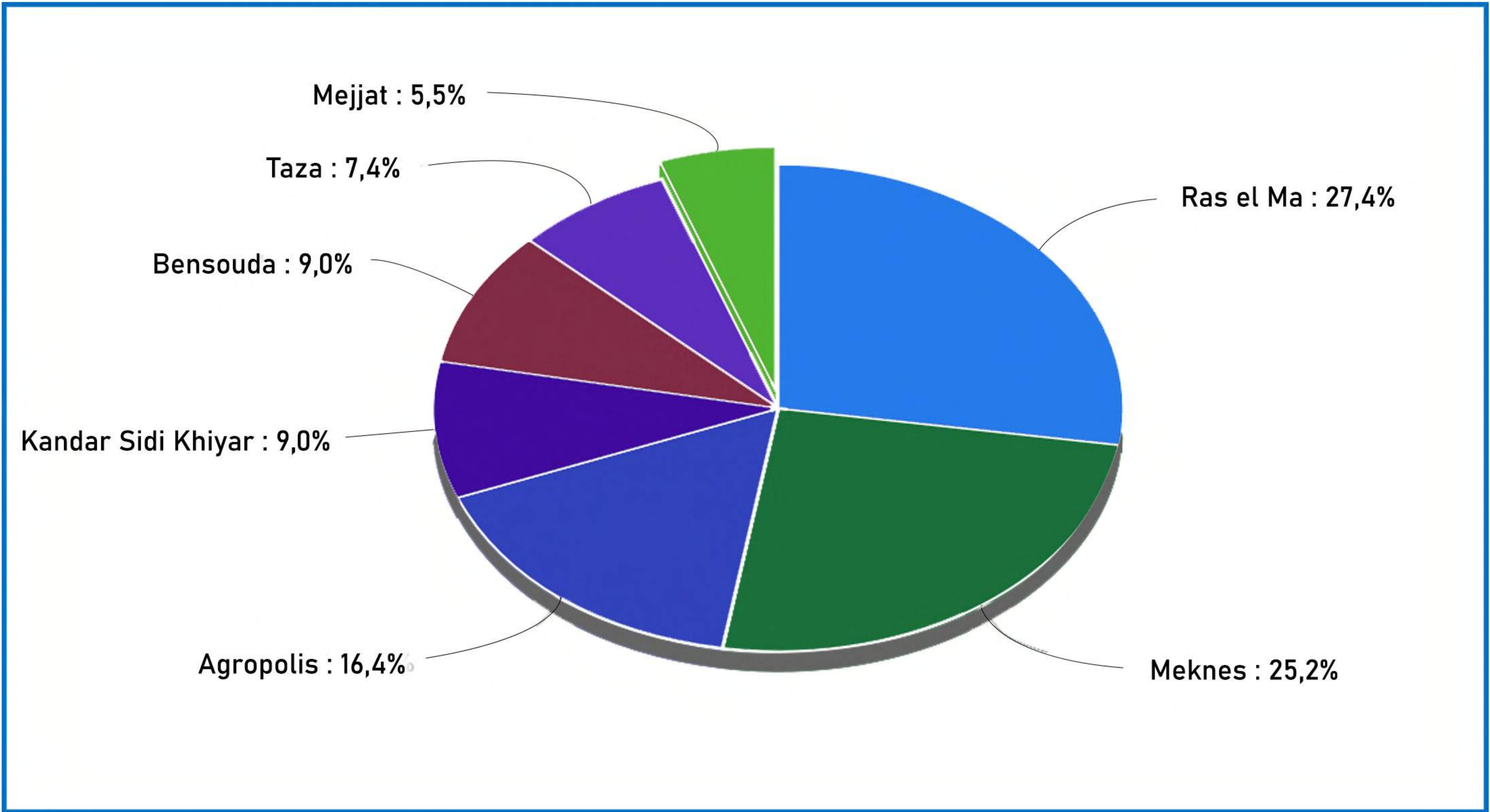
Flow	Volume (million ton)
Distribution	3.4 MT
Agricultural products	2.7 MT
Cereals	1.8 MT
Building materials	6.1 MT
<b>Total</b>	<b>14 MT</b>

This multi-flow situation has prompted the decision to plan the establishment of Multi-Flow Logistics Zones in the Fez-Meknes Region, covering an area of 365 ha





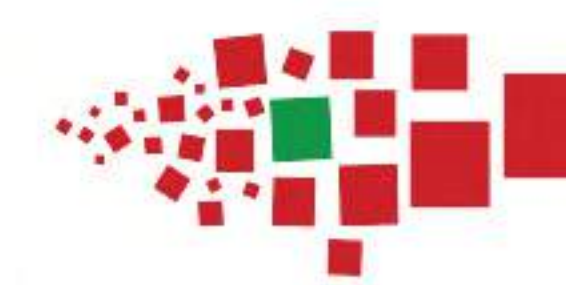
## Logistics flows in Fez-Meknes Region



### Components of the 7 logistics zones :

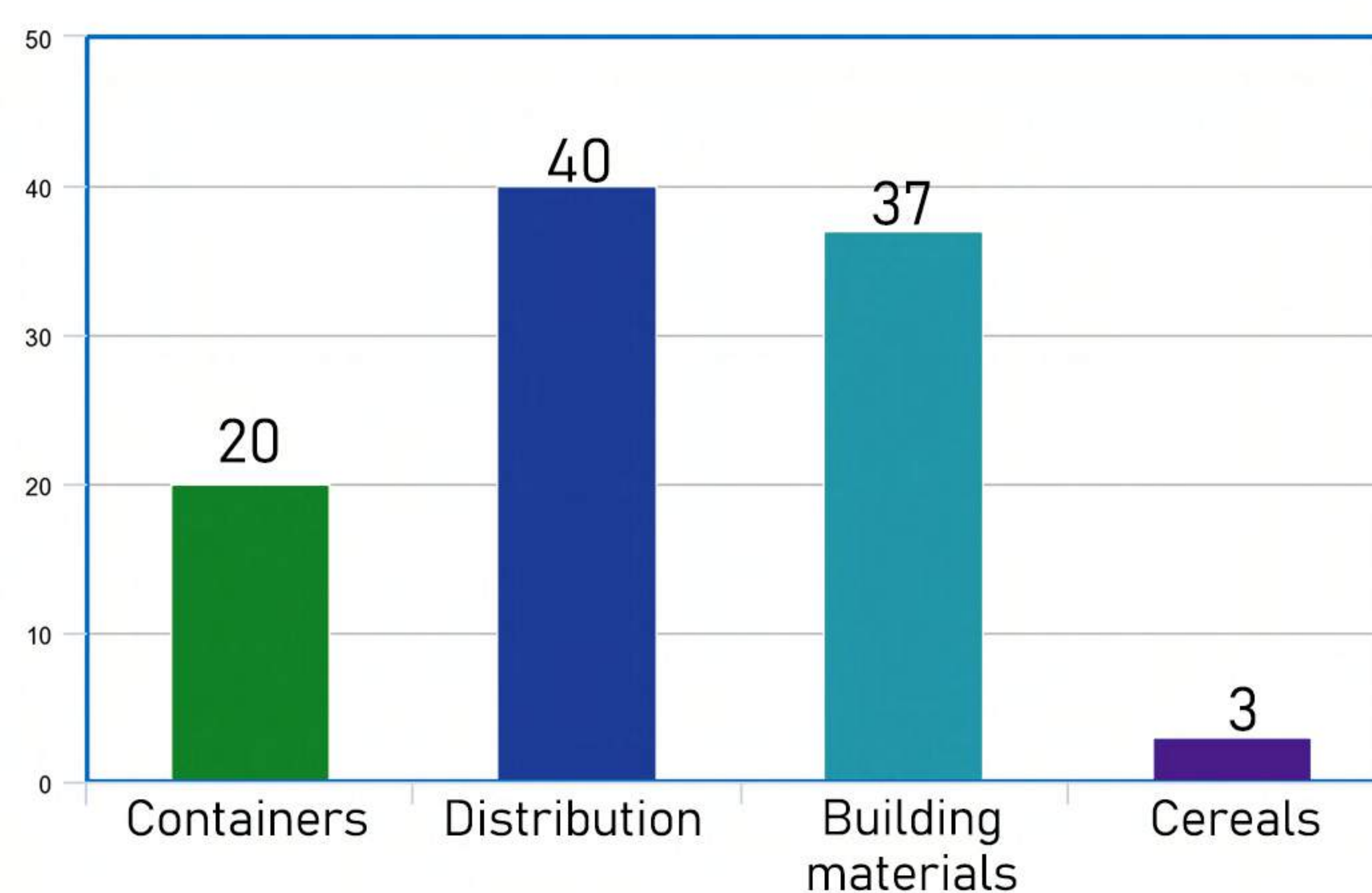






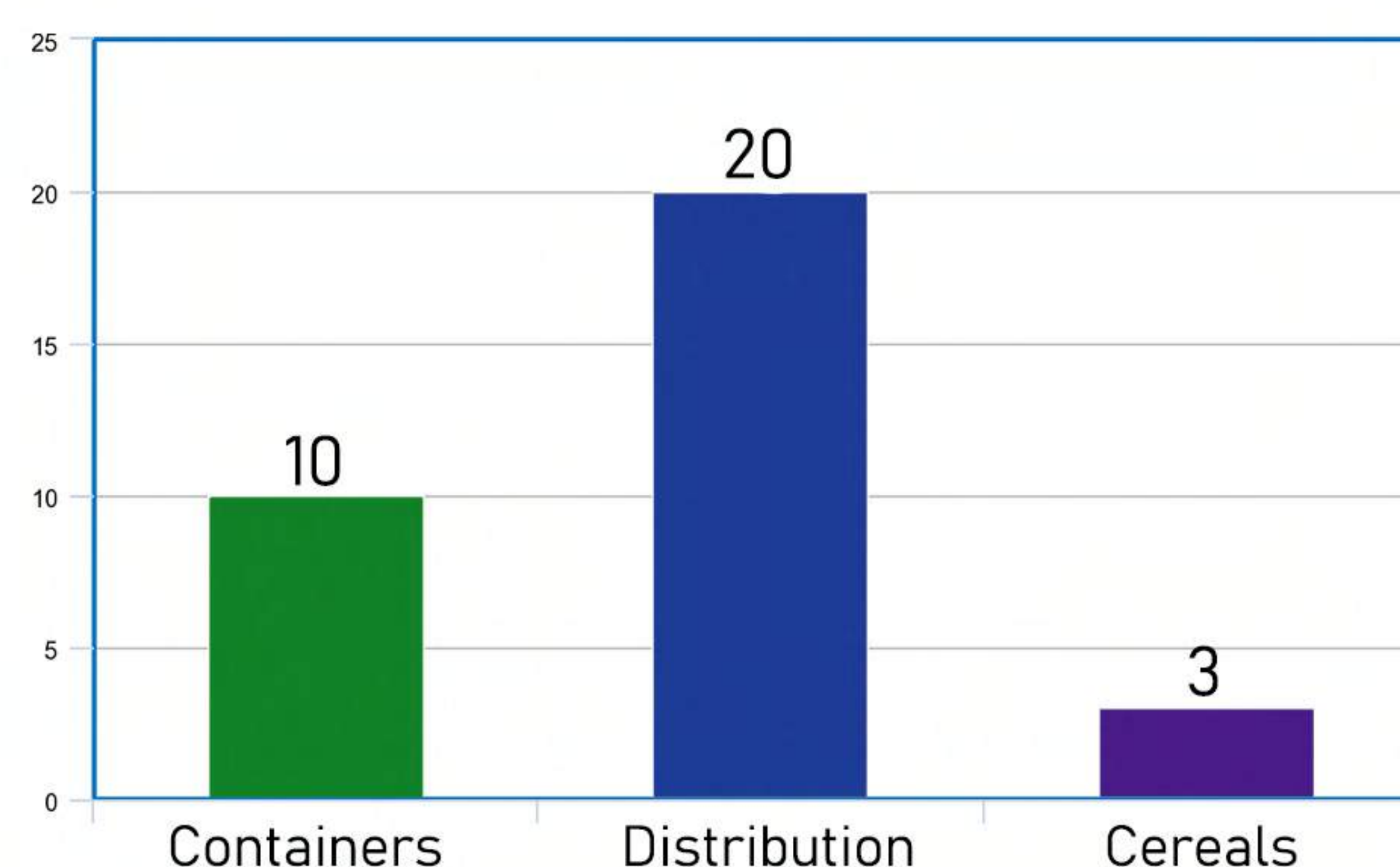
### Zone of Ras El Ma

Composition	Area/ha
Containers	20
Distribution	40
Building materials	37
Cereals	3
Total	100



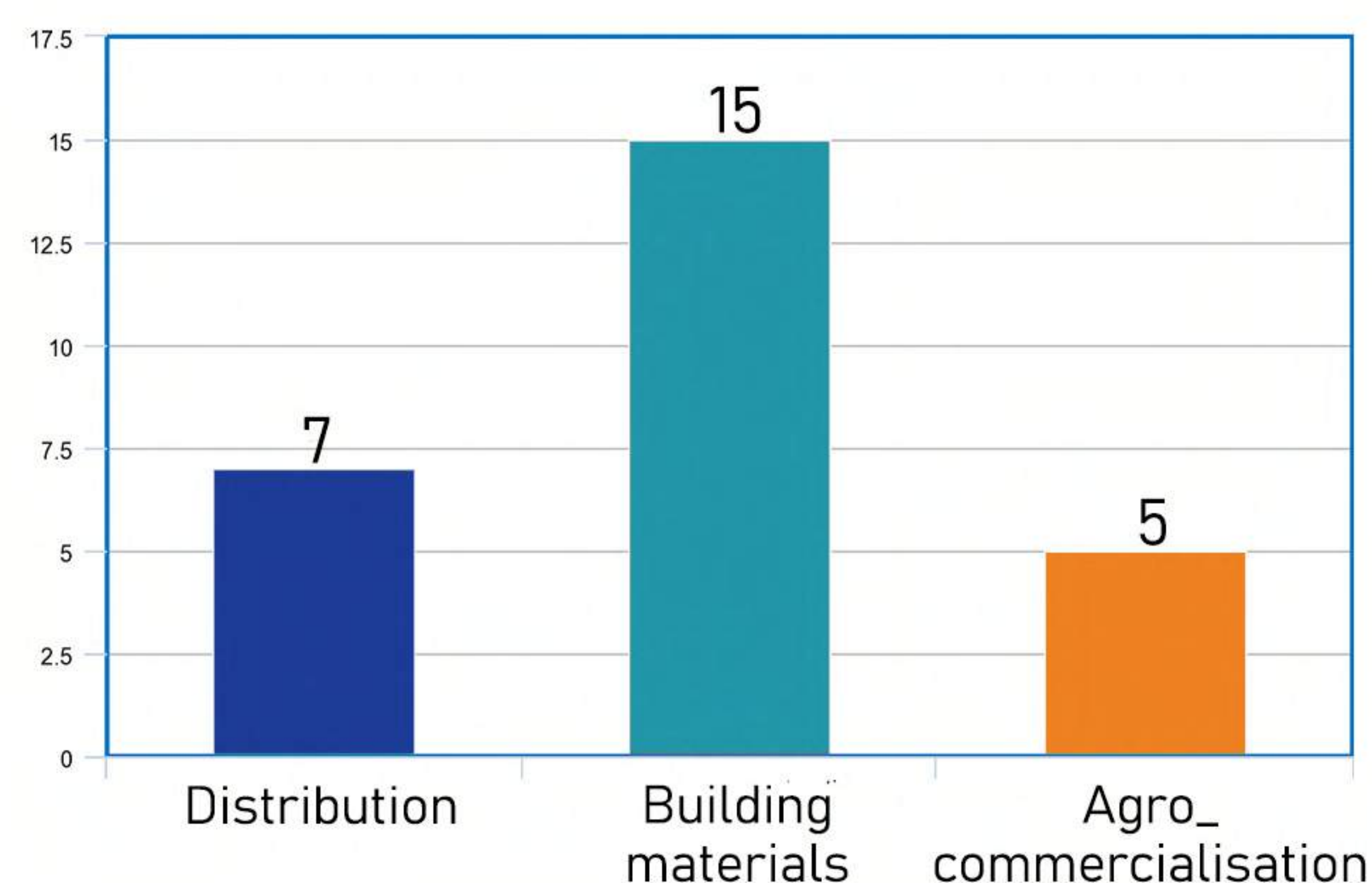
### Zone of Bensouda

Composition	Area/ha
Containers	10
Distribution	20
Cereals	3
Total	33



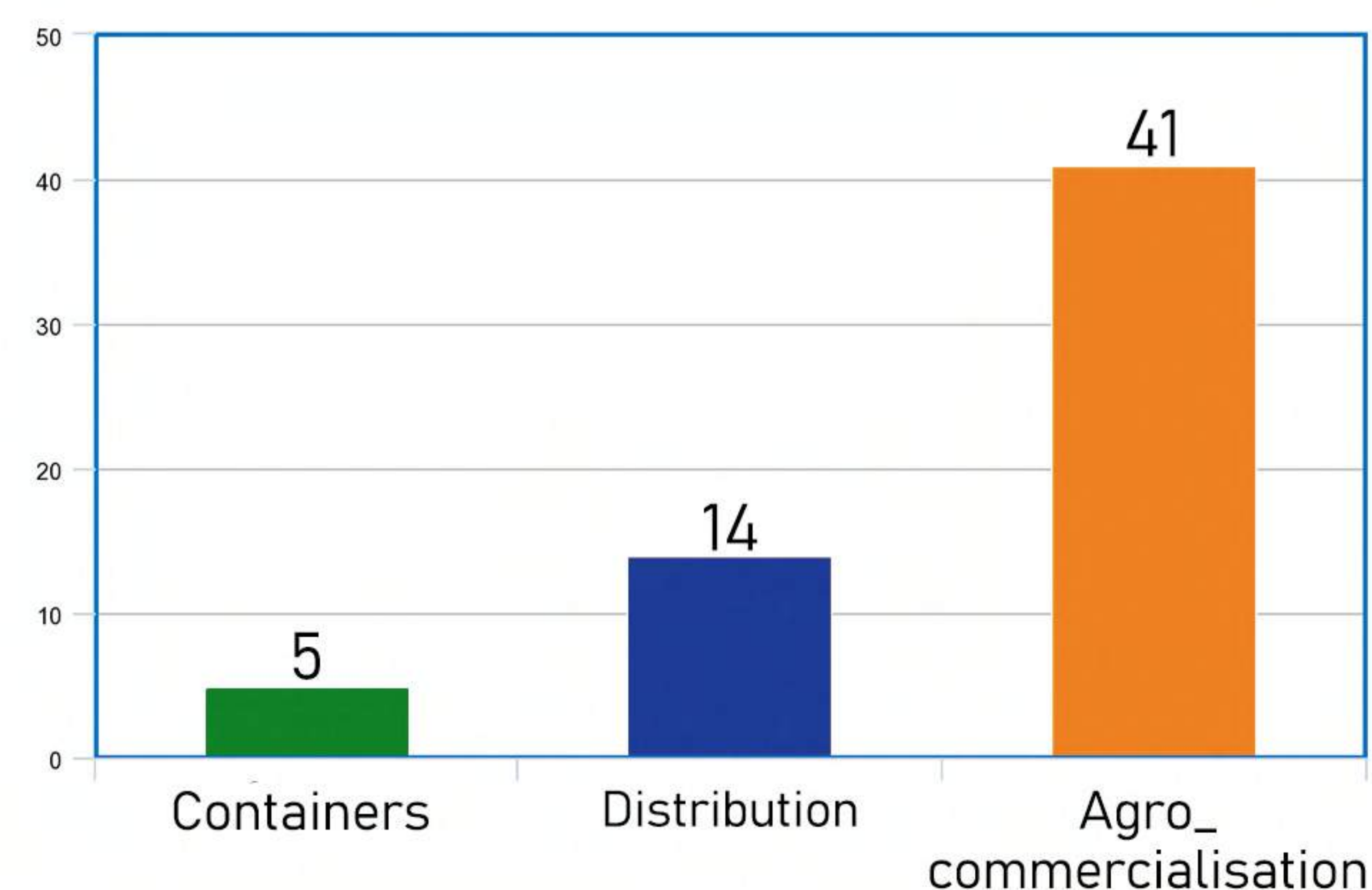
### Zone of Taza

Composition	Area/ha
Containers	7
Building materials	15
Agro_commercialisation	5
Total	27



### Agropolis Zone

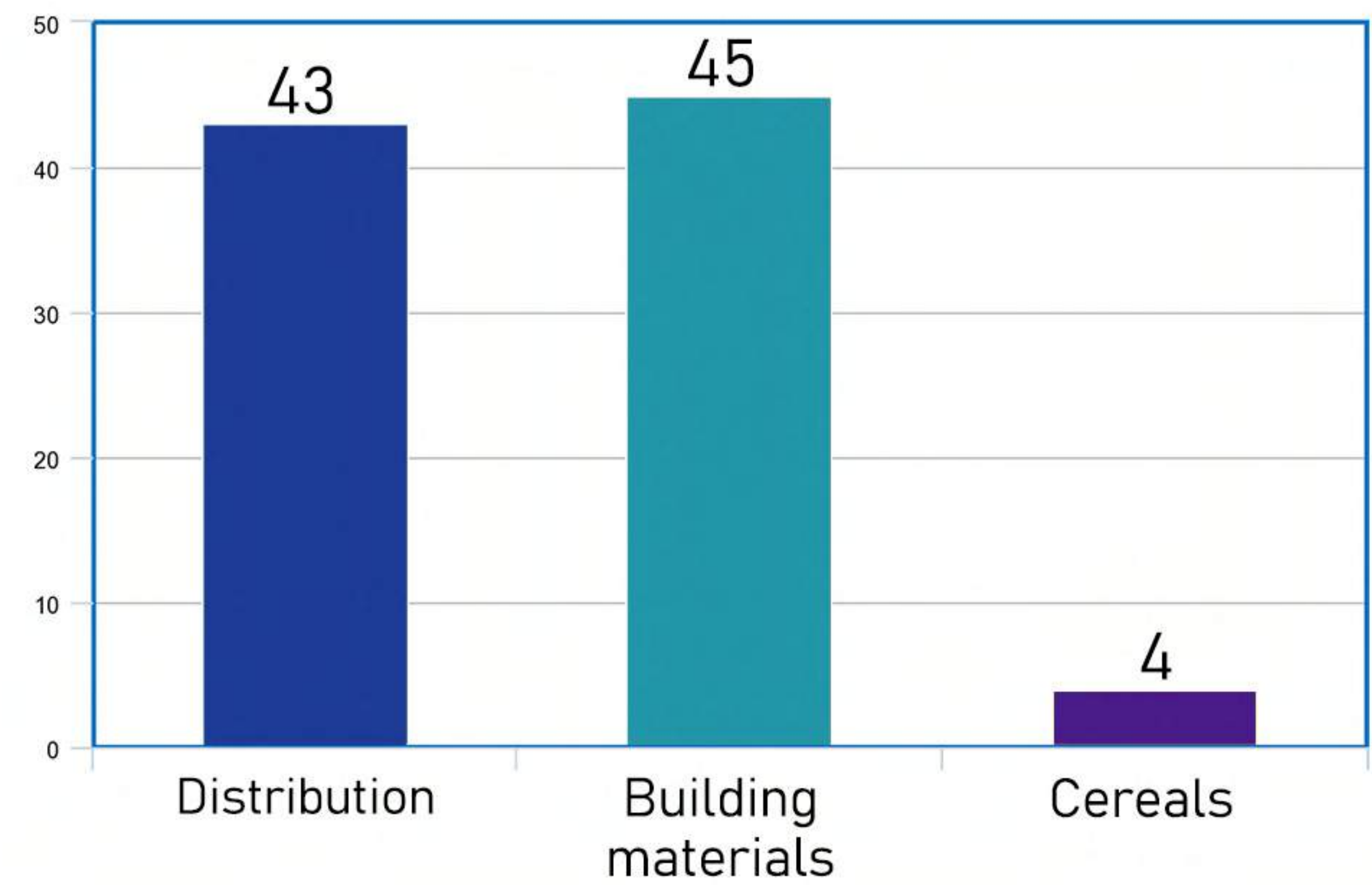
Composition	Area/ha
Containers	5
Distribution	14
Agro_commercialisation	41
Total	60





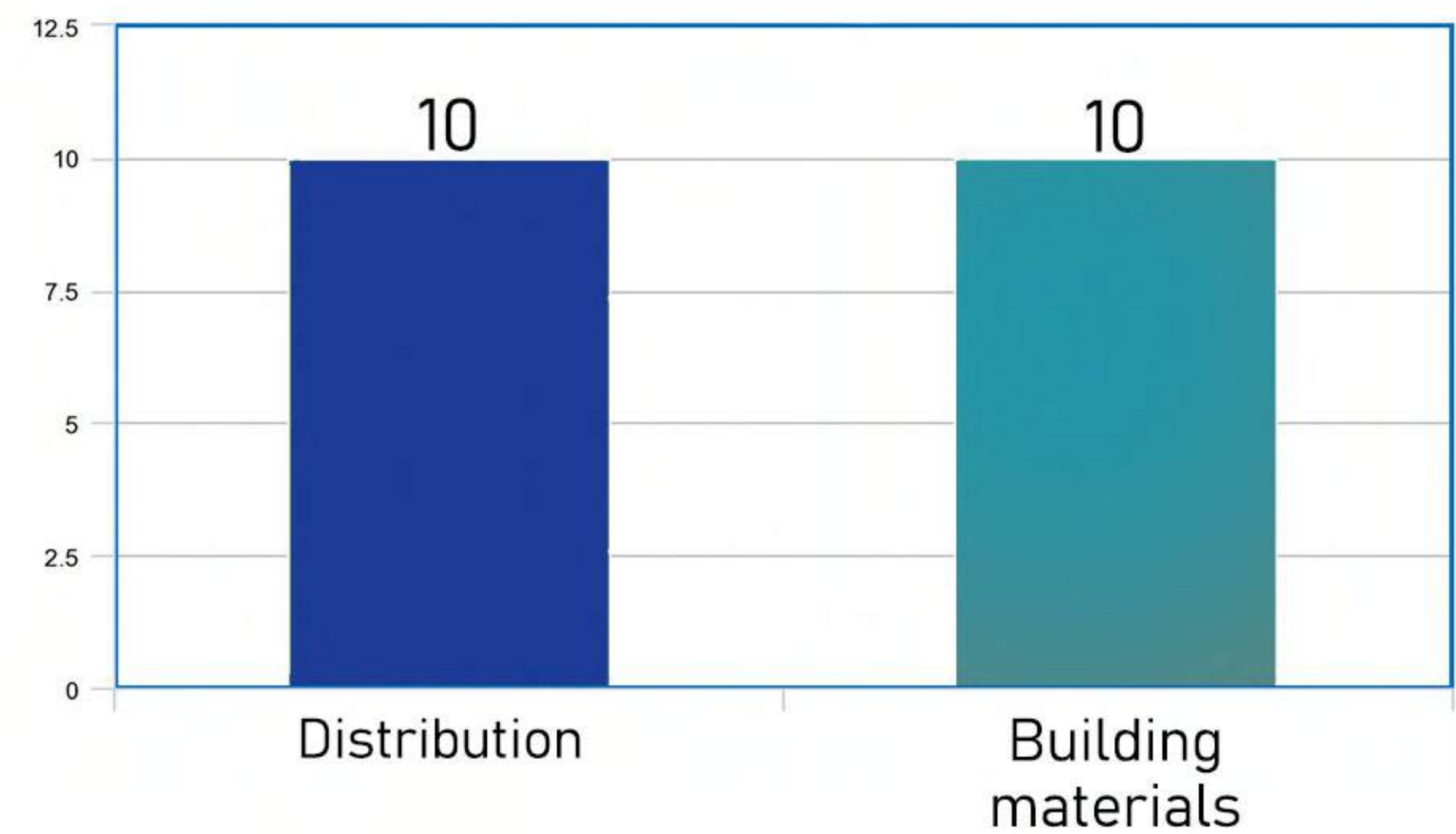
### ● Zone of Ouislane

Composition	Area/ha
Distribution	43
Building materials	45
Cereals	4
<b>Total</b>	<b>92</b>



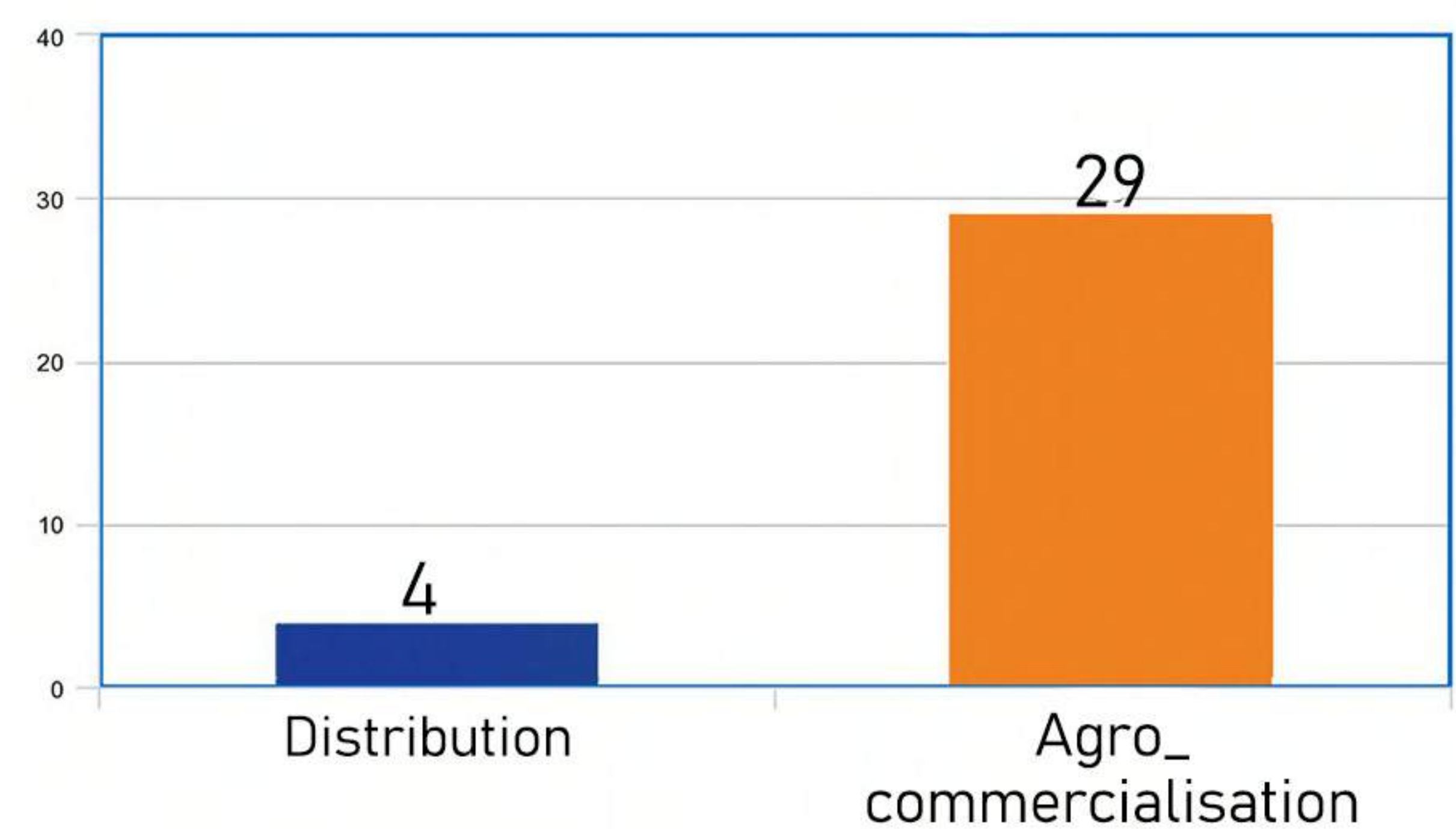
### ● Zone of Mejjat

Composition	Area/ha
Distribution	10
Building materials	10
<b>Total</b>	<b>20</b>



### ● Zone of Kandar Sidi Khiyar

Composition	Area/ha
Distribution	4
Agro_commercialisation	29
<b>Total</b>	<b>33</b>



Accessible for both private and public investments and intended to receive various operators in the industrial sector, these logistics zones will be equipped with modern logistics infrastructures made up of quality real estate components and adapted to the economic activities in the Region. The areas will be developed into two spaces, namely logistics spaces (new generation logistics park, SME/SMI park and intermediate storage, large lots for specific logistical activities, storage and marketing of building materials), and a second type of space intended for services (transport centre, a reception center for people and businesses services and a space dedicated for a training centre).

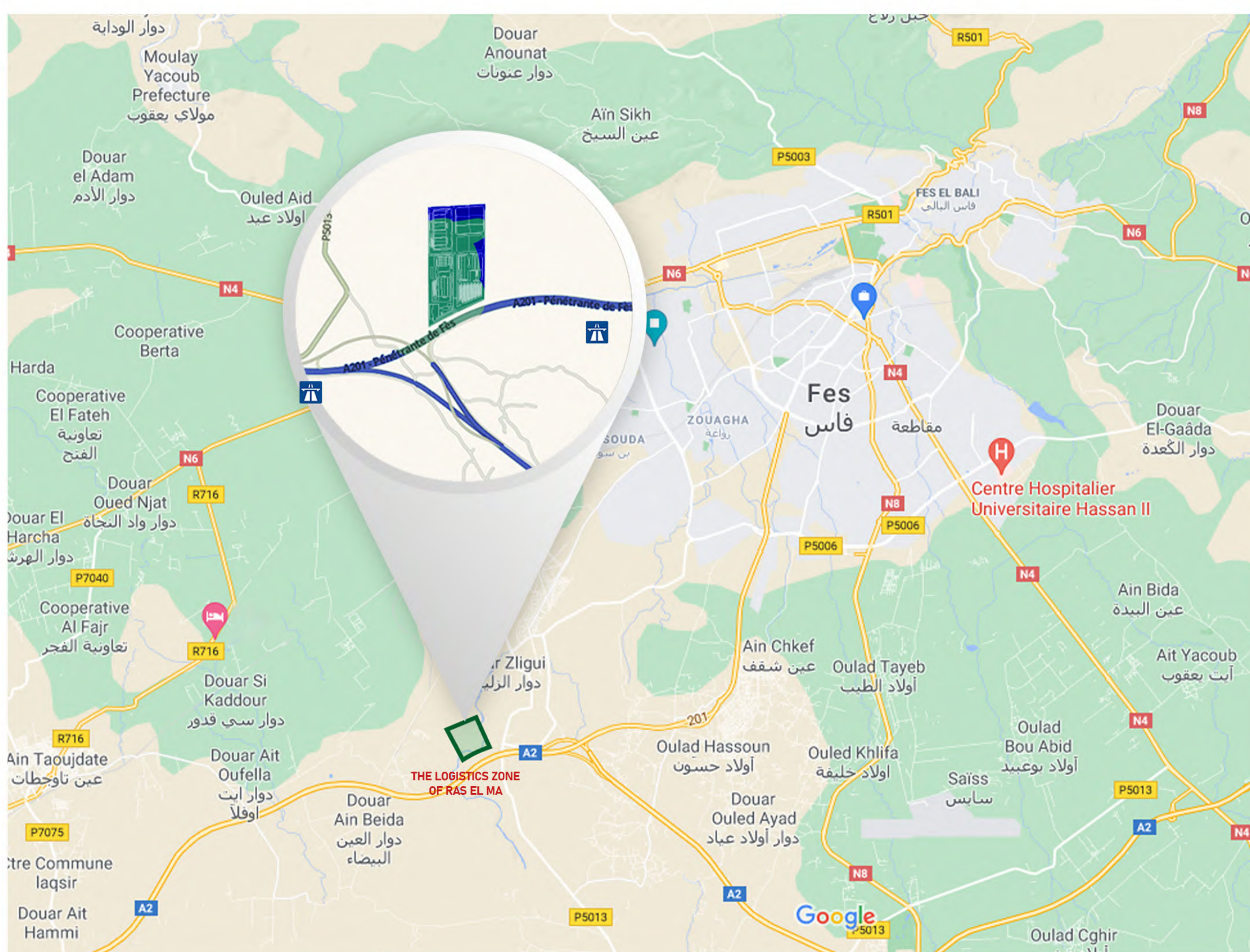




## II. The Logistics Zone site in Ras El Ma

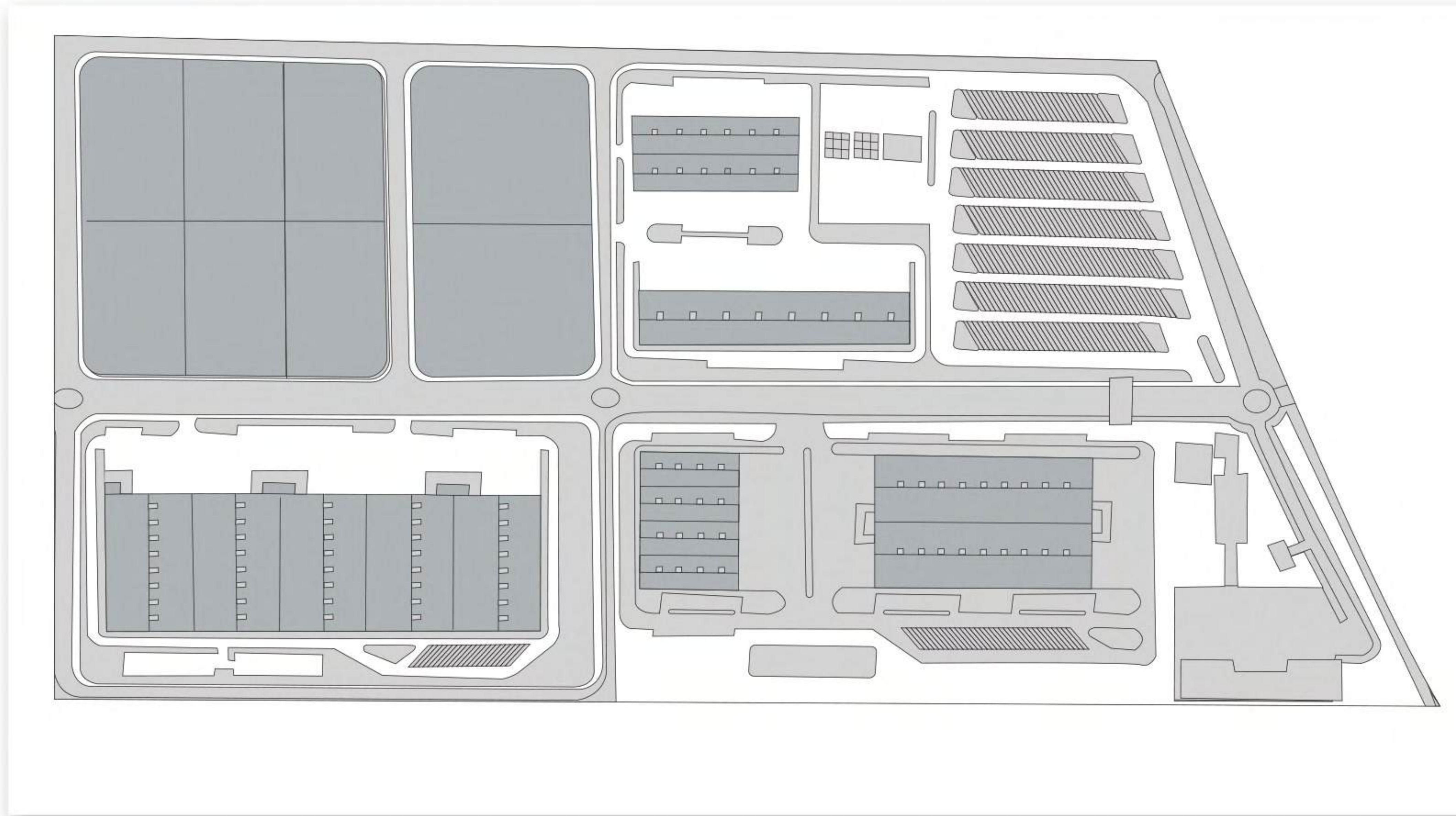


# FOCUS ON THE LOGISTICS ZONE OF RAS EL MA





## GROUND PLAN

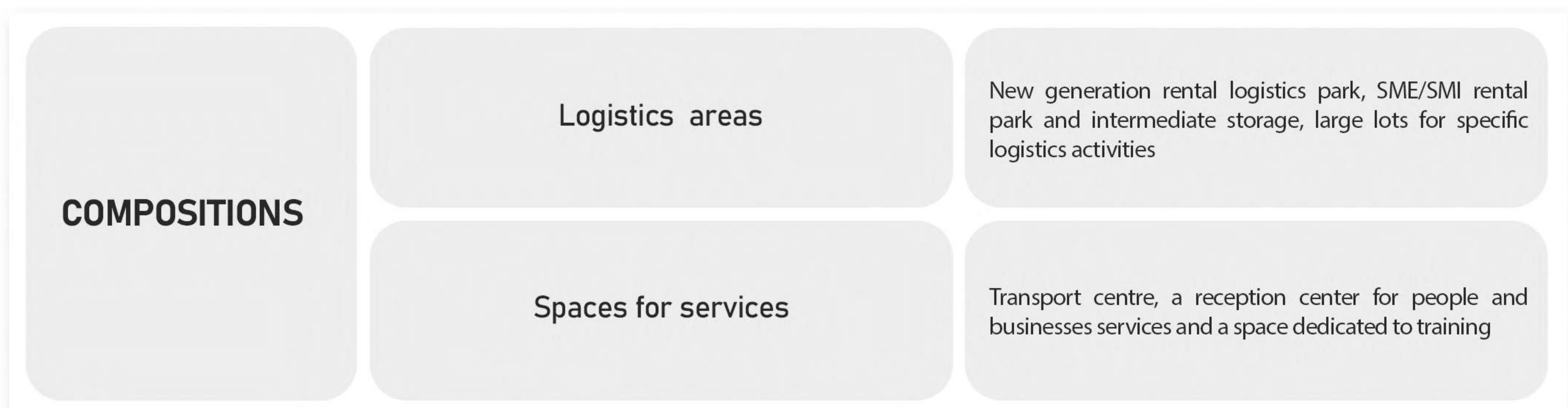


### Description

The Logistics Zone site in Ras El Ma covers an area of 100 ha.

The IZ Ras El Ma Project will benefit from an envelope of 100 MDH, under the Regional Development Program of Fez-Meknes Region, for the development of the 1st phase spread over 32 ha.

The first phase of this logistics zone will be carried out over an area of approximately 32 ha comprising the following functional blocks



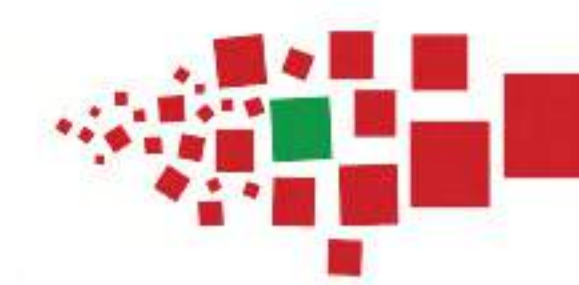
### III. Bensouda Logistics Platform

The new Fez Bensouda container terminal benefits from a strategic location. Indeed, located at the heart of Bensouda industrial zone over an area of 5.5 ha, connected to the rail network and easily accessible by road and motorway, this dry port plays the role of a reception hub, handling, storage and distribution of containers (import/export) for Fez-Meknes region .

#### ➤ Assets

- Located southwest of Fez, directly adjacent to Meknes-Fez railway line;
- Located 7 km to the station of Fez and 5 km to the current station of Ras El Ma;
- Interconnectivity to road network;
- Adjoining the industrial zone of Bensouda (extension of the industrial district).





## ➤ World standards Services

- A door-to-door service;
- A handling service with the latest technology equipment (spreaders with a capacity of **40 T** and stacking on 3 levels);
- A fenced and highly secured space by means of a **24-hour** video surveillance and guarding system;
- Computerized monitoring of container storage and their traceability;
- Transport of bonded goods;
- Assistance by a qualified experts team;
- Rental of premises.



## ➤ A high-performance infrastructure for demanding customers



- A truck weighbridge with a capacity of **80 T**;
- 2 storage areas: one under customs with an area of **7000 m<sup>2</sup>** and another outside customs with an area of **5500 m<sup>2</sup>**;
- Spaces for unloading cereals;
- A dedicated **180 m<sup>2</sup>** container inspection area, with shelter;
- A processing capacity of **50000** import and export containers per year;
- A vehicle storage space;
- A logistics space for processing miscellaneous goods;
- A control and monitoring room;
- 25 CCTV cameras.

Processing capacities sized according to growth forecasts in freight and container traffic :

- Cereals: **100000T/year**;
- Hydrocarbons: **100000T/year**;
- Steel products: **50000T/year**;
- Containers: **50000 containers/year**;
- Cars: **200 parcels** for a processing capacity of **2000 cars/year**.

## ➤ Contact

### BENSOUDA LOGISTICS PLATFORM

- Center & Oriental Fret Commercial Agency  
E-mail : aitkarroum@oncf.ma
- MITA Container Logistics Department  
E-mail : nour@oncf.ma







## VI. Useful contacts







المركز الجهوي للاستثمار فاس مكناس  
المركز الجهوي للاستثمار فاس مكناس  
Centre Régional d'Investissement Fès - Meknès

## Useful contacts



### MINISTRY OF AGRICULTURE, MARITIME FISHERIES, RURAL DEVELOPMENT, WATER AND FORESTS

Address : Avenue Mohamed V, Administrative district Place Abdellah Chechaoui B.P. 607, Rabat

Phone : 05 37 66 53 00 / 05 37 66 54 50 / 05 37 66 56 00

Email : [agri.contact@gmail.com](mailto:agri.contact@gmail.com) - Website : [www.agriculture.gov.ma](http://www.agriculture.gov.ma)



وزارة إعداد التراب الوطني والتعمير والإسكان وسياسة المدينة  
Ministère de l'Aménagement du Territoire National,  
de l'Urbanisme, de l'Habitat et de la Politique de la Ville

### MINISTRY OF NATIONAL TERRITORY PLANNING, URBANISM, HOUSING, AND CITY POLICY

Address : Al Jouaze & Al Joumaize Streets, Rabat 10000

Phone : 05 37 57 70 00

Email : [contact@mhpv.gov.ma](mailto:contact@mhpv.gov.ma) - Website : [www.mhpv.gov.ma](http://www.mhpv.gov.ma)



ROYAUME DU MAROC  
MINISTÈRE DE L'EQUIPEMENT, DU TRANSPORT  
DE LA LOGISTIQUE ET DE L'EAU



### MINISTRY OF EQUIPMENT, TRANSPORT, AND LOGISTICS

Address : Av. El Hadj Ahmed Charkaoui, Rabat

Phone : 05 37 68 42 35 / 0537 67 90 98 - Fax : 05 37 68 41 53

Site : [www.equipement.gov.ma](http://www.equipement.gov.ma)

Royaume du Maroc  
Ministère de l'Industrie, du Commerce,  
de l'Économie Verte et Numérique



المملكة المغربية  
وزارة الصناعة والتجارة  
والاقتصاد الأخضر والرقمي

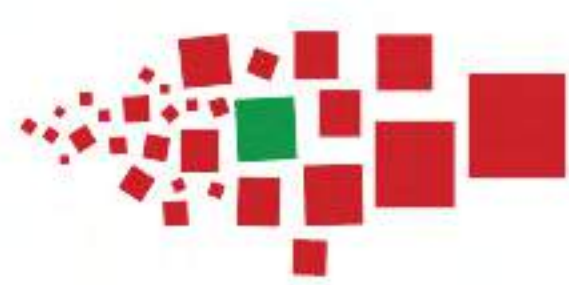
### MINISTRY OF INDUSTRY, TRADE, GREEN AND DIGITAL ECONOMY

Address : Administrative district, Rabat, Morocco

Phone : 05 37 76 52 27 - Fax : 05 35 61 63 89

Website : [www.mcinet.gov.ma](http://www.mcinet.gov.ma)





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### MOROCCAN AGENCY FOR LOGISTICS DEVELOPMENT

Address : 11, Rue Al Kayraouane (corner avenue d'Alger), Hassan - Rabat, BP 4434 Tour Hassan, 10020, Rabat, Rue Kairaouane, Rabat  
Phone : 05 38 00 92 93/94 / 05 38 00 92 94 - Fax : 05 37 76 16 68  
Email : [amdl@amdl.gov.ma](mailto:amdl@amdl.gov.ma) - Website : [www.amdl.gov.ma](http://www.amdl.gov.ma)



CHAMBRE FRANÇAISE  
DE COMMERCE ET D'INDUSTRIE  
DU MAROC

### FRENCH CHAMBER OF COMMERCE AND INDUSTRY OF MOROCCO

Address : Bd Tarik El Ouahda Ain Sbaa - 20250 Casablanca  
Phone : 05 22 35 02 12 - Fax : 05 22 34 03 27  
Website : [www.cfcim.org](http://www.cfcim.org)



### CHAMBER OF COMMERCE, INDUSTRY AND SERVICES FEZ - MEKNES

Address : Boulevard Chafchaouni BP 2203 V.N, Fez  
Phone : 05 35 62 31 83 / 06 20 20 20 62 - Fax : 05 35 62 68 84  
Email : [infos@ccisfm.ma](mailto:infos@ccisfm.ma)  
Website : [www.ccisfm.ma](http://www.ccisfm.ma)



La Chambre d'Agriculture  
de la Région Fès - Meknès

### CHAMBER OF AGRICULTURE FEZ - MEKNES

Address : Abdelaziz bendriss place, new town 50 000 Meknes  
Phone : 05 35 52 20 70  
Website : [www.chambreagriculture-fesmeknes.ma](http://www.chambreagriculture-fesmeknes.ma)

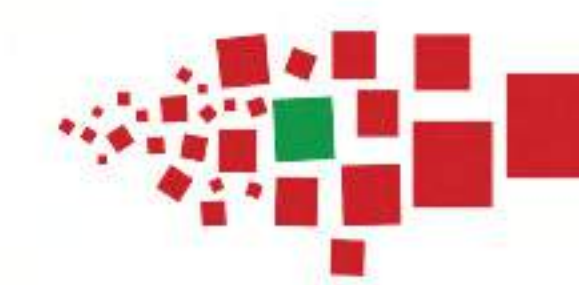


Chambre d'Artisanat  
de la Région Fès-Meknès  
غرفة الصناعة التقليدية لجهة فاس-مكناس

### CHAMBER OF HANDICRAFT FEZ - MEKNES

Address : No. 2, Residence of Raid Shakib Arsalan - Fez  
Phone : 05 35 65 17 58 / 05 35 65 40 69 - Fax : 05 35 65 06 40  
Email : [chambreartisanatfes@gmail.com](mailto:chambreartisanatfes@gmail.com)  
Website : [www.carfm.ma](http://www.carfm.ma)





#### GENERAL CONFEDERATION OF COMPANIES IN MOROCCO - FEZ TAZA

Address : Hassan II Avenue - Al Watanya Tower 8th floor - Appt. 801 - FEZ

Phone : 05 35 94 08 64 - Fax : 05 35 94 08 69

Email : cgemcentrenord@cgem.ma



#### GENERAL CONFEDERATION OF COMPANIES IN MOROCCO - MEKNES IFRANE

Address : 35, avenue Allai Ben Abdallah, app. 13, 7th floor, Meknes

Phone : 05 35 40 03 02 - Fax : 05 35 40 03 03

Website : www.cgem.ma



#### REGIONAL TOURISM COUNCIL FEZ-MEKNES

Address : Aalouite Avenue, Fez

Phone : 05 35 94 24 92 - Fax : 05 35 65 01 88

Email : crtfe2014@gmail.com



#### REGIONAL TOURISM DELEGATION IN FEZ

Address : Place Mohammed V, VN, PO. 30000 - Fez

Phone : 05 35 2 34 60 - Fax : 05 35 65 43 70

Website : www.tourisme.gov.ma



#### REGIONAL CUSTOMS DIRECTORATE

Address : Hay Ezzohor - Road to Sefrou, Fez

Phone : 05 35 94 73 07 - Fax : 05 35 61 63 89

Website : www.douane.gov.ma



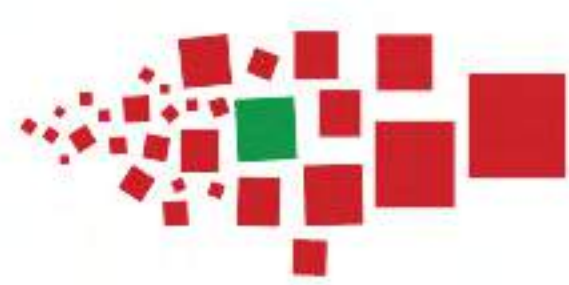
#### REGIONAL TAX DIRECTORATE

Address : Soudan Street - BP A 43, Fez

Phone : 05 35 94 73 07 - Fax : 05 35 62 33 56 / 05 35 62 61 11

Email : h.madani@tax.gov.ma - Website : www.tax.gov.ma





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#### CNSS FES

Address : 13 Qatar Street New City, Fez

Phone : 05 35 94 91 00 - Fax : 05 22 41 81 65

Website : [www.cnss.ma](http://www.cnss.ma)



#### RADEEF

Address : Corner Qatar and Pakistan streets PO 2097, Z

Phone : 05 35 66 00 13 - Fax : 05 35 62 07 95

Website : [www.radeef.ma](http://www.radeef.ma)



#### MEDZ

Address : Espace les Oudayas, Angle Av Annakhil et Mehdi Ben Barka Hay Riad - Rabat

Phone : 05 37 57 61 00 - Fax : 05 37 71 64 17

Email : [Medz@medz.ma](mailto:Medz@medz.ma)



#### AL OMRANE FEZ MEKNES

Address : Place Bir Anzarane, Road to Immouzzet - Fez

Phone : 05 35 64 22 48 - Fax : 05 35 64 22 55

Website : [www.alomrane.ma](http://www.alomrane.ma)



#### TECHNOPARK

Address : Road to Nouaceur, angle Rs 114 and CT 1029 Casablanca

Phone : 05 22 50 78 71 - Fax : 05 22 50 78 06

Website : [www.technopark.ma](http://www.technopark.ma)



#### SIDI MOHAMMED BEN ABDELLAH UNIVERSITY FEZ (U.S.M.B.A)

Address : Road to Imouzzet B.P.2626, Fez

Phone : 05 35 60 96 60 / 05 35 60 96 61

Website : [www.usmba.ac.ma](http://www.usmba.ac.ma)



#### EURO-MEDITERRANEAN UNIVERSITY OF FEZ

Address : Principale Road Fez Meknes, Fez

Phone : 05 35 56 68 21

Email : [contact@ueuromed.org](mailto:contact@ueuromed.org) - Website : [www.ueuromed.org](http://www.ueuromed.org)





## CONTACTS OF THE EXTERNAL SERVICES OF THE NATIONAL AGENCY FOR LAND CONSERVATION, CADASTRE, AND CARTOGRAPHY

### EL HAJEB

Address : Avenue Mohammed V. PO 176  
Phone : 06 60 10 27 67 - Fax : 06 65 10 49 09 / 05 35 54 25 32  
Email : cf.elhajeb@ancfcc.gov.ma

### FEZ MEDINA

Address : Bd Chefchaouni, New Town. PO 3  
Phone : 06 60 10 27 77 - Fax : 05 35 62 23 91  
Email : cf.fesmedina@ancfcc.gov.ma

### FEZ ZOUAGHA MOULAY YAACOUB

Address : Kasbat Ben Debbab Jnane Lahrichi. PO Box 3696  
Phone : 06 60 10 27 80 - Fax : 05 35 70 28 03  
Email : cf.feszouaga@ancfcc.gov.ma

### IFRANE

Address : No. 52 Hay El Arz Atlas 2., PO 230  
Phone : 06 60 10 27 87 - Fax : 05 35 56 67 47  
Email : cf.ifrane@ancfcc.gov.ma

### MEKNES AL ISMAILIA

Address : Lot Dior Essalam I, no.11, Road Sifta Riad. PO 455  
Phone : 06 60 10 28 15 - Fax : 05 35 45 26 43  
Email : cf.meknesism@ancfcc.gov.ma

### MEKNES EL MENZEH

Address : 8, Corner rue Idriss 1er and rue Alexandria, Hamria. BP 53.  
Phone : 06 60 10 28 13 - Fax : 05 35 52 10 63  
Email : cf.meknesmen@ancfcc.gov.ma

### SEFROU

Address : Bd Med Zerktouni. PO Box 189  
Phone : 06 60 10 28 42 - Fax : 05 35 66 14 89  
Email : cf.sefrou@ancfcc.gov.ma

### TAOUNATE

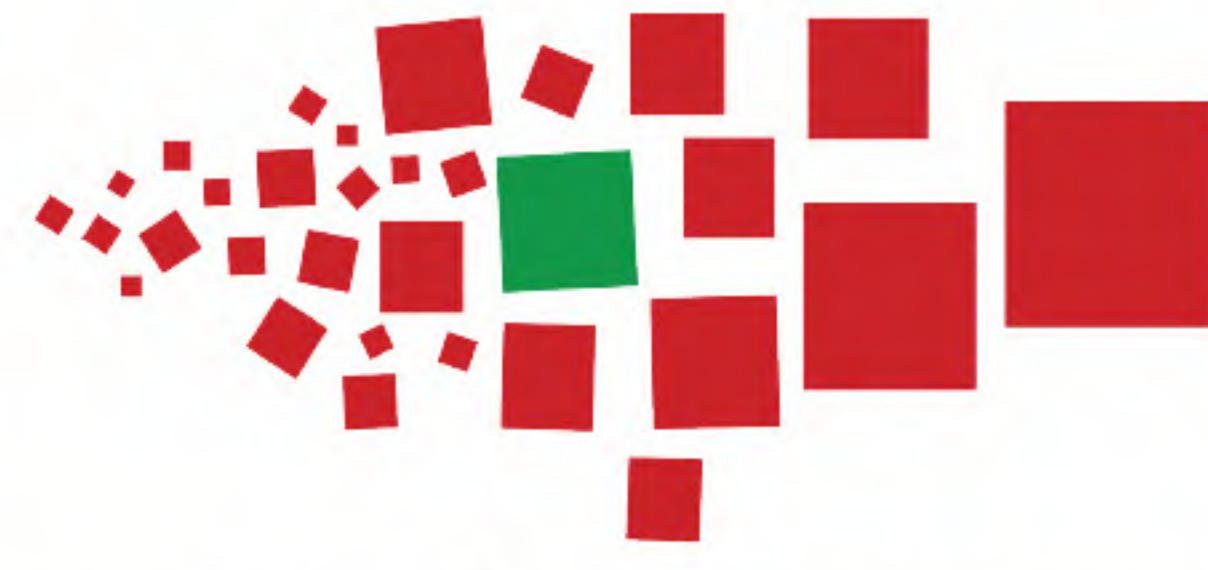
Address : Av. Mohammed V, Building Habouss, PO 136  
Phone : 05 35 62 70 33 - Fax : 05 35 62 70 33  
Email : cf.taounate@ancfcc.gov.ma

### TAZA

Address : Corner Rue Allal El Fassi and Zellaka. PO Box 194  
Phone : 05 35 67 27 08 - Fax : 05 35 28 05 85  
Email : cf.taza@ancfcc.gov.ma







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Second university land in  
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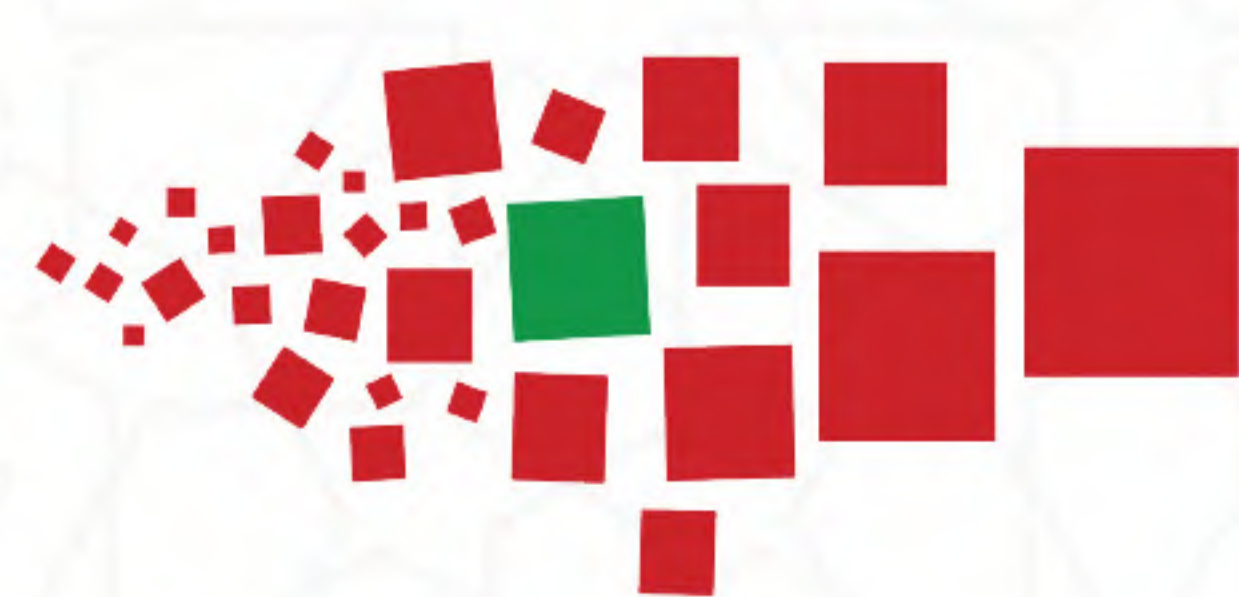




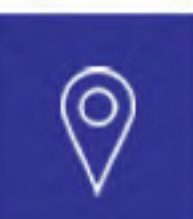
# LAND GUIDE



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