



Availability portfolio

March 2026

INDUSTRIAL SPACES IN MEXICO

Offices

Region	Market	Submarket	Project	Industrial Park	Building	Module	Total available
Bajo	Queretaro	5 de Febrero	Offices I	PIQ	-	-	271 m ²
TOTAL							271 m²

Industrial Parks

Region	Market	Submarket	Project	Industrial Park	Building	Module	Total available	
	Queretaro	Airport	Industrial Park	Advance Queretaro	SPEC A	Module 5	789 m ²	
					SPEC B	Module 12	999 m ²	
					SPEC E	-	19,163 m ²	
					SPEC F	-	7,689 m ²	
		Qro - SLP	Industrial Park	Parque Industrial Qro.	SPEC PIQ	-	40,032 m ²	
TOTAL QUERETARO							68,672 m²	
Bajo	Guadalajara	El Salto	Industrial Park	Advance Guadalajara	SPEC 1	Modules B-C	2,124 m ²	
	TOTAL GUADALAJARA							2,124 m²
Project Under Construction	Guanajuato	Silao	Industrial Park	Advance Puerto Interior	SPEC IV	-	11,333 m ²	
					SPEC V	-	6,659 m ²	
	TOTAL GUANAJUATO							17,992 m²
North	Monterrey	García	Industrial Park	Advance Monterrey	SPEC 01 A	-	11,309 m ²	
					SPEC 01 B	-	11,056 m ²	
	TOTAL MONTERREY							22,365 m²
	Tijuana	Alamar	Industrial Park	Advance Tijuana I	Building I	-	14,361 m ²	
	Tijuana	El Florido	Stand Alone	Advance Tijuana II	SPEC II	-	16,227 m ²	
TOTAL TIJUANA							30,588 m²	

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Queretaro

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Parque Industrial Queretaro

Queretaro

Market



Queretaro

Offices



Offices

Inside Parque Industrial Queretaro

Available Area:
271 sqm

Office Location:
**Carretera estatal
Queretaro - SLP
km 28.5, Santiago de
Queretaro, Queretaro,
Mexico. 76220.**

Specifications

-  LEED certification

-  3 private offices

-  2 meeting rooms

-  Common work area

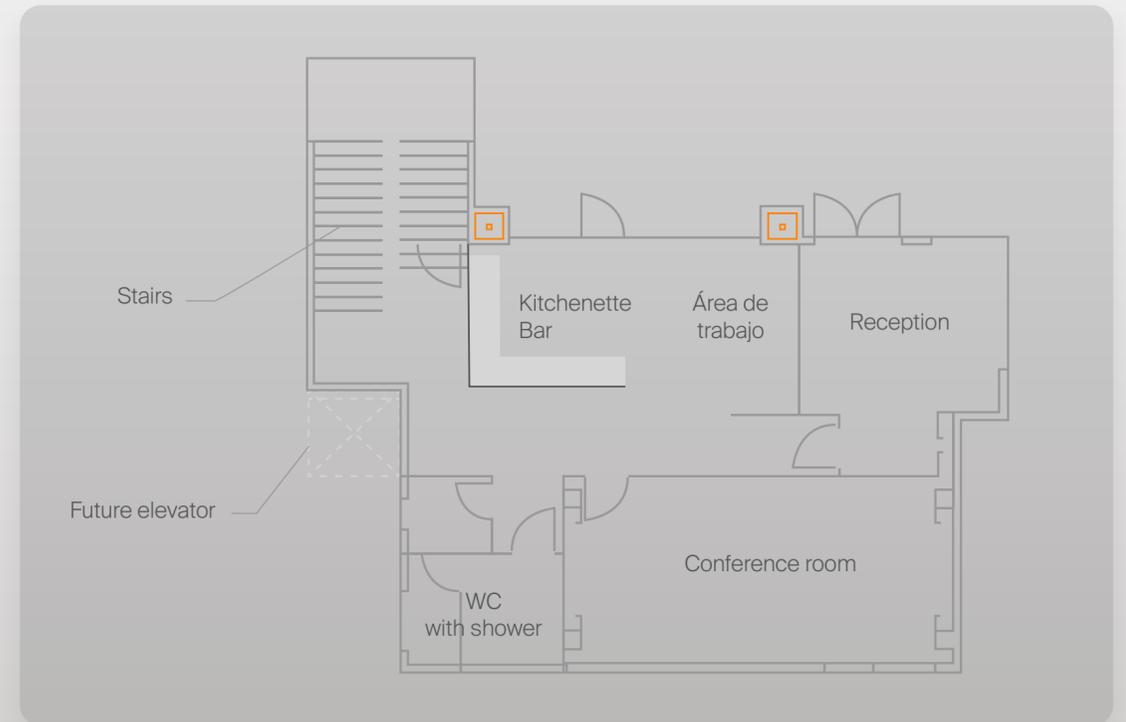
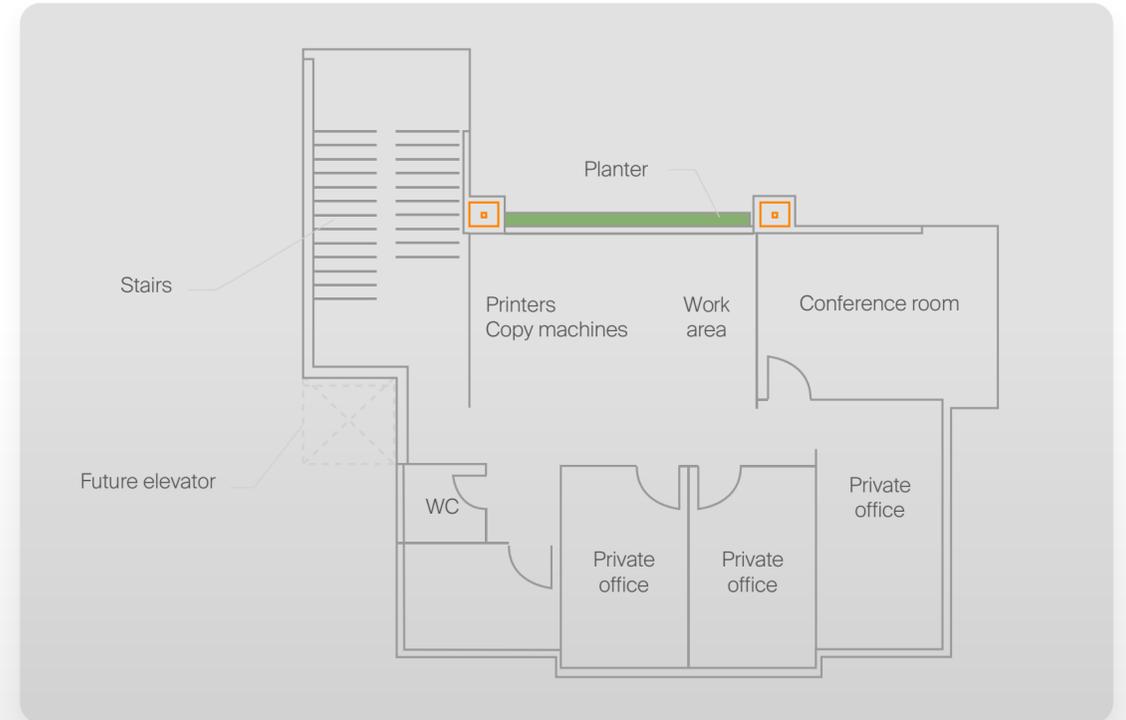
-  WC on each level

-  16 parking spaces

-  Solar panels

-  Height 9 m

-  HVAC system installation



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Offices

Level 1

Inside Parque
Industrial Queretaro



GLA:
137 sqm

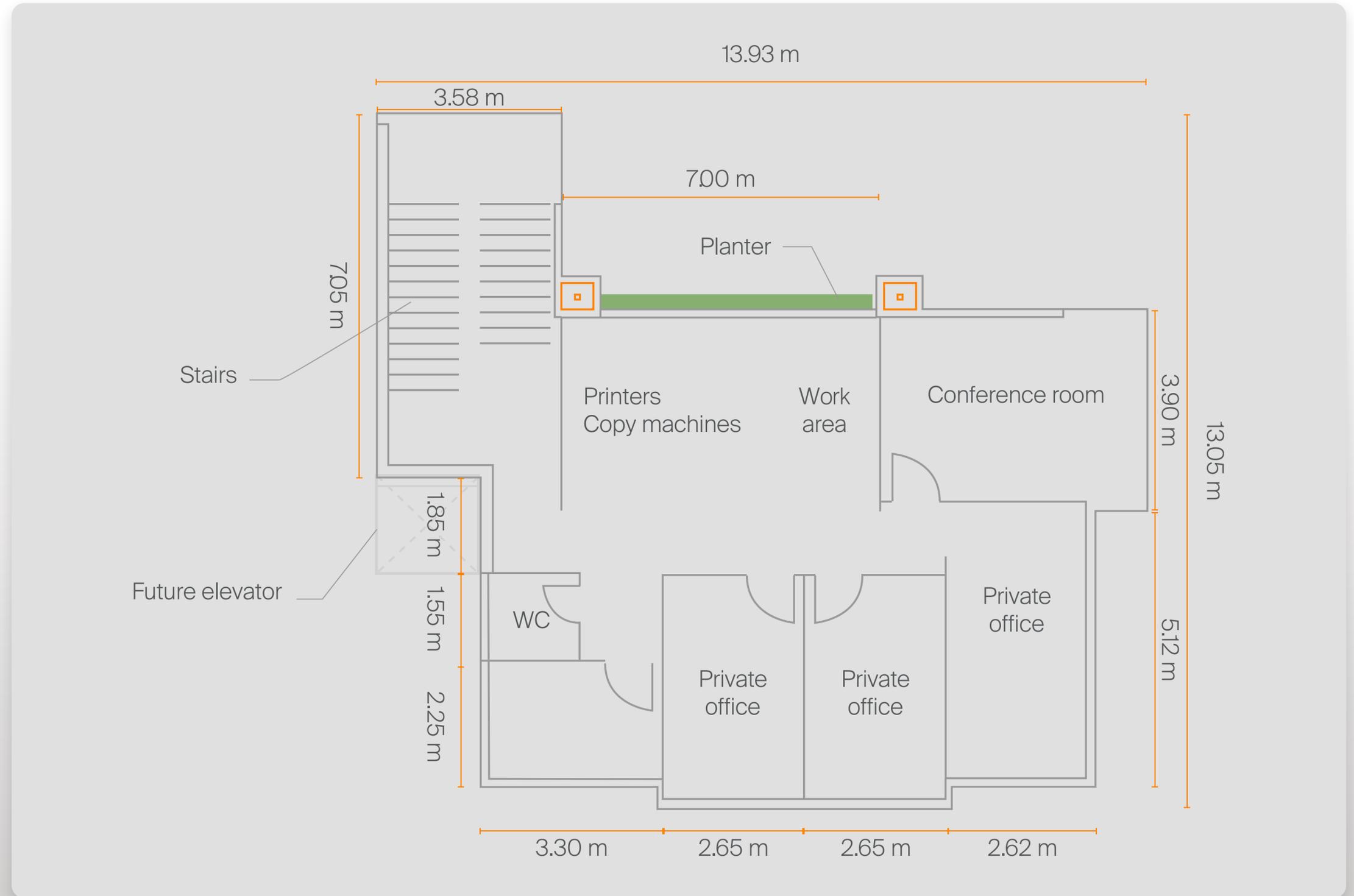


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Offices

Ground Level

Inside Parque
Industrial Queretaro

GLA:
134 sqm

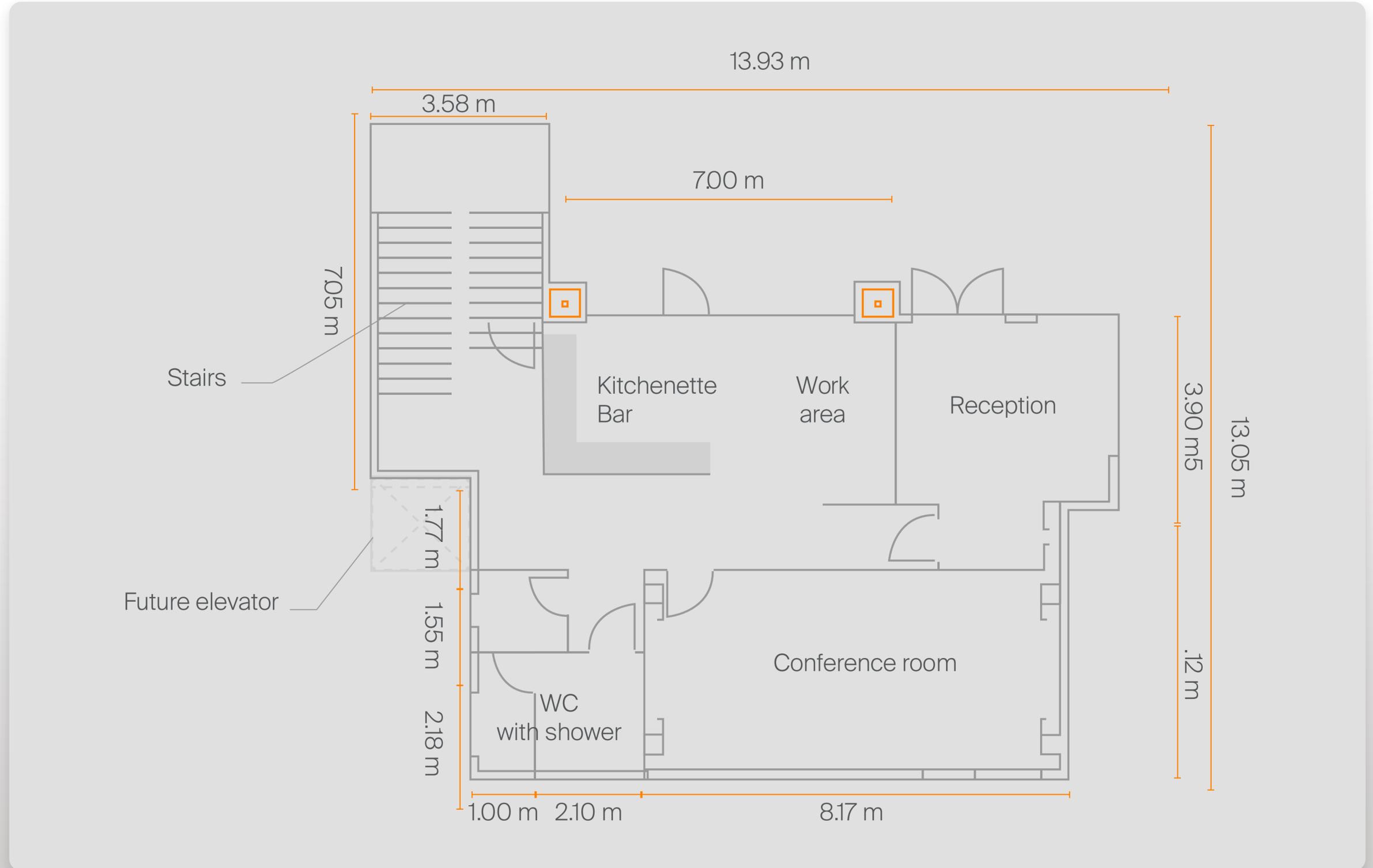


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Queretaro

Industrial Parks



SPEC PIQ

Inside Parque Industrial Queretaro



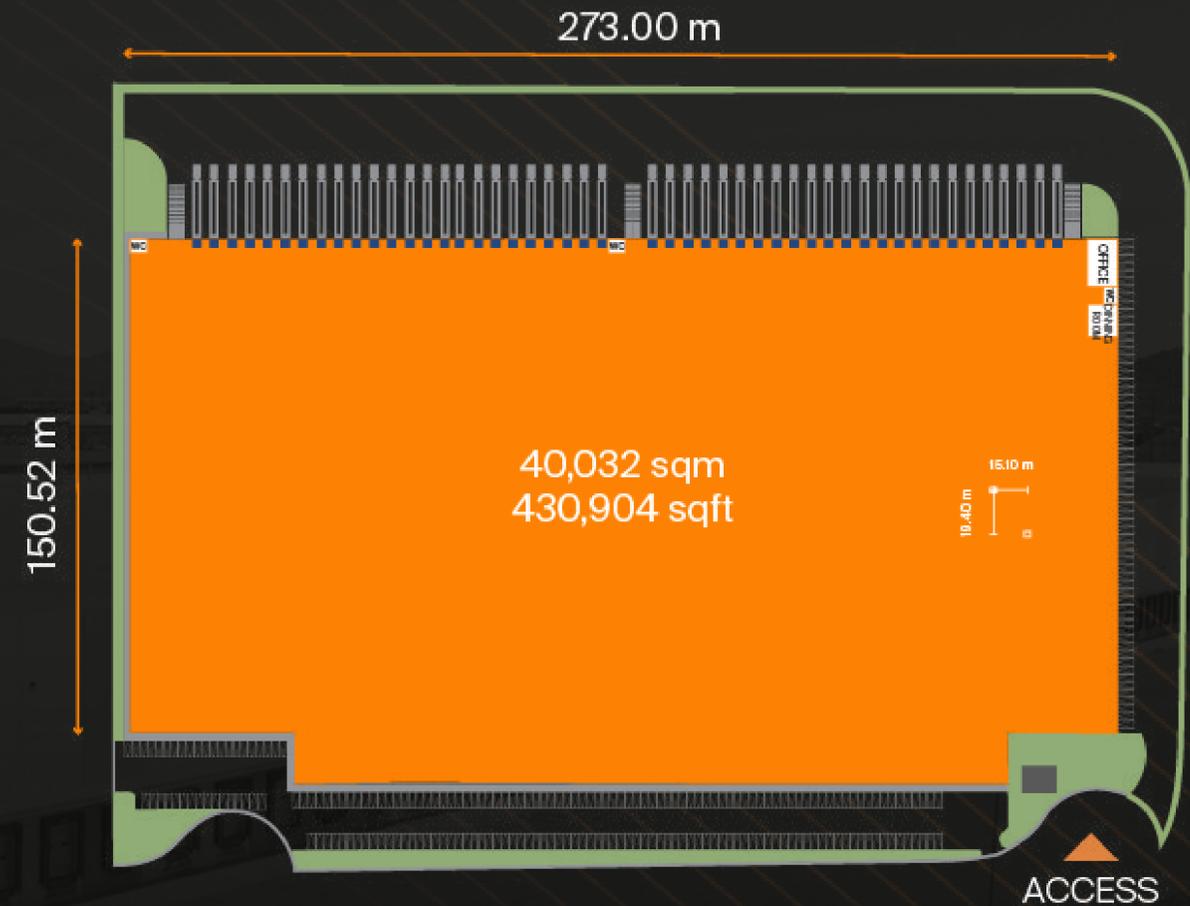
Available Area:
40,032 sqm



Development
Location:
**Privada Balvanera,
PIQ. C.P. 76220.
Santa Rosa Jáuregui,
Queretaro, Qro.**



Available Leased



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ADVANCE Queretaro

Available spaces inside Advance Queretaro



Development
Location:
**Highway 200,
Queretaro - Airport,
19,530.
El Marques, Queretaro.**



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SPEC A Module 5

Inside Parque Industrial
Advance Queretaro

Available Area:
789 sqm

GLA:
11,800 sqm



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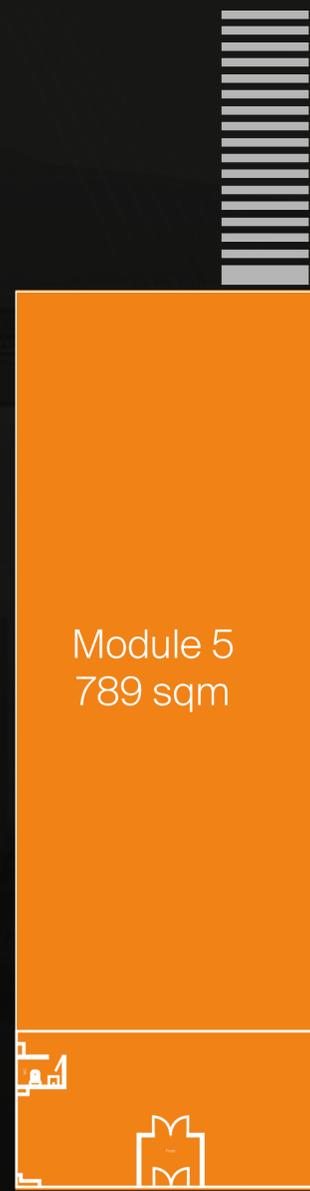
● Available ● Leased

Ground Floor

1. Foyer
2. WC

Top Floor

3. Room for Lab
4. Office 1
5. Office 2
6. WC
7. CL
8. Kitchenette
9. Site
10. Meeting Room

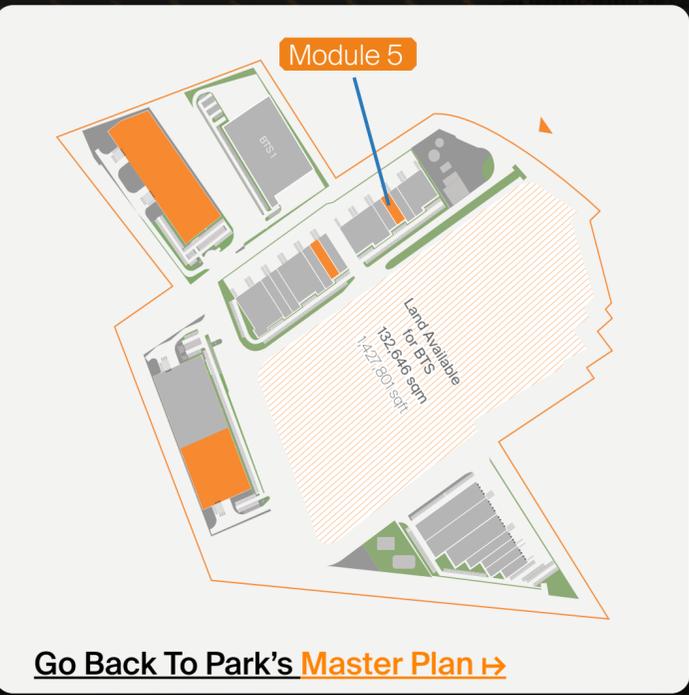
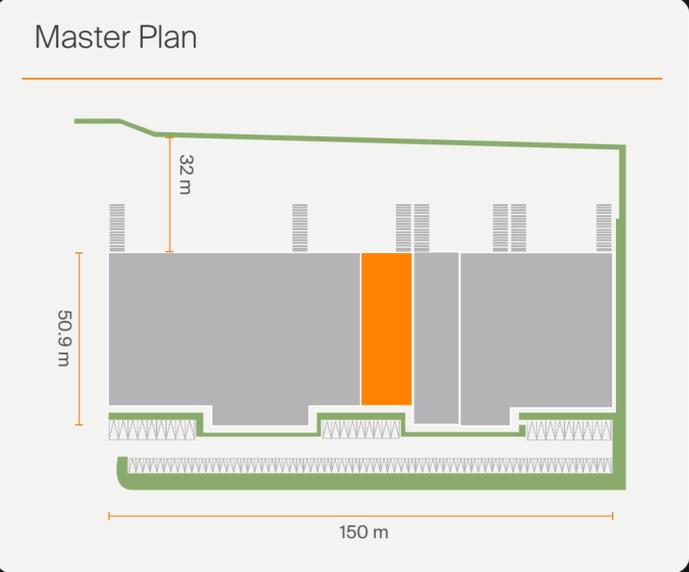
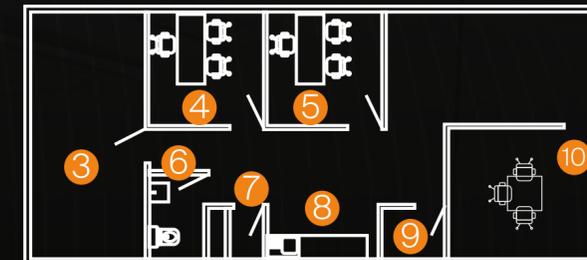


Office area: 196 sqm

Ground Floor



Top Floor



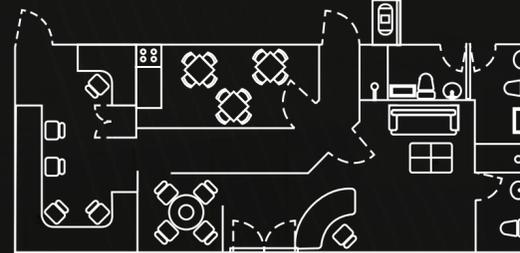
SPEC B Module 12

Inside Parque Industrial
Advance Queretaro

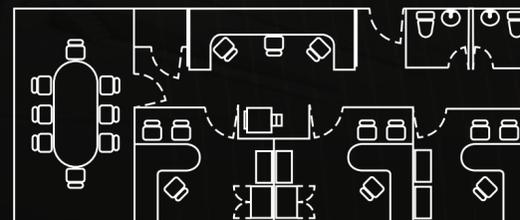
● Available ● Leased



Ground floor:
92 sqm (990 sqft)



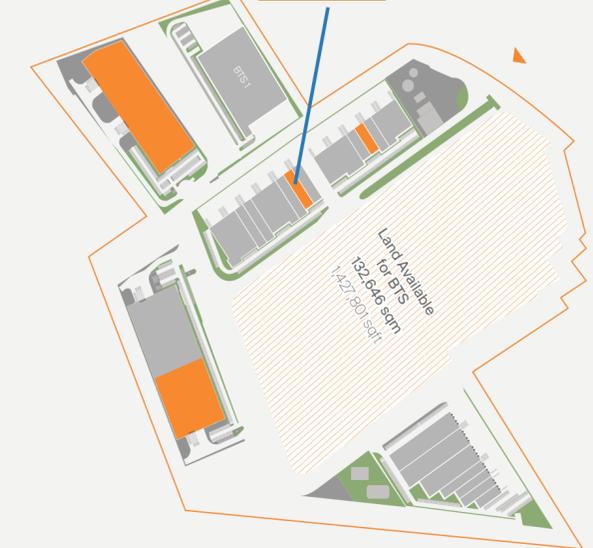
Mezzanine area:
92 sqm (990 sqft)



Master Plan



Module 12



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Available Area:
999.42 sqm



GLA:
11,800 sqm



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SPEC E

Inside Parque Industrial
Advance Queretaro

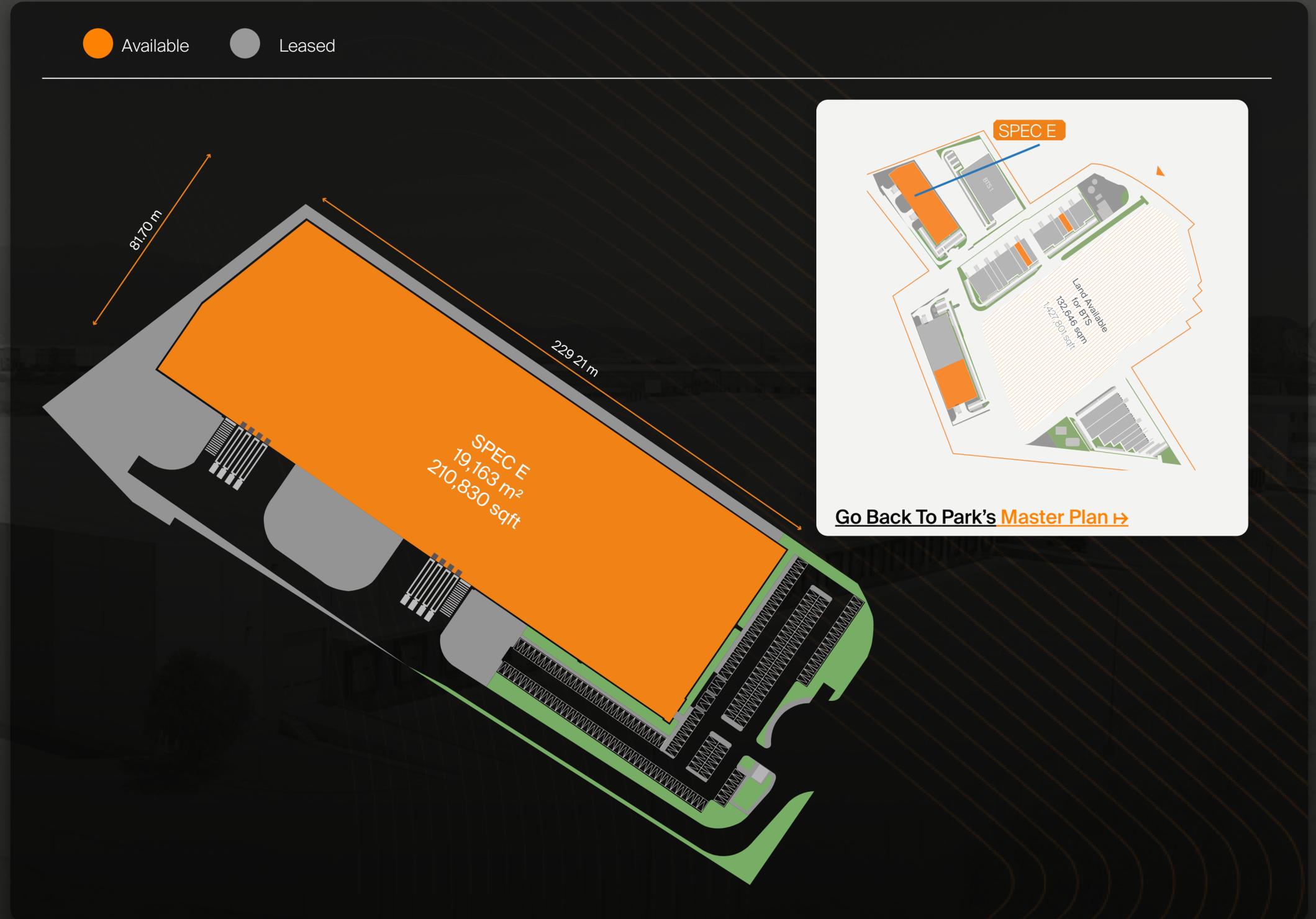


Available Area:
19,163 sqm



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SPEC F

Inside Parque Industrial
Advance Queretaro



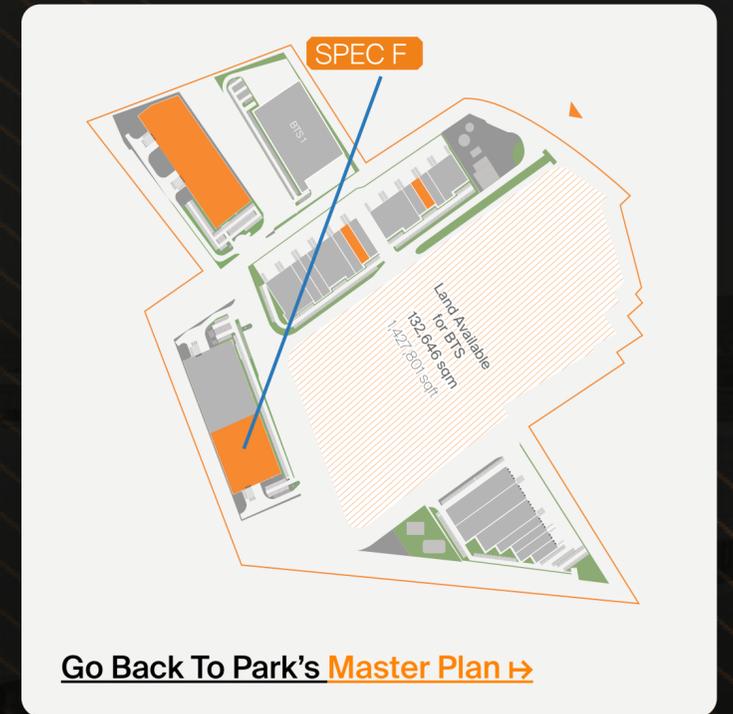
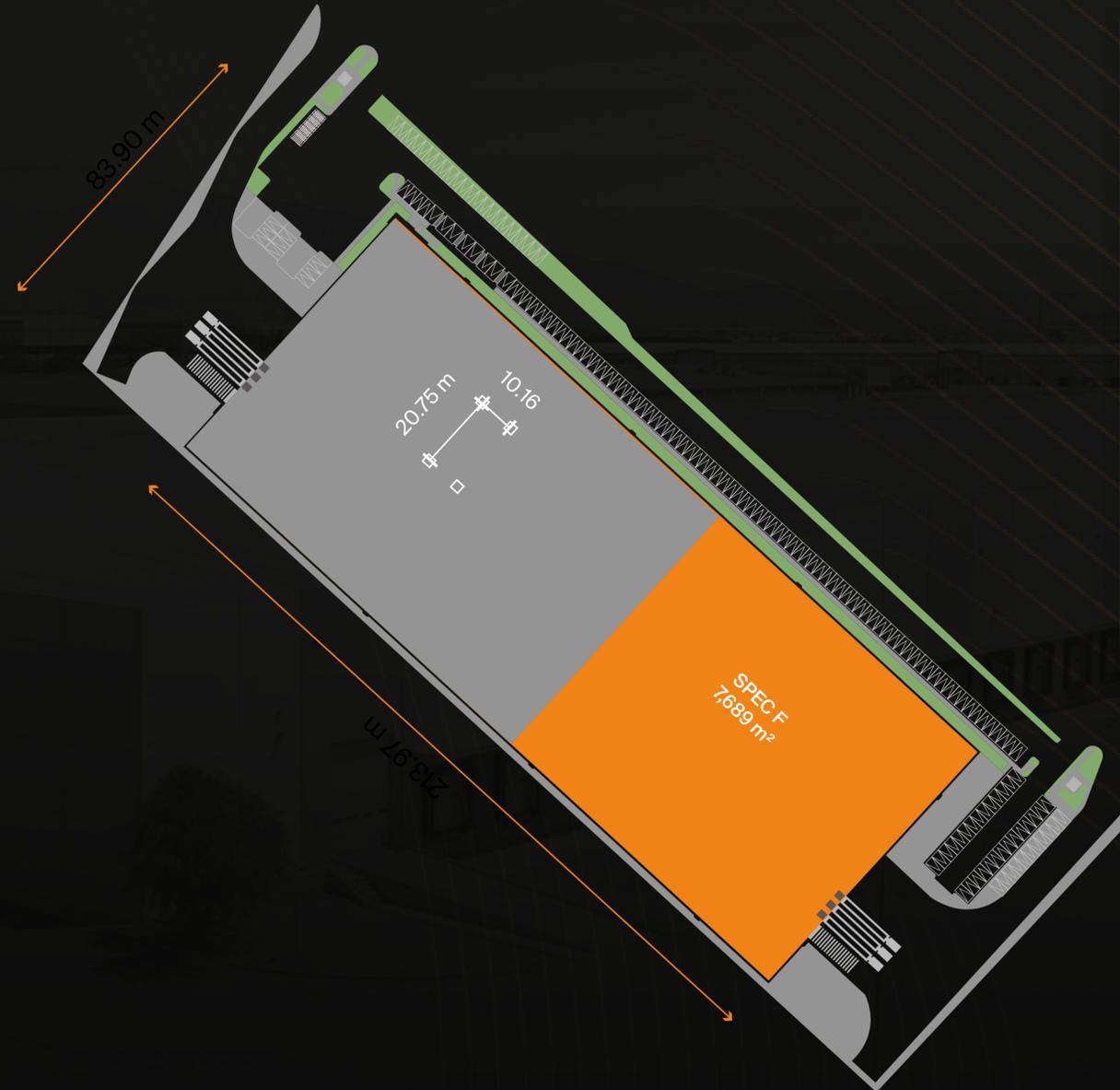
Leasable Area:
7,689 sqm



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● Available ● Leased



Parque Industrial Advance Guadalajara

Guadalajara Market



Guadalajara

Industrial Parks

Advance Guadalajara

Inside Parque Industrial
Advance Guadalajara

 Development
Location:
**Guadalajara - Chapala
highway, km 18,
Tlajomulco de Zuñiga,
Jalisco.**



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SPEC 1 *Module B-C*

Inside Parque Industrial
Advance Guadalajara

Available Area:
2,124 sqm

GLA:
3,054 sqm



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Parque Industrial Advance Monterrey

Monterrey

Market



Monterrey

Industrial Parks

Advance Monterrey



Development
Location:
Carretera a Garcia km
+6, Puerto El Durazno.
Garcia, Nuevo Leon,
Mexico. 66017.



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Available Land Reserve



Spec 01-A

Inside Parque Industrial
Advance Monterrey



GLA:

121,729 sqft
11,309 sqm



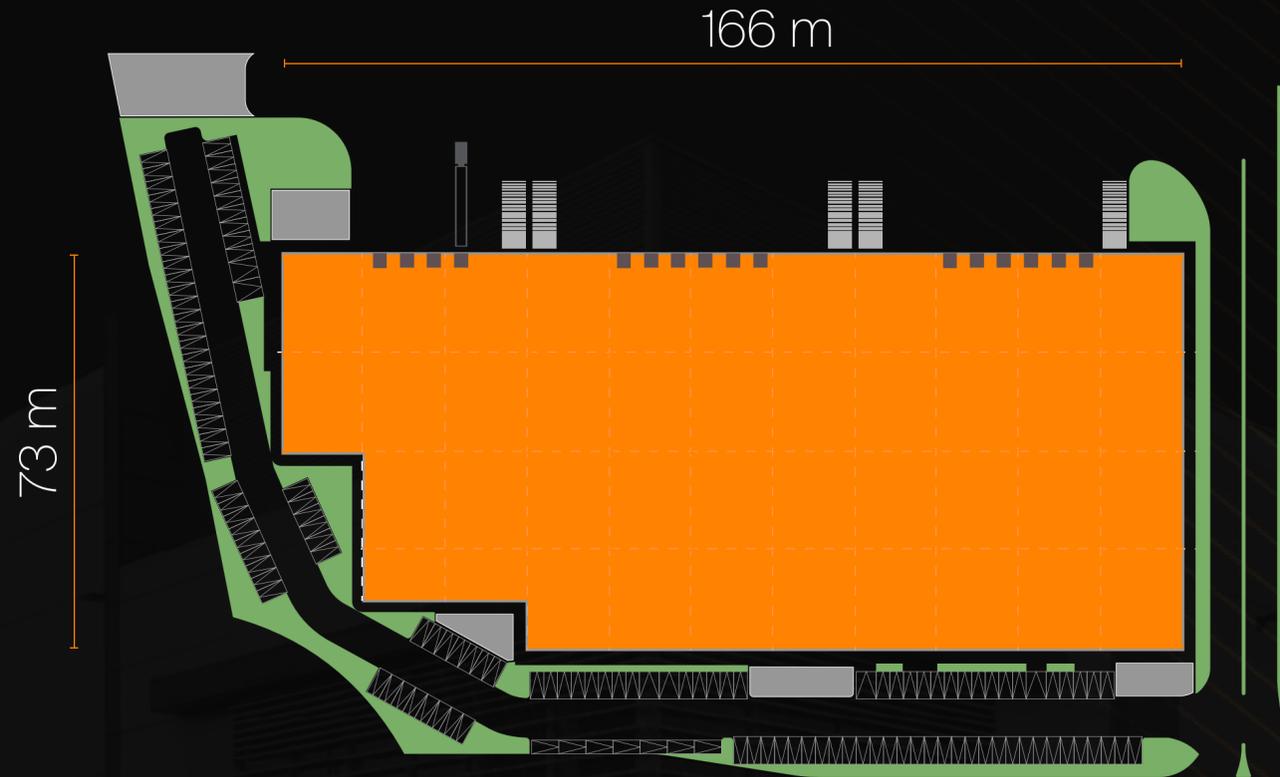
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● Available ● Leased



Master Plan



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Spec 01-B

Inside Parque Industrial
Advance Monterrey



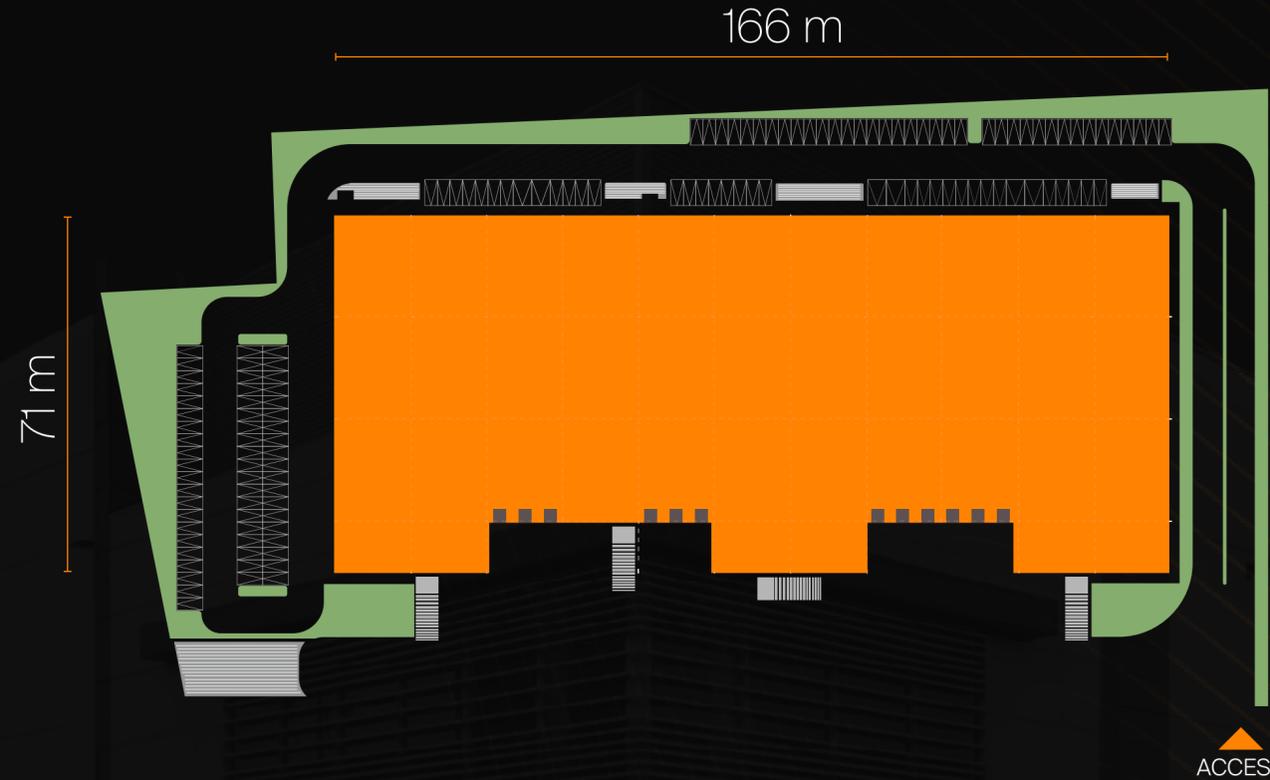
GLA:
119,006 sqft
11,056 sqm



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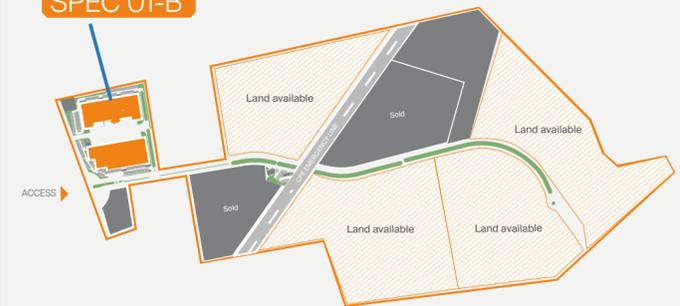
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● Available ● Leased



Master Plan

SPEC 01-B



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 El Florido

Tijuana Market



Tijuana

Industrial Parks

Advance Tijuana I

Standalone El Florido



GLA:
154,582 sqft
14,361 sqm

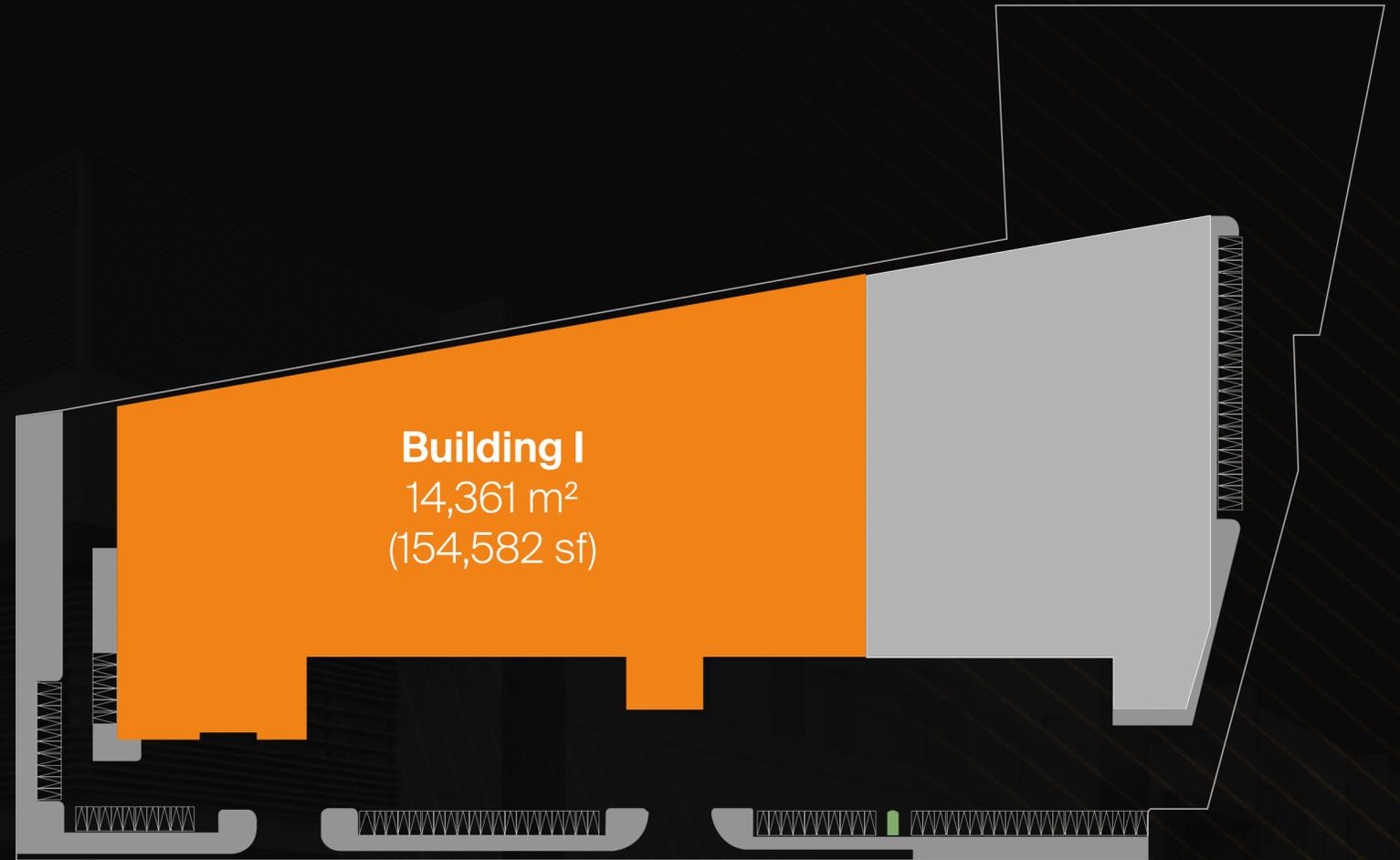


Development
Location:
**Bvd. Licenciado Hector
Teran Terán 20627,
Centenario,
P.C. 22203, Tijuana, B.C.**



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Available



Advance Tijuana II

Standalone El Florido



GLA:

174,666 sqft
16,227 sqm



Development
Location:
Amaranto #25613
Col. Presa Este,
Fideicomiso el Florido,
22444 Tijuana, B.C.



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Available





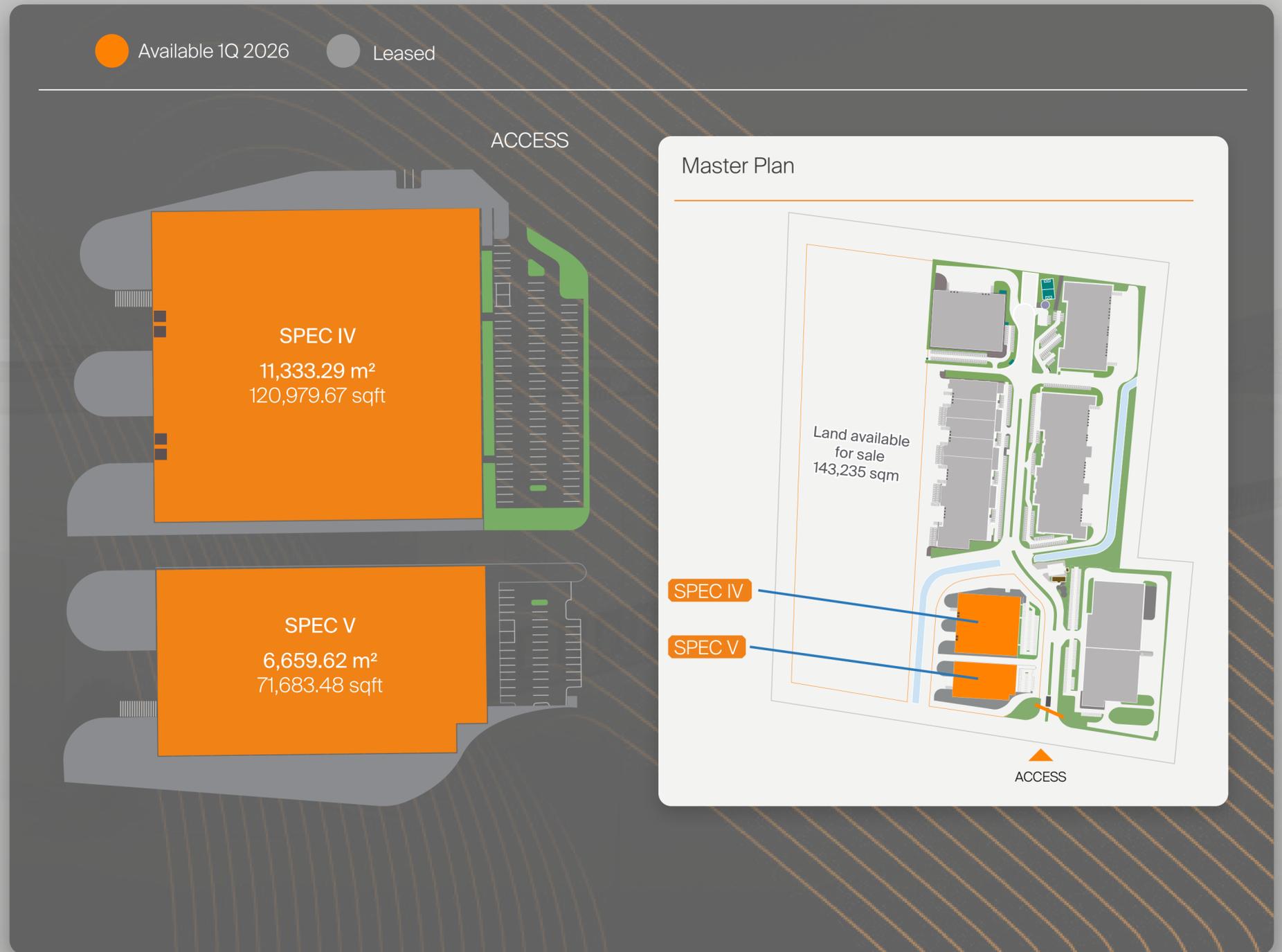
Projects Under Construction

SPEC IV & V

Inside Advance Puerto Interior

Available Area Spec IV:
11,333 sqm

Available Area Spec V:
6,659 sqm





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