



Availability portfolio January 2026

INDUSTRIAL SPACES IN MEXICO

Offices

Region	Market	Submarket	Project	Industrial Park	Building	Module	Total available
Bajio	Queretaro	5 de Febrero	Offices I	PIQ	-	-	271 m²
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 m²
					SPEC B	Module 12	999 m²
					SPEC E	-	19,163 m²
					SPEC F	-	17,952 m²
		Qro - SLP	Industrial Park	Parque Industrial Qro.	SPEC PIQ	-	40,032 m²
	TOTAL QUERETARO						79,667 m²
Bajio	Guadalajara	El Salto	Industrial Park	Advance Guadalajara	SPEC 1	Modules B-C	2,124 m²
	TOTAL GUADALAJARA						2,124 m²
Project Under Construction	Guanajuato	Silao	Industrial Park	Advance Puerto Interior	SPEC IV	-	11,333 m²
					SPEC V	-	6,659 m²
	TOTAL GUANAJUATO						17,992 m²
North	Monterrey	García	Industrial Park	Advance Monterrey	SPEC 01 A	-	11,309 m²
					SPEC 01 B	-	11,056 m²
	TOTAL MONTERREY						22,365 m²
	Tijuana	El Florido	Stand Alone	NA	SPEC II	-	16,227 m²
							TOTAL TIJUANA

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Queretaro

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Parque Industrial Queretaro

Queretaro

Market

Queretaro

Offices



Offices

Inside Parque Industrial Queretaro



Antonio Francisco

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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



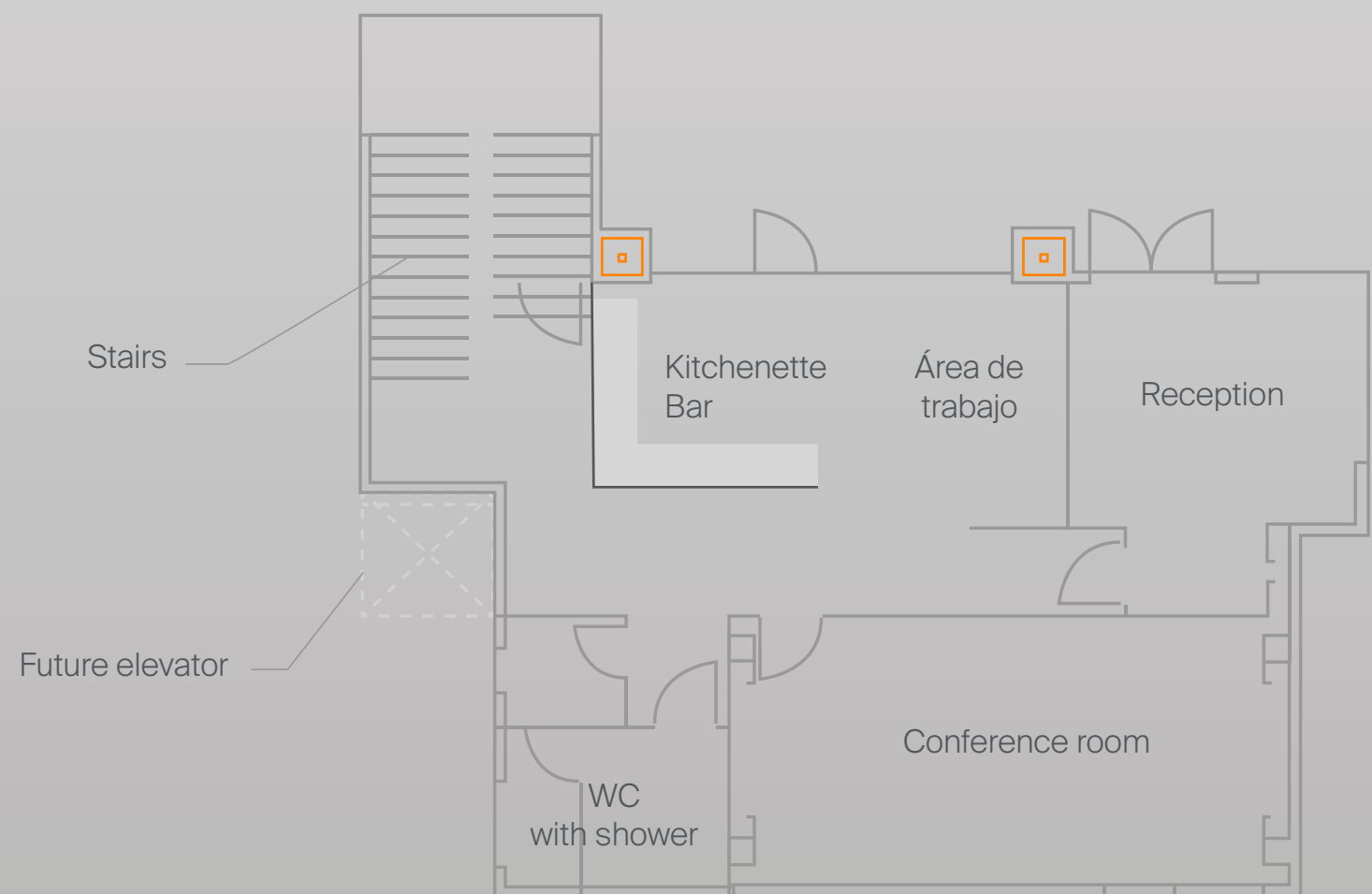
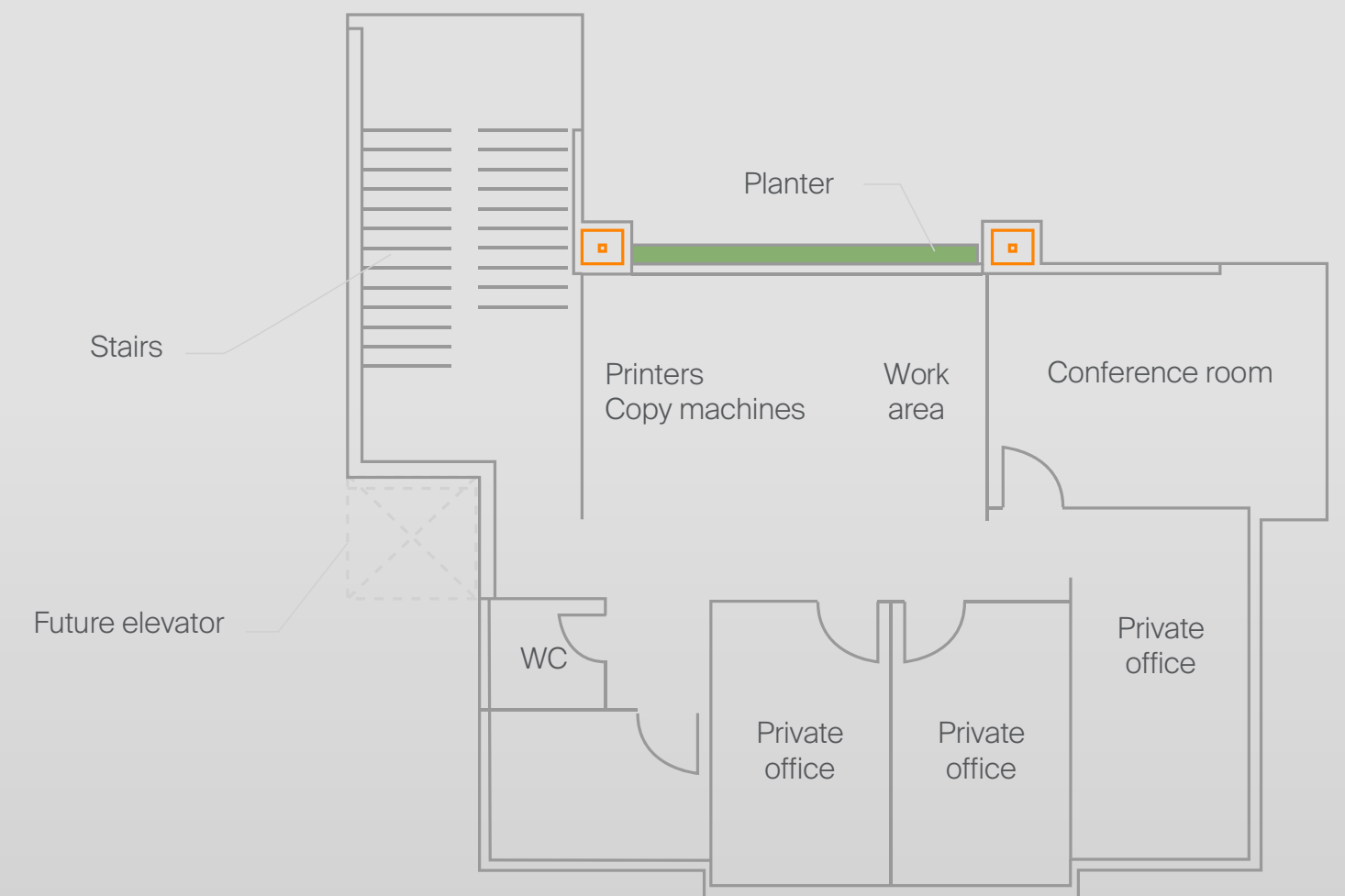
Solar panels



Height 9 m



HVAC system installation



Offices

Level 1

Inside Parque
Industrial Queretaro

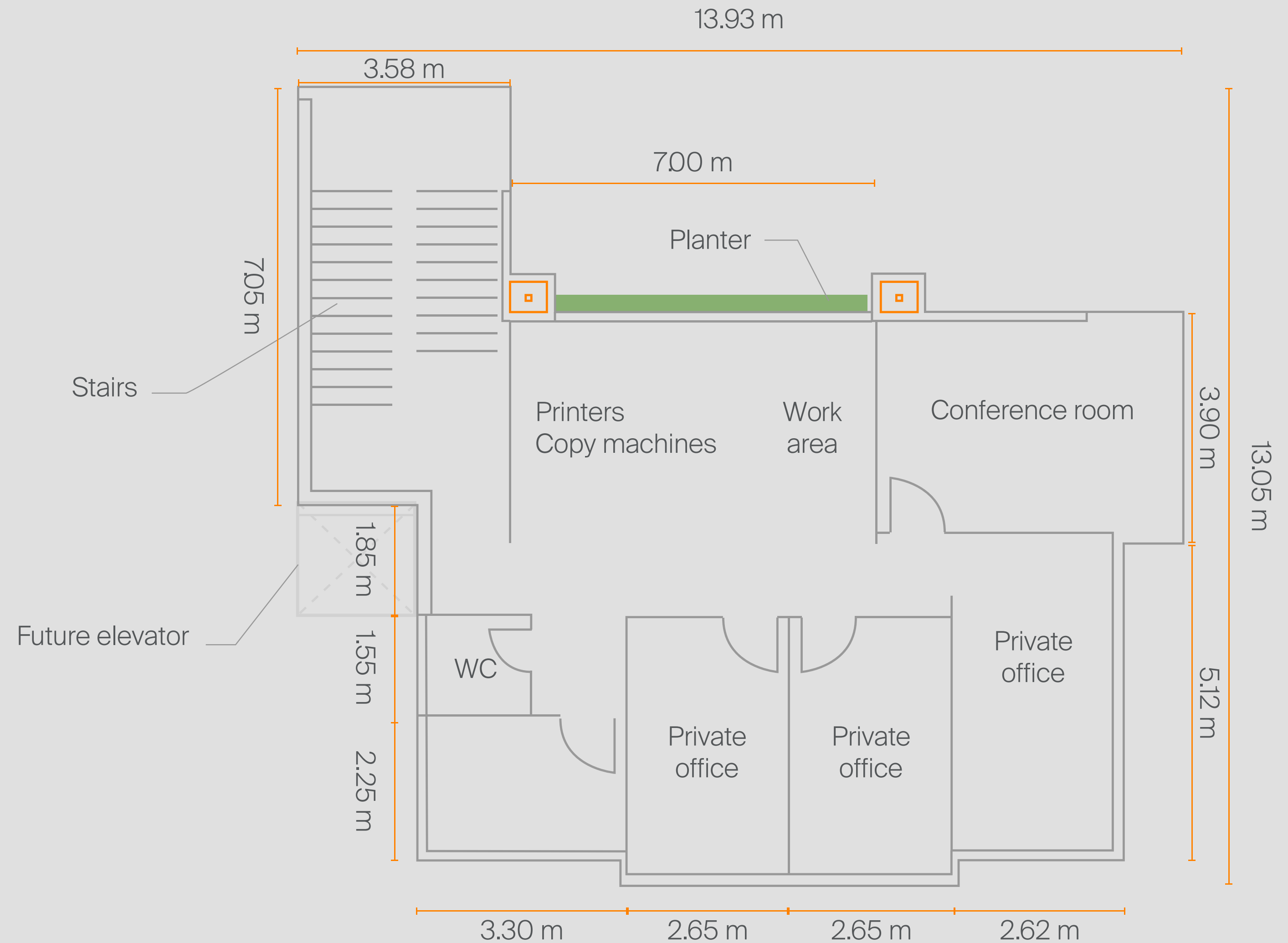


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Offices

Ground Level

Inside Parque
Industrial Queretaro

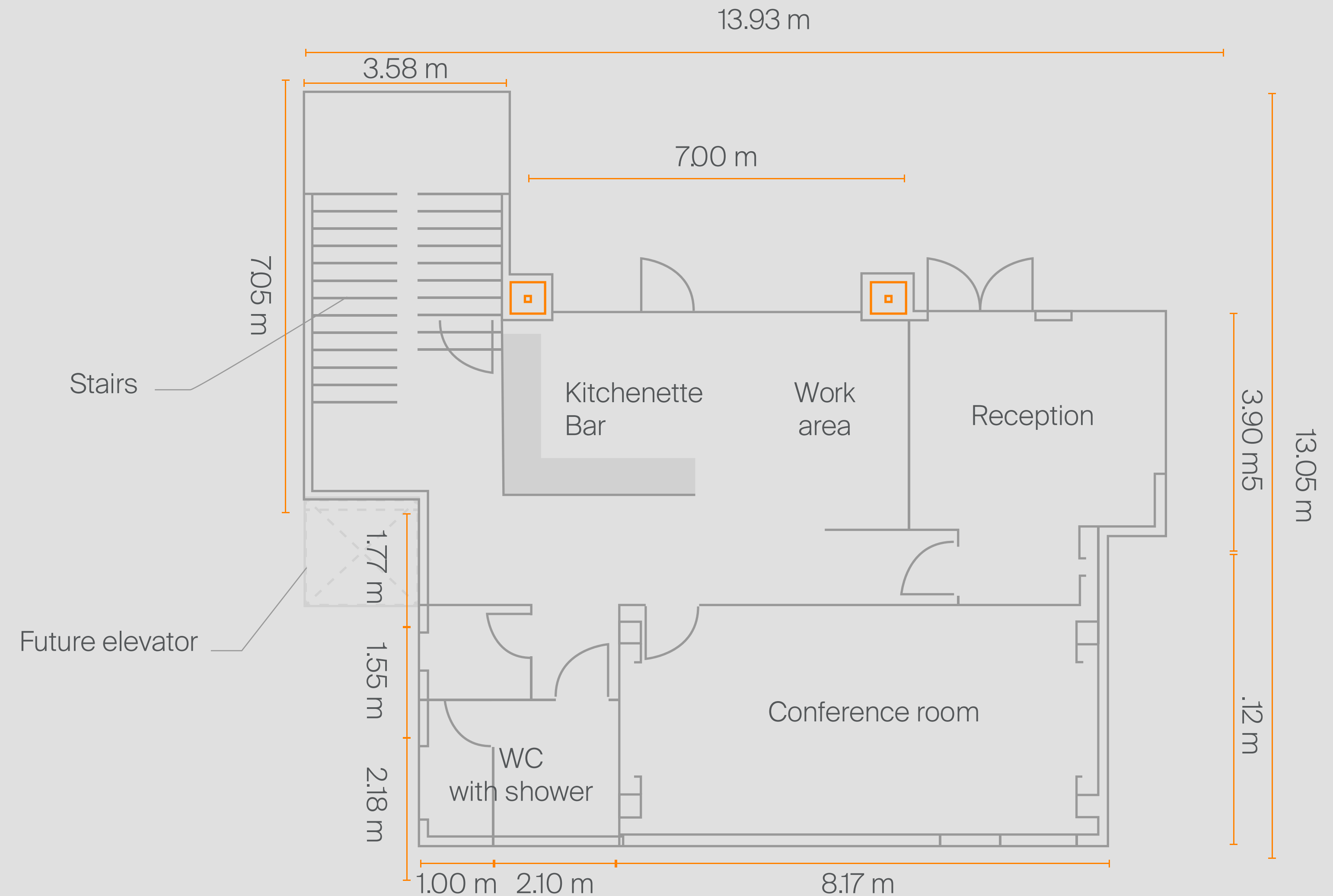


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Queretaro

Industrial Parks



SPEC PIQ

Inside Parque Industrial Queretaro



Available Area:
40,032 sqm

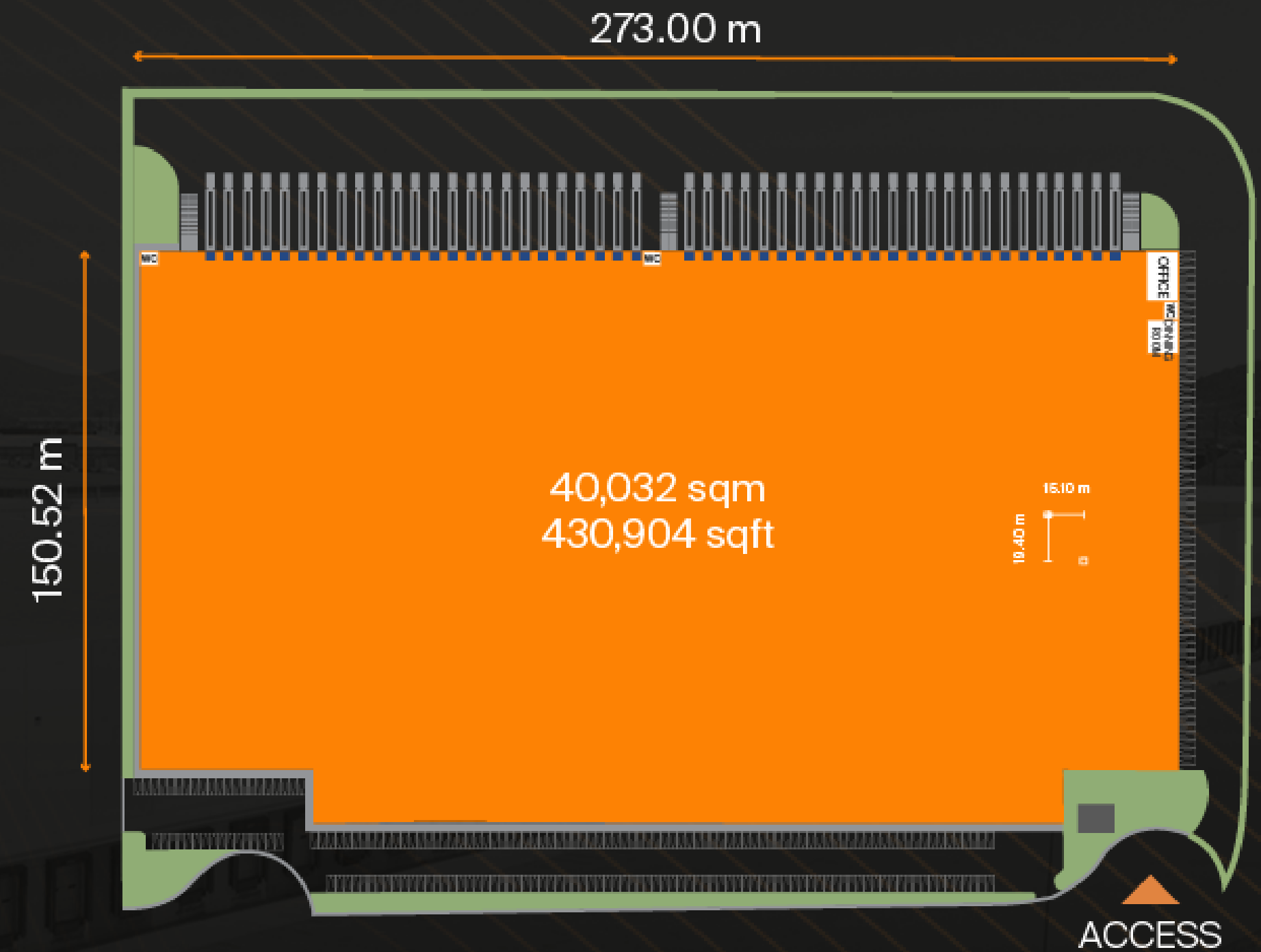


Development
Location:
**Privada Balvanera,
PIQ. C.P. 76220.
Santa Rosa Jáuregui,
Queretaro, Qro.**



Available

Leased



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ADVANCE Queretaro

Available spaces inside Advance Queretaro



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



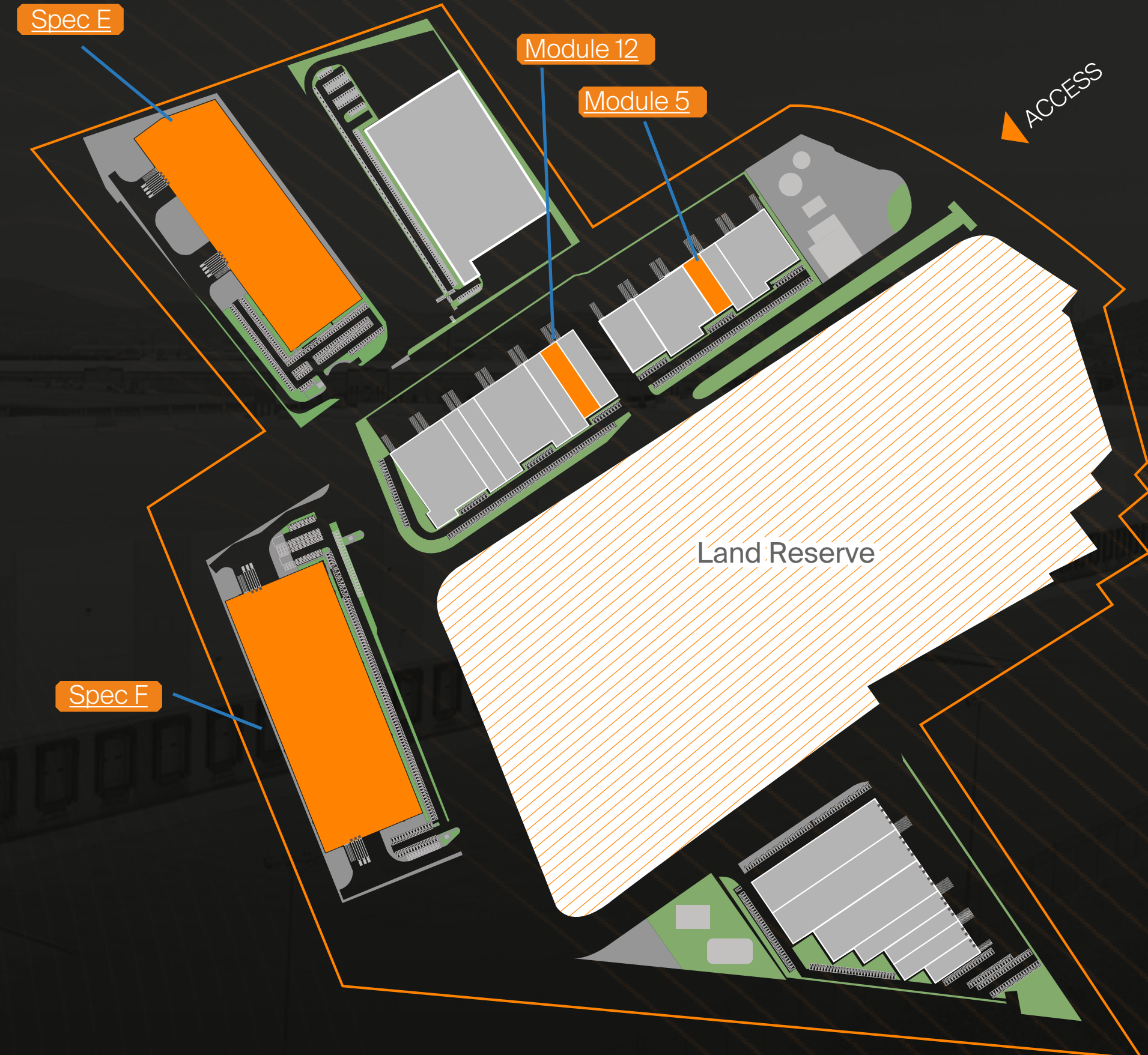
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Available Leased



SPEC A Module 5

Inside Parque Industrial
Advance Queretaro



Available Area:
789 sqm



GLA:
11,800 sqm



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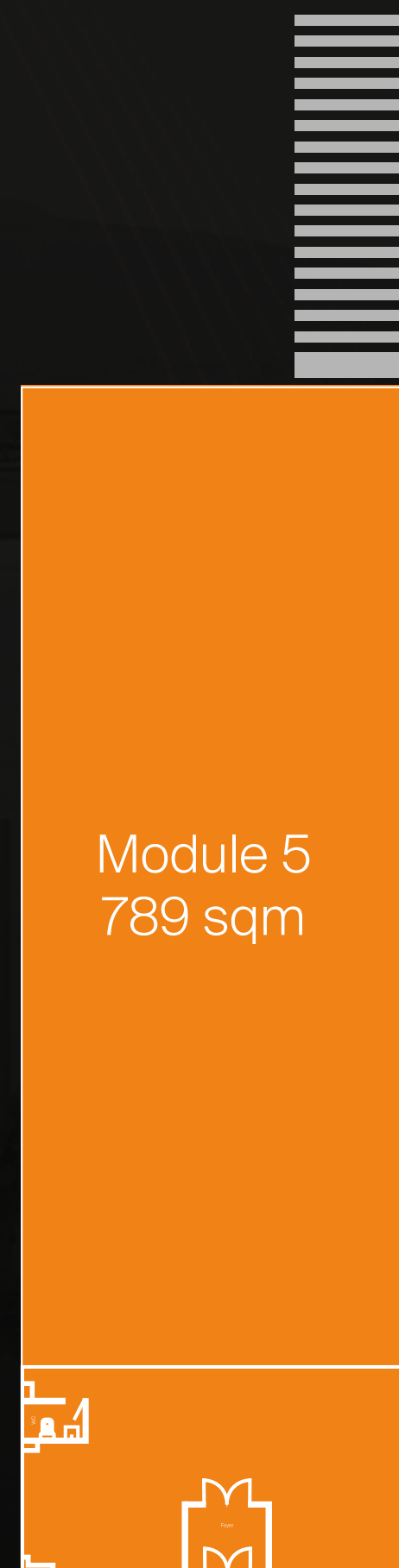
Ground Floor

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

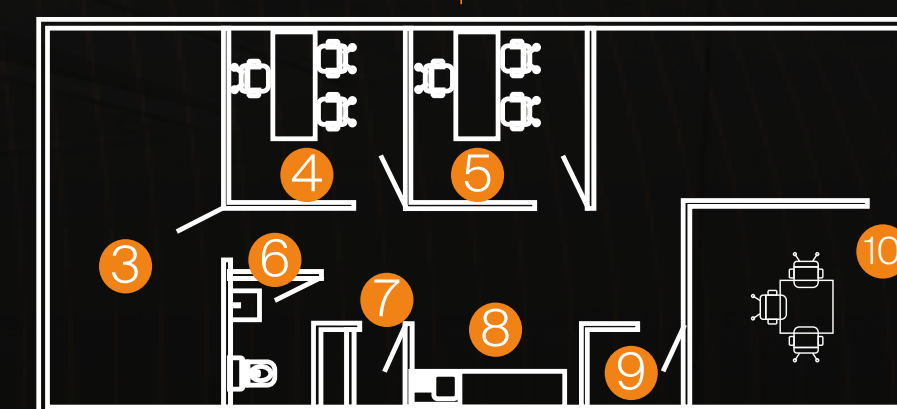


Module 5
789 sqm

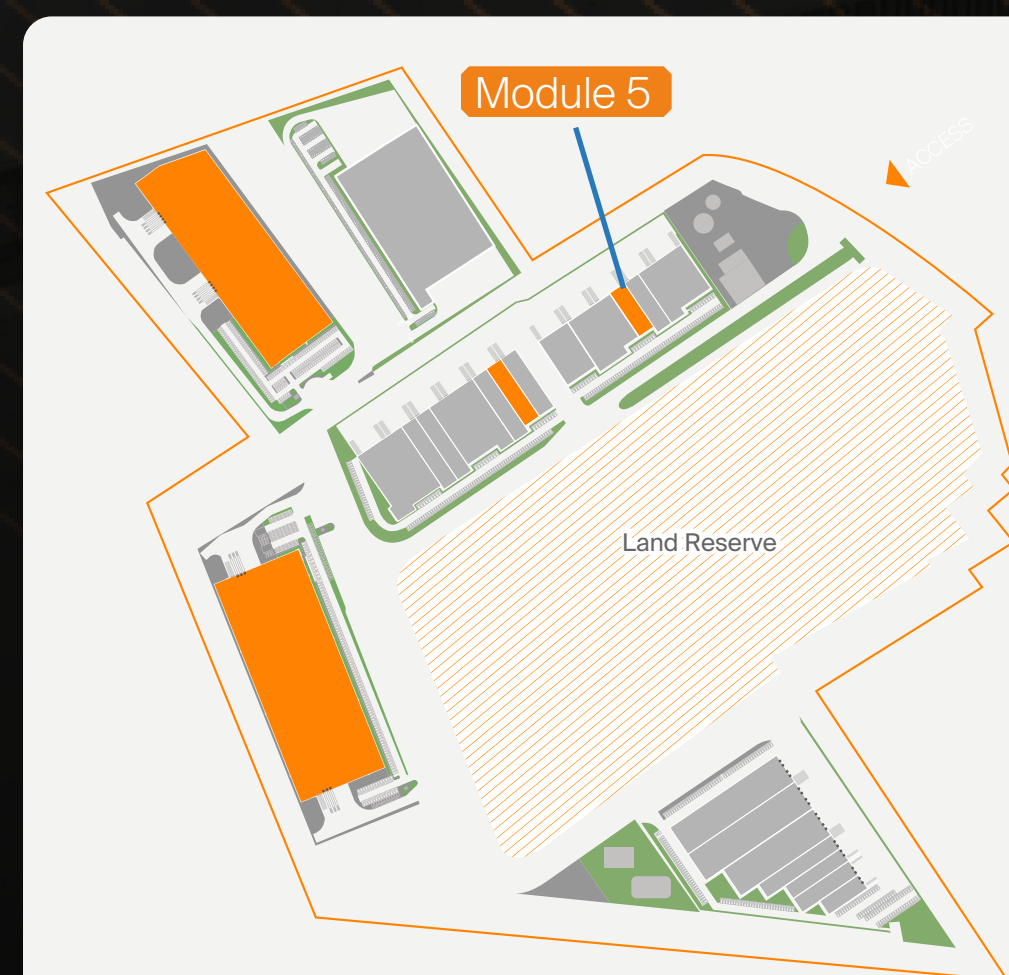
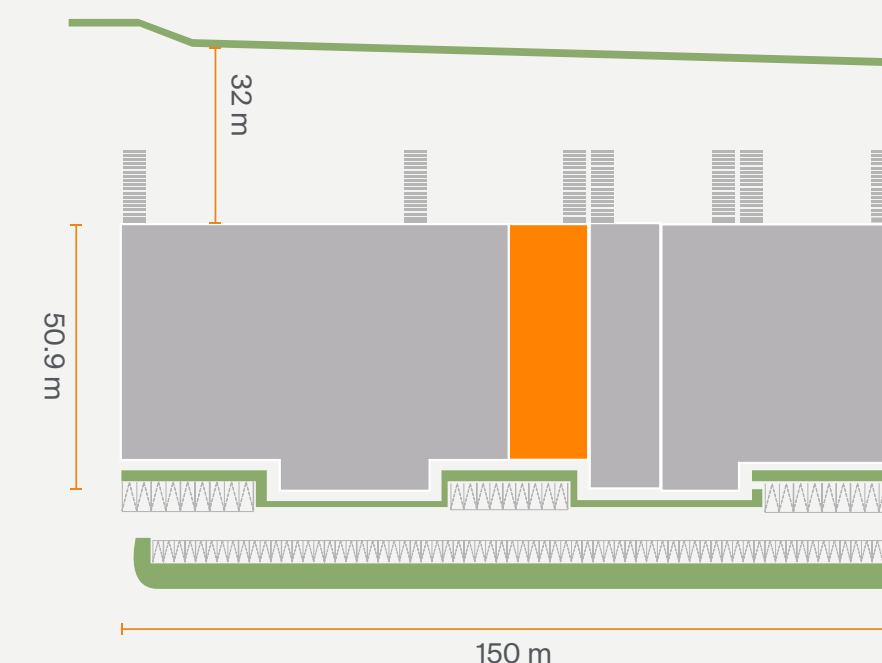
Ground Floor



Top Floor



Master Plan



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SPEC B Module 12

Inside Parque Industrial
Advance Queretaro



Available Area:
999.42 sqm



GLA:
11,800 sqm



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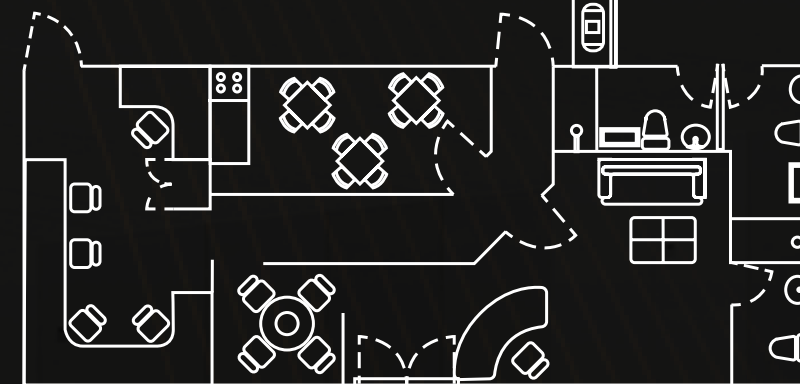
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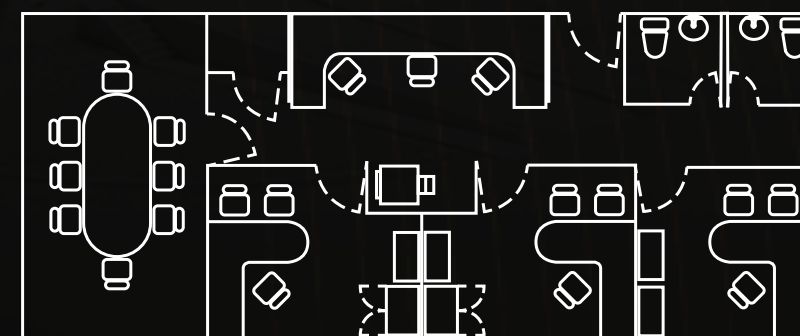
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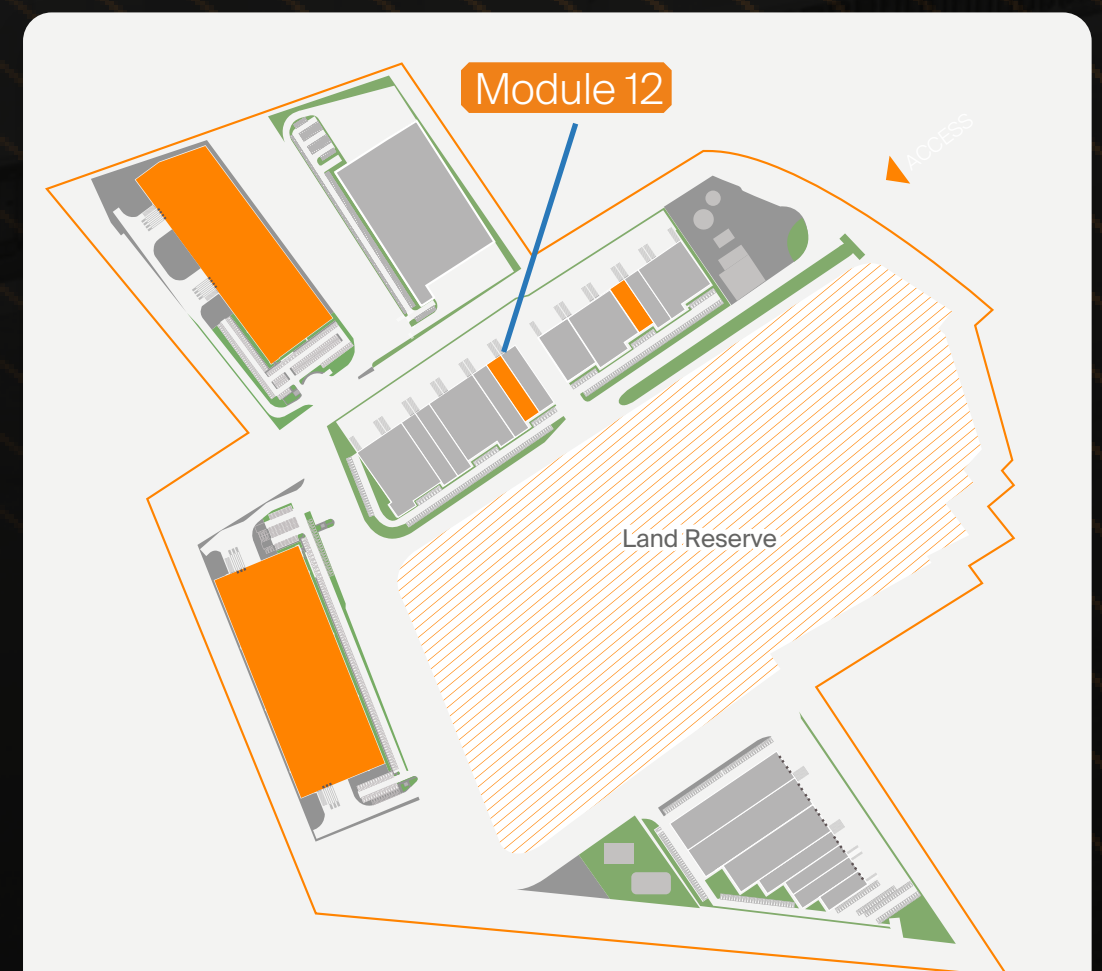
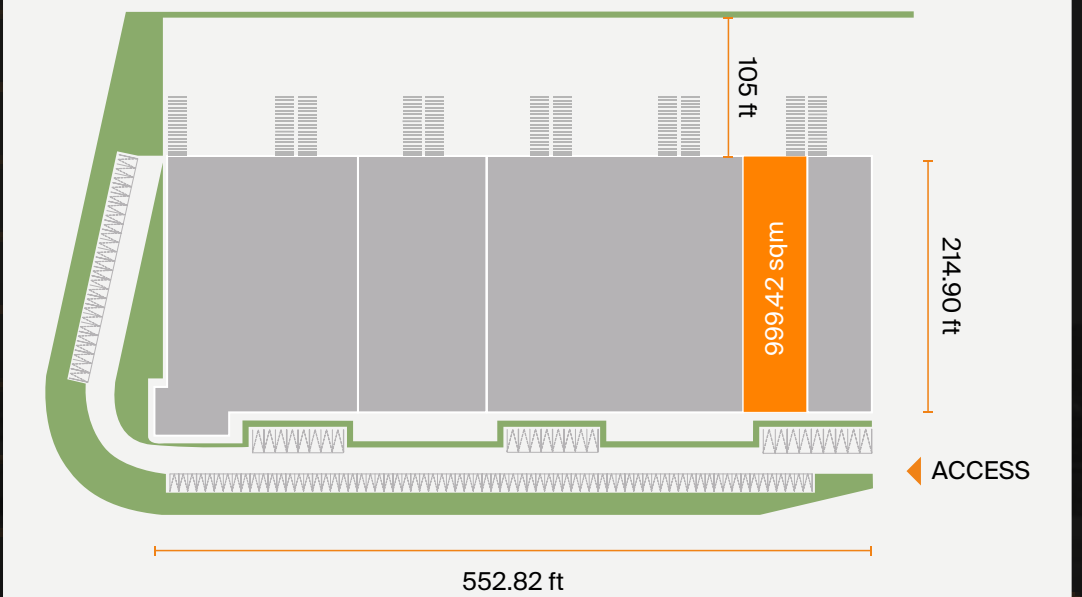
Ground floor:
92 sqm (990 sqft)



Mezzanine area:
92 sqm (990 sqft)



Master Plan



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SPEC E

Inside Parque Industrial
Advance Queretaro

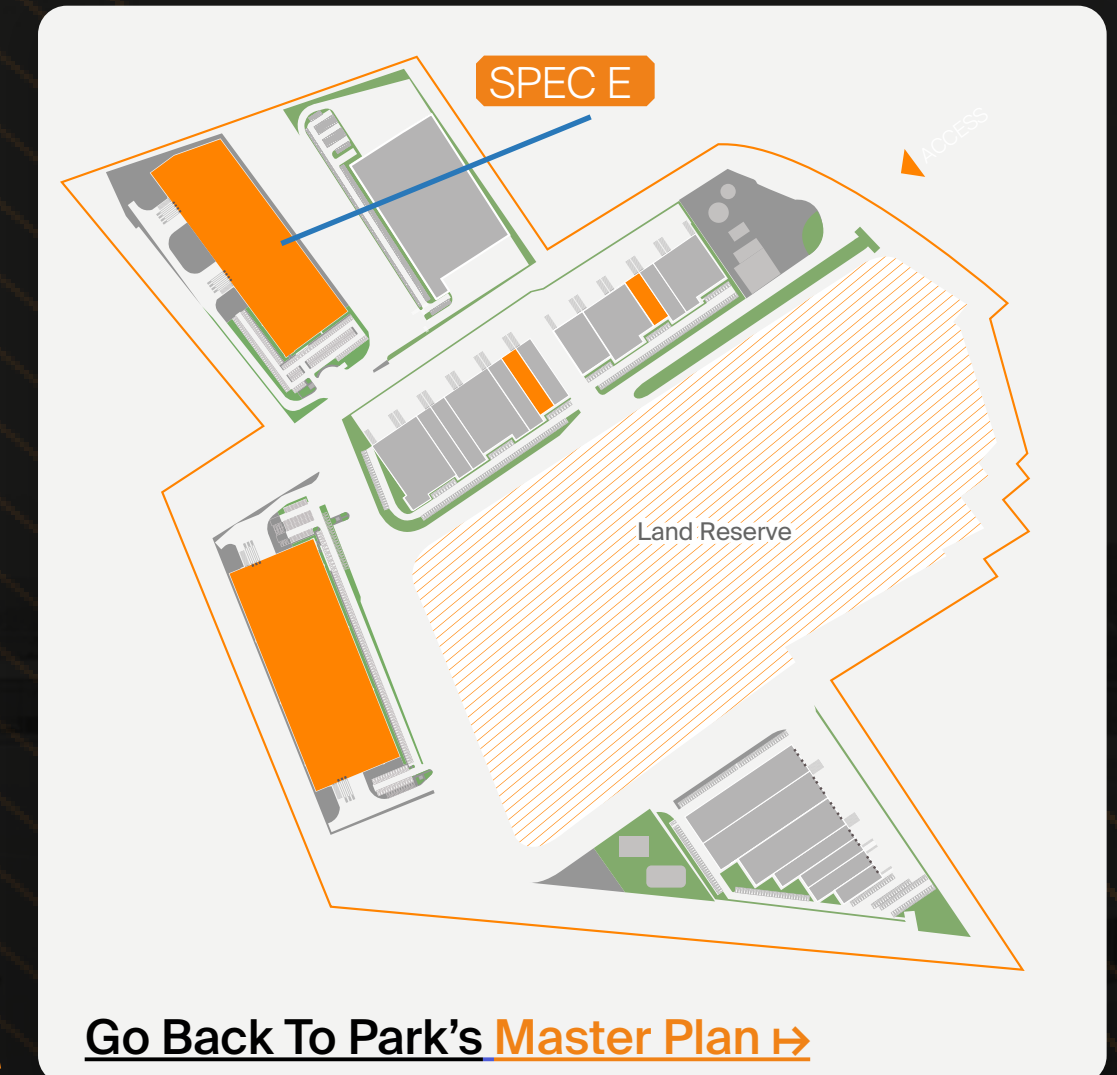
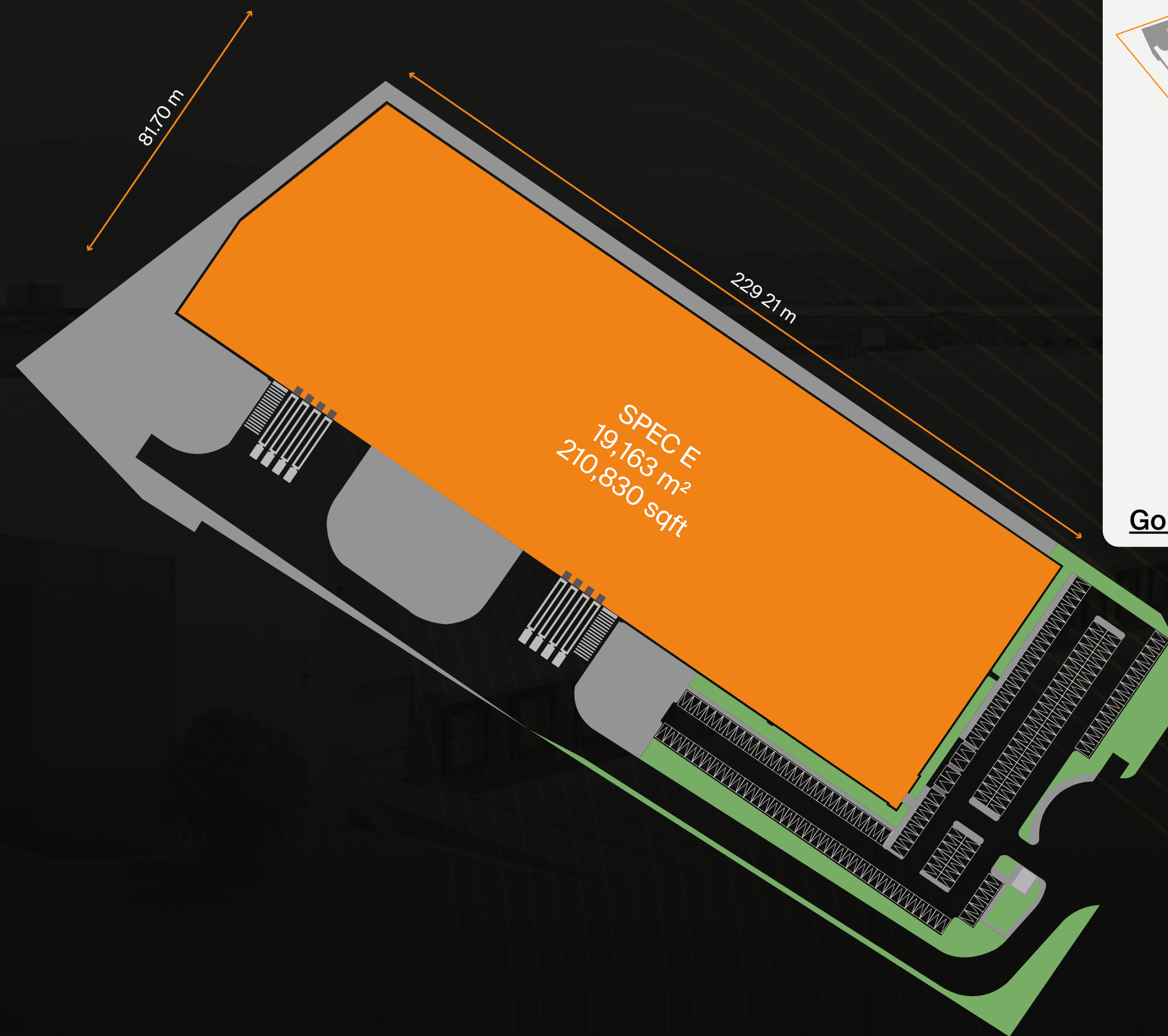


Available Area:
19,163 sqm



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Available Leased



SPEC F

Inside Parque Industrial
Advance Queretaro



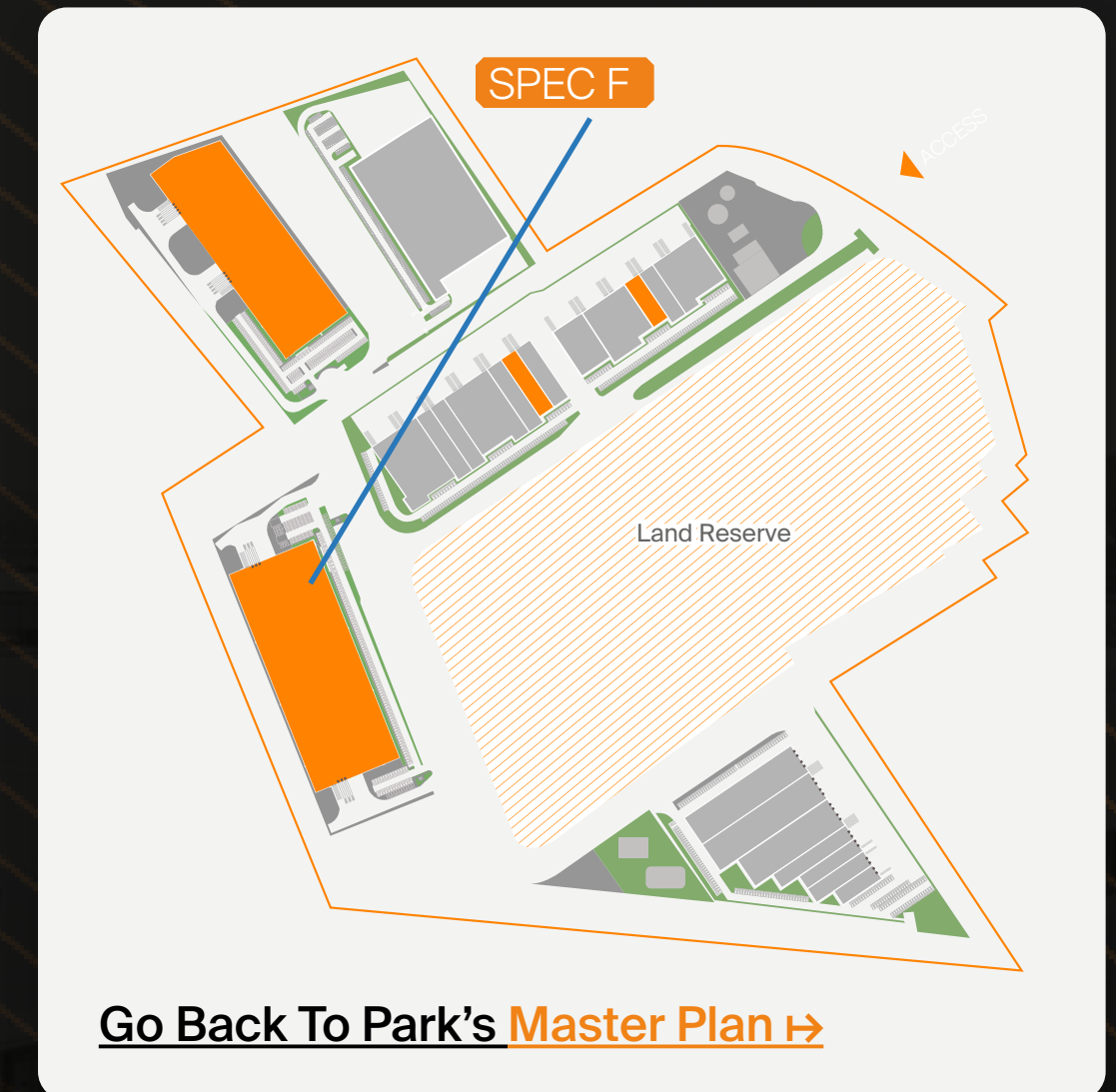
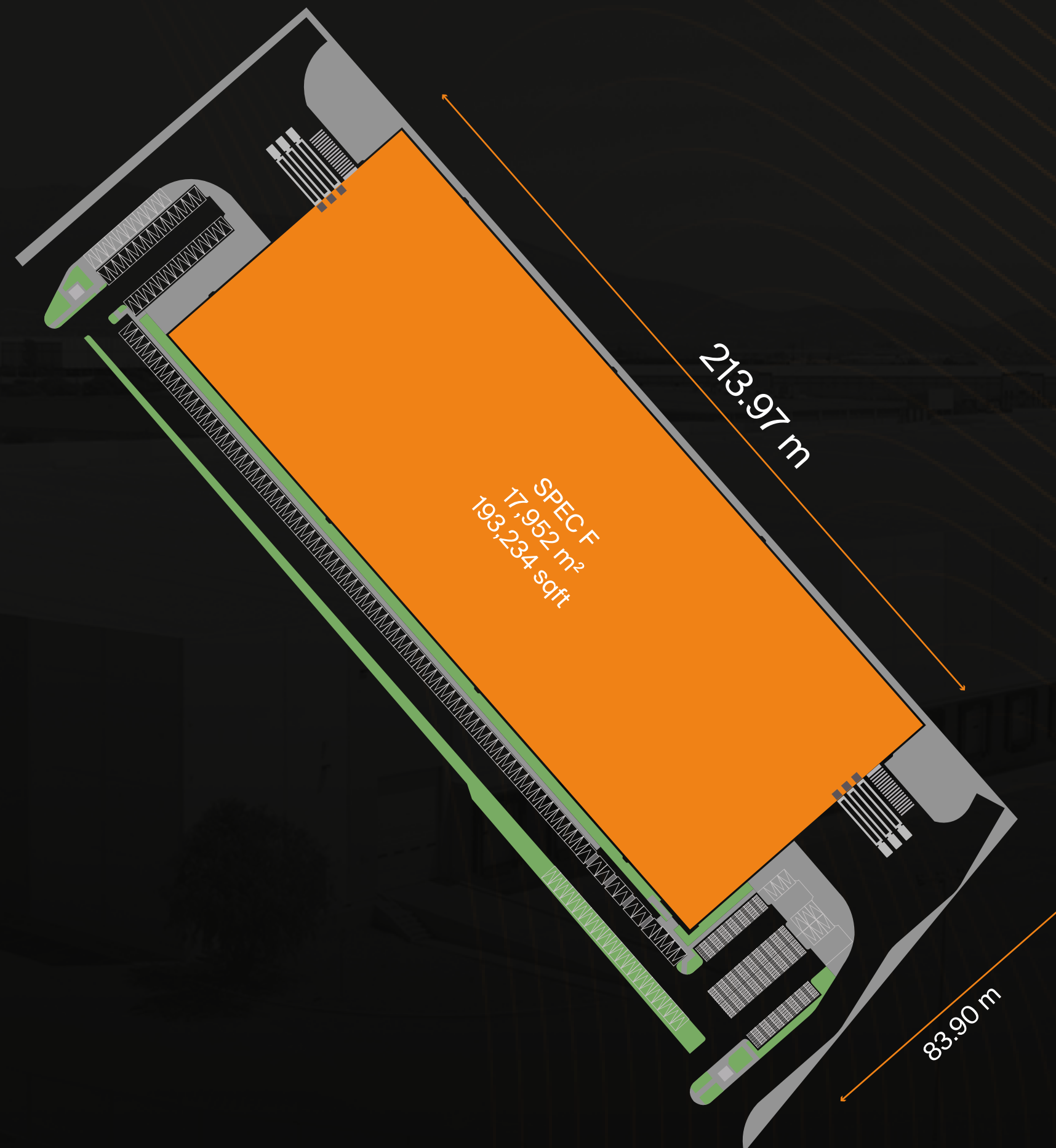
Leasable Area:
17,952 sqm



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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 Zúñiga,
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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Available Leased

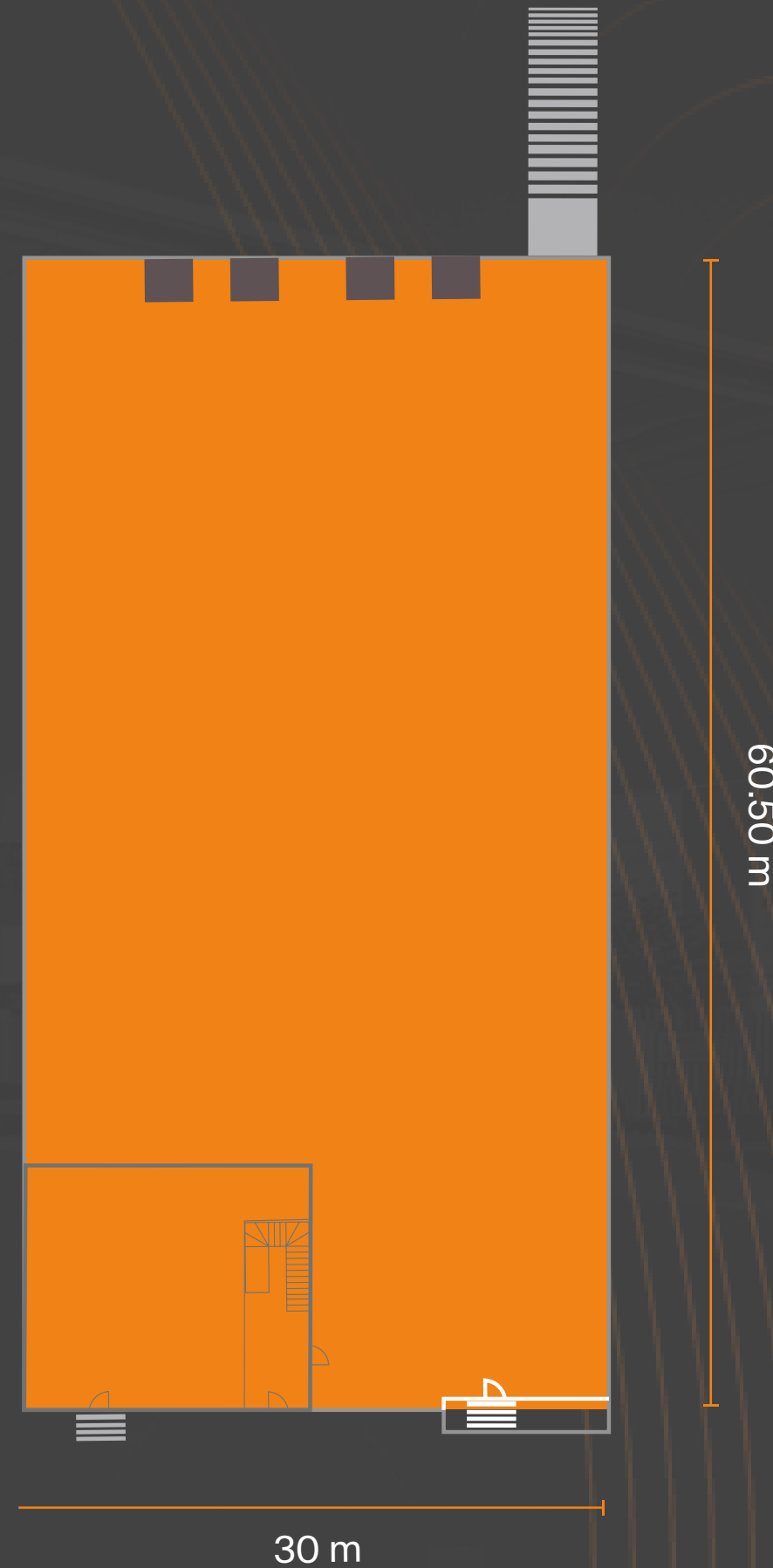


Master Plan



SPEC 1 Module B-C

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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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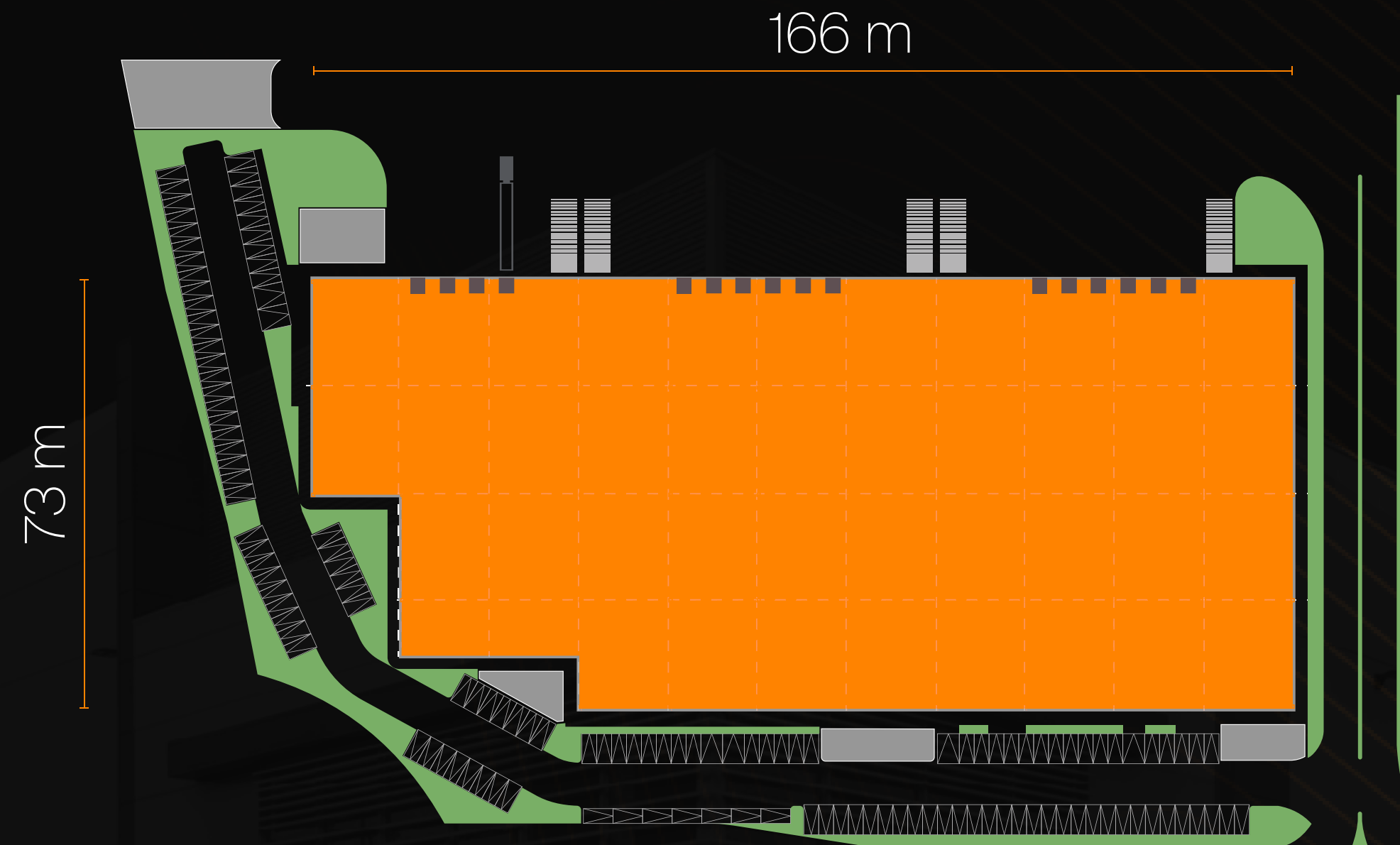
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Available



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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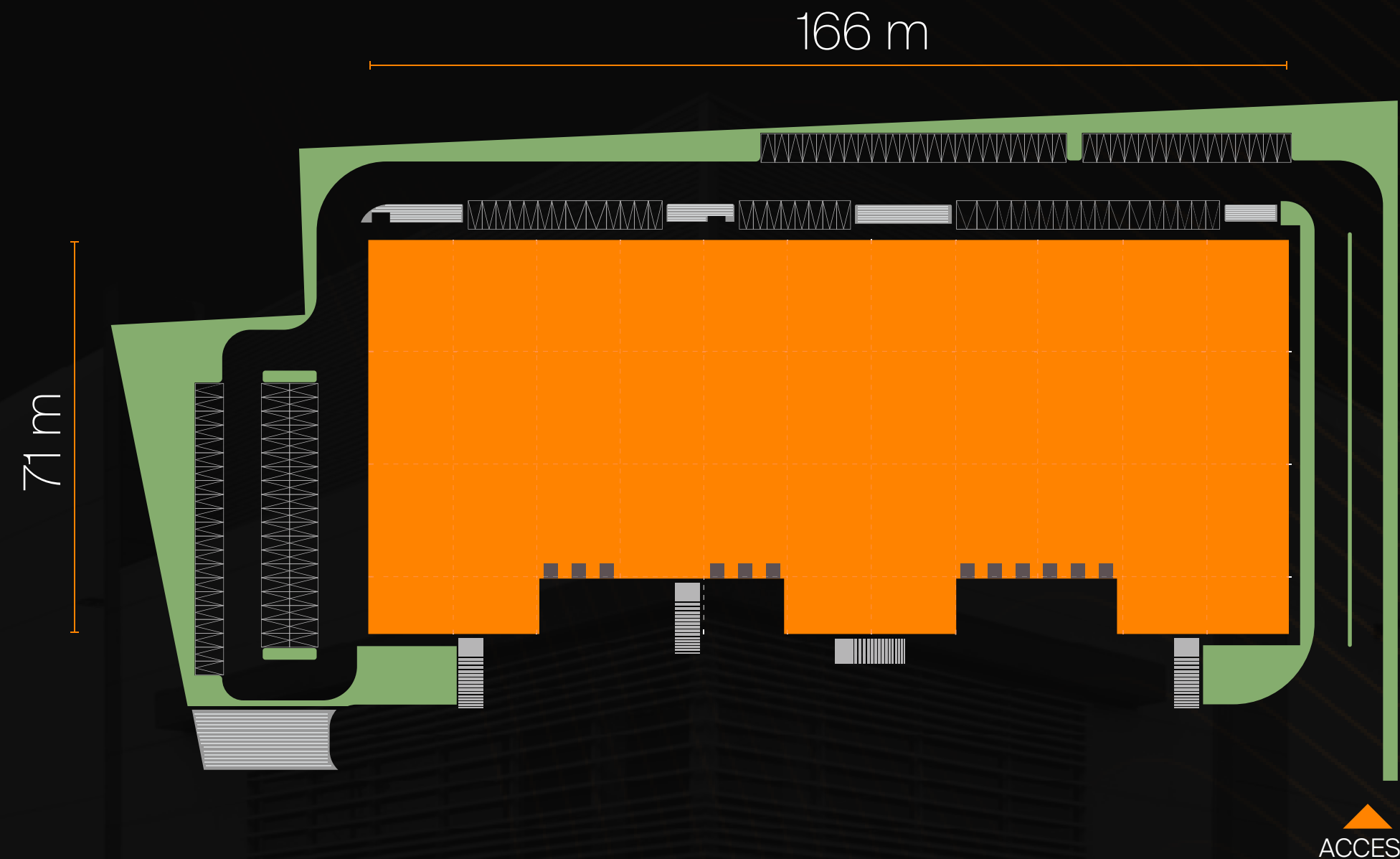
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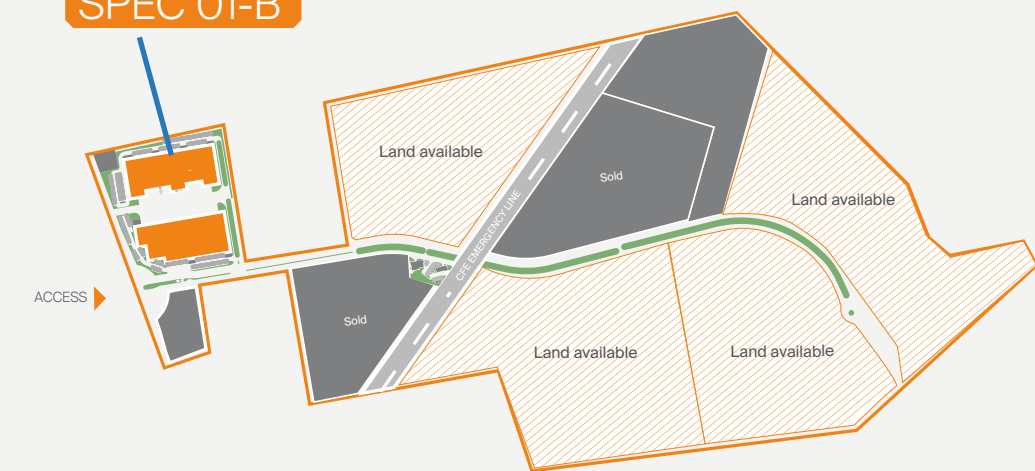


Leased



Master Plan

SPEC 01-B



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El Florido

Tijuana Market

Tijuana

Industrial Parks

Advance Tijuana II

Standalone El Florido



GLA:
174,666sqft
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

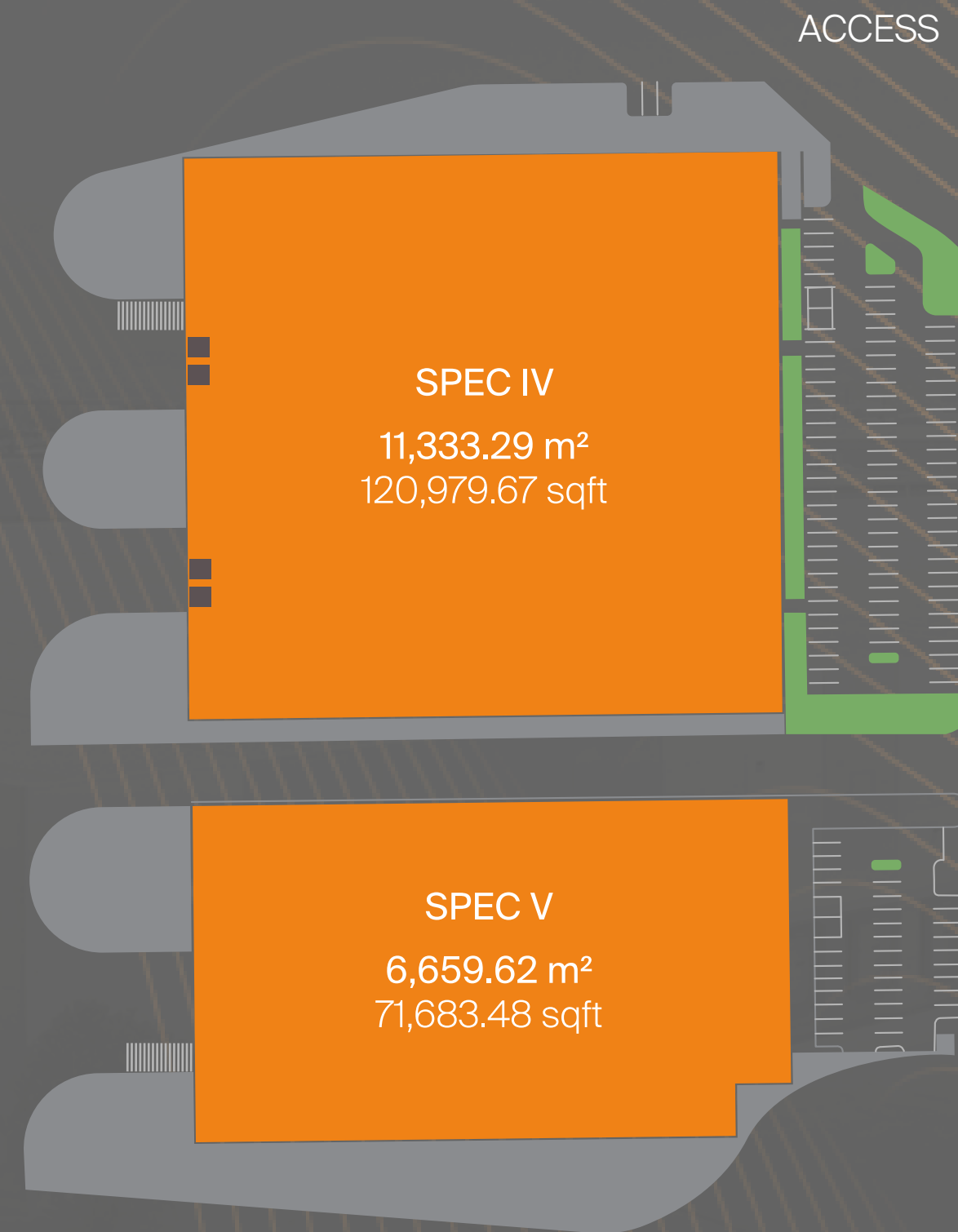
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Available Area Spec V:

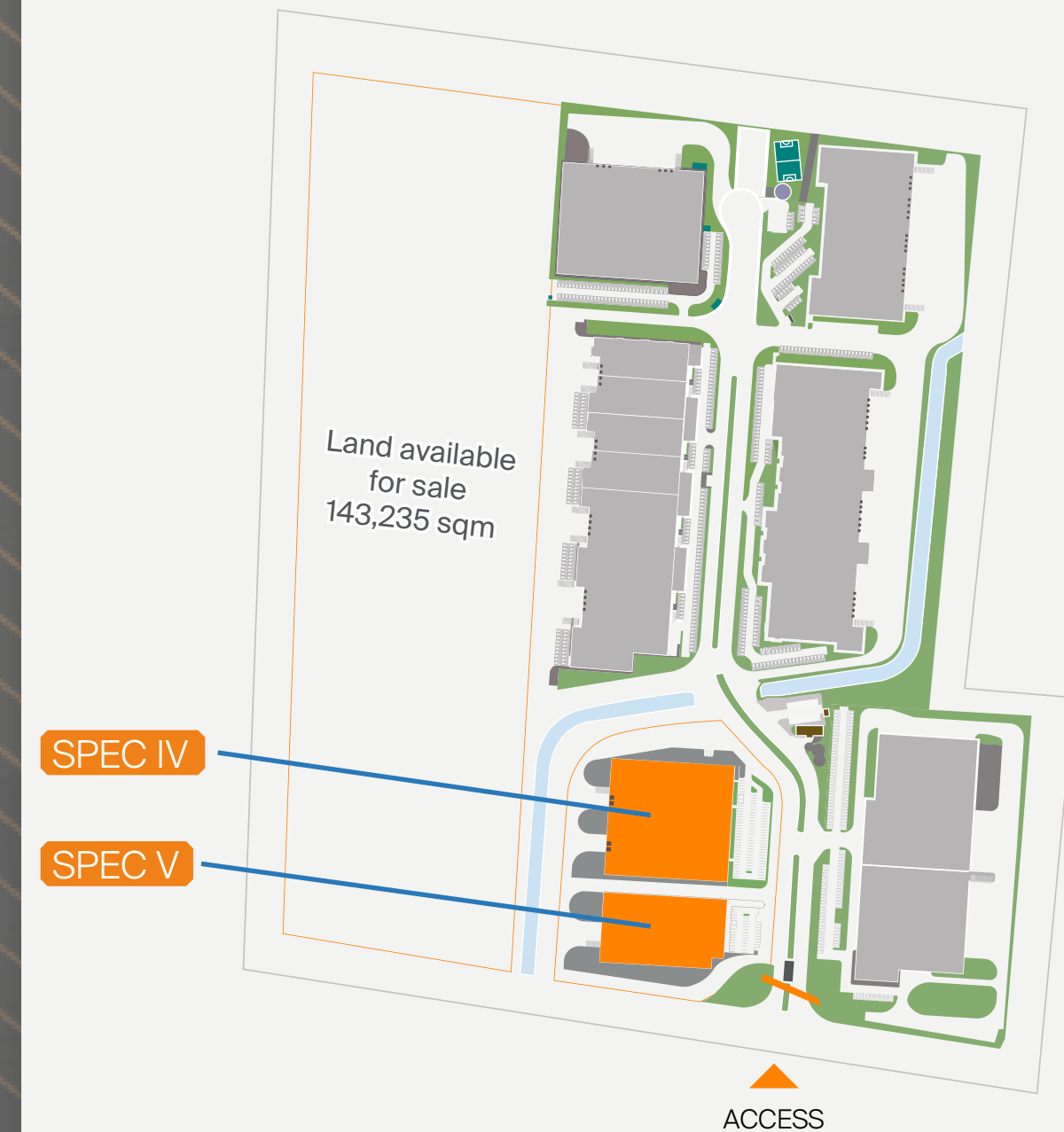
6,659 sqm

(Available Jan 2026)

Available Leased



Master Plan





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