



Availability portfolio  
**March 2025**

Industrial spaces in Mexico



# Summary

Region	Market	Submarket	Project	Industrial Park	Building	Module	Total available
<b>OFFICES</b>							
Bajo	Queretaro	5 de Febrero	Offices I	PIQ	-	-	<b>271</b>
<b>TOTAL</b>							<b>271</b>
Region	Market	Submarket	Project	Industrial Park	Building	Module	Total available
Bajo	Queretaro	Airport	Industrial Park	Advance Queretaro	SPEC A	Module 5	<b>789</b>
					SPEC A	Modules 6-10	<b>4,197</b>
					SPEC C	Module 10	<b>644</b>
	Queretaro	Qro - SLP	Industrial Park	Parque Industrial Qro.	SPEC PIQ	-	<b>40,032</b>
<b>TOTAL QUERETARO</b>							<b>45,662</b>
Central Mex	CDMX	CTT, Tepotzotlán	Industrial Park	Advance Tepotzotlán I	Building III	-	<b>2,200</b>
<b>TOTAL CDMX</b>							<b>2,200</b>
North	Monterrey	García	Industrial Park	Advance Monterrey	SPEC 01 B	-	<b>11,056</b>
<b>TOTAL MONTERREY</b>							<b>11,056</b>
<b>ADVANCE TOTAL</b>							<b>58,918</b>

## Projects under construction

Region	Market	Submarket	Project	Industrial Park	Building	Module	Total available
Bajo	Queretaro	Airport	Industrial Park	Advance Queretaro	SPEC A	-	<b>19,587</b>
					SPEC B	-	<b>17,952</b>
<b>TOTAL QUERETARO</b>							<b>37,539</b>

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## CDMX

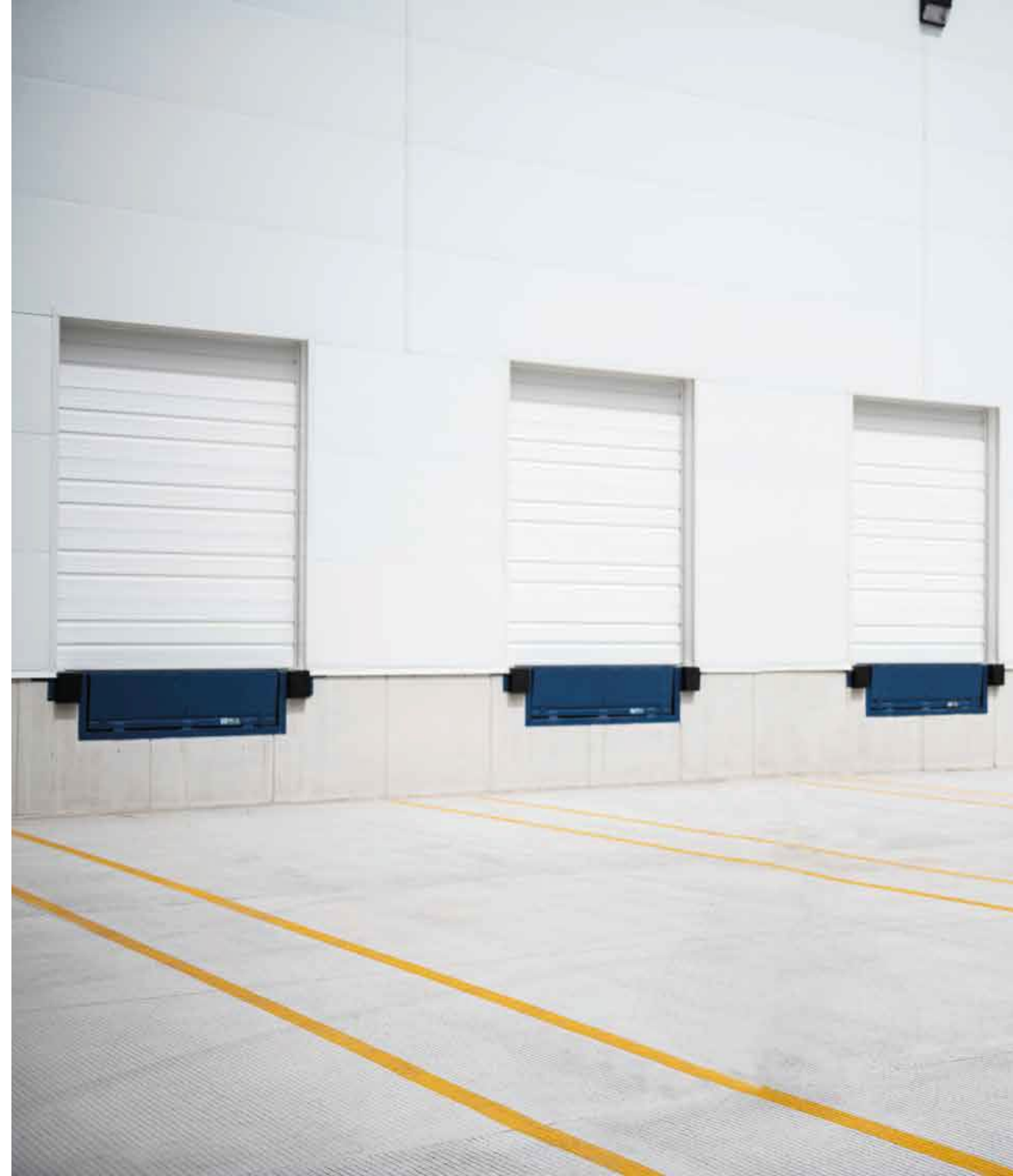
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# Offices

Inside Parque Industrial Queretaro



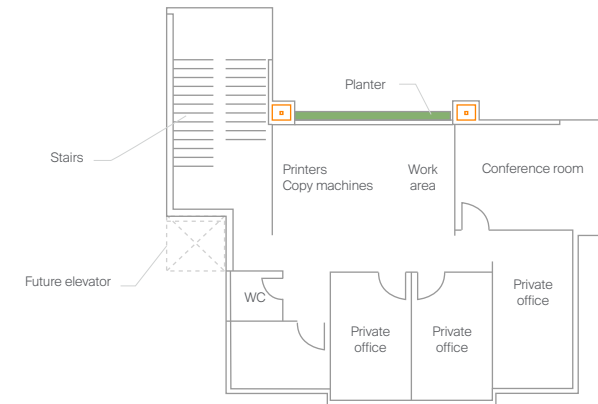
Available Area:  
**271 sqm**

- 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

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

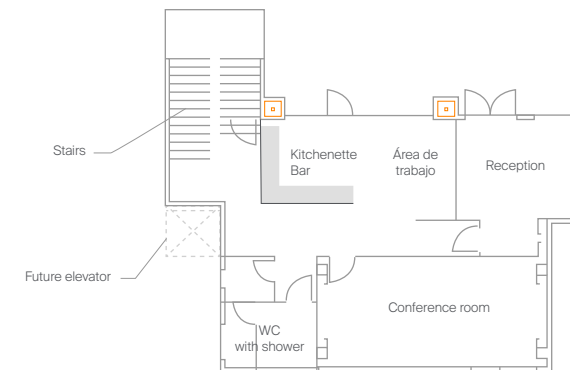
## Level 1

Available area: 137 sqm



## Ground Level

Available area: 134 sqm

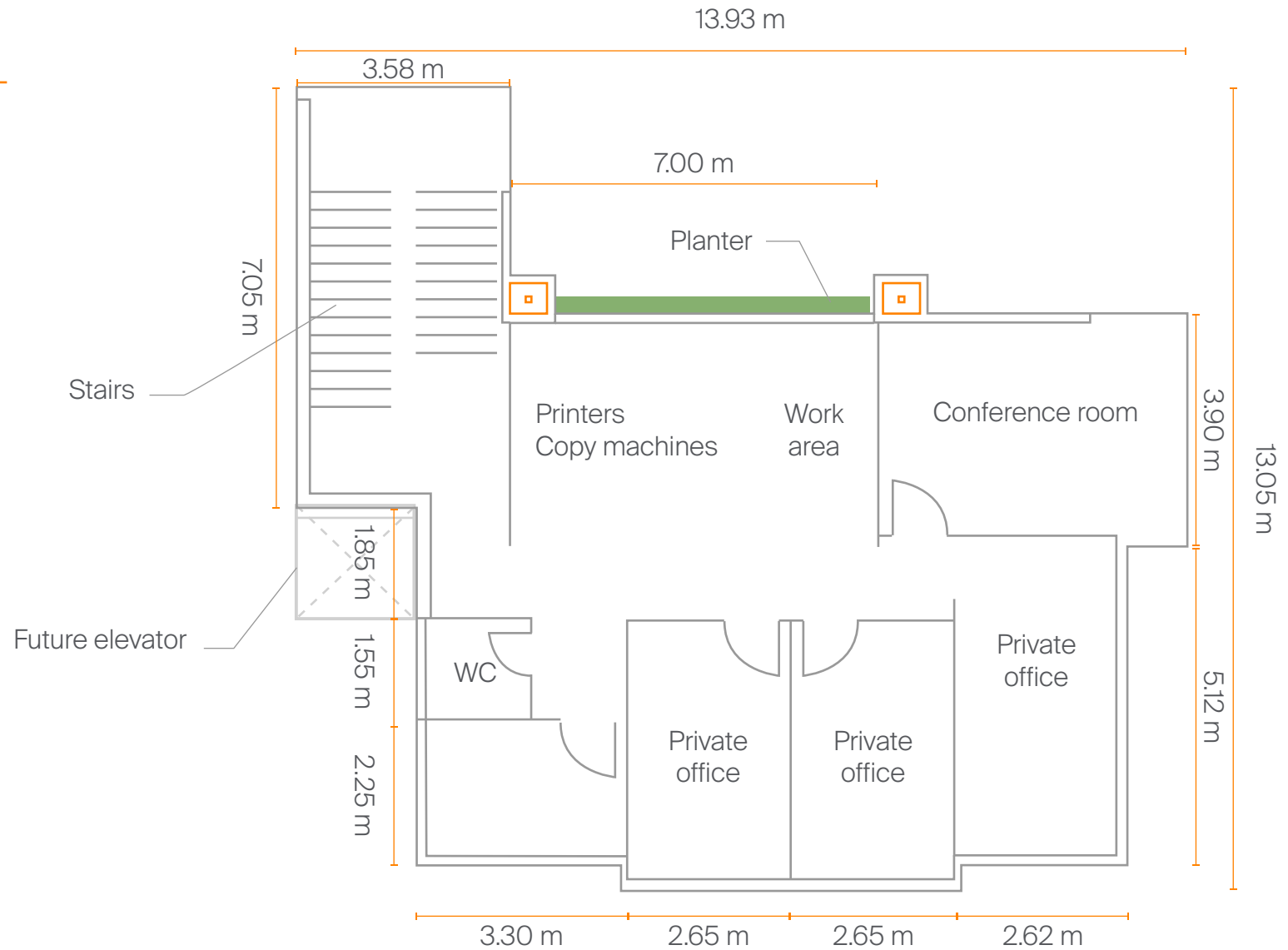


# Level 1

Inside Parque Industrial Queretaro



GLA:  
**137 sqm**

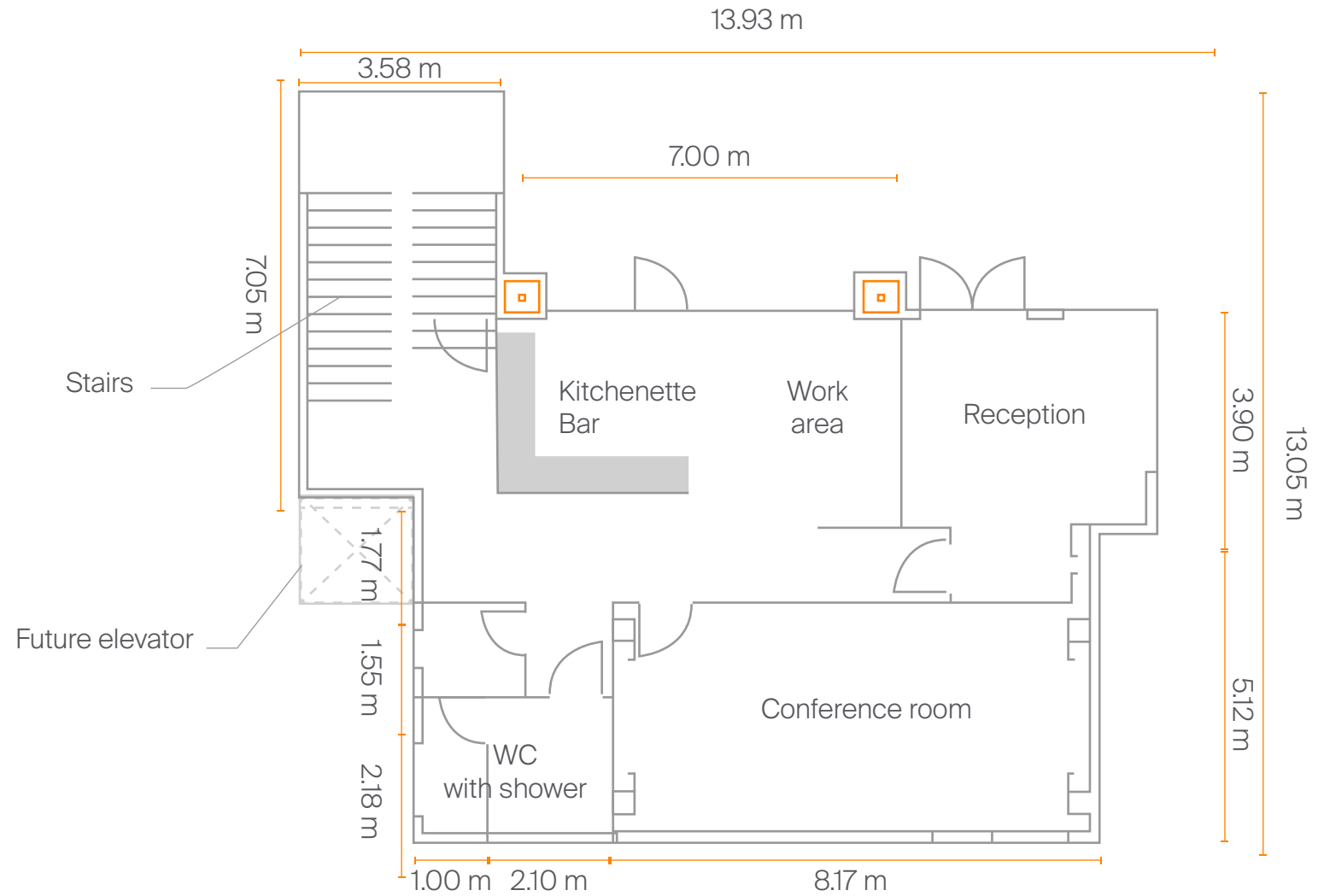


# Ground Level

Inside Parque Industrial Queretaro



GLA:  
**134 sqm**



# SPEC PIQ

Inside Parque Industrial Queretaro



Available Area:  
**40,032 sqm**

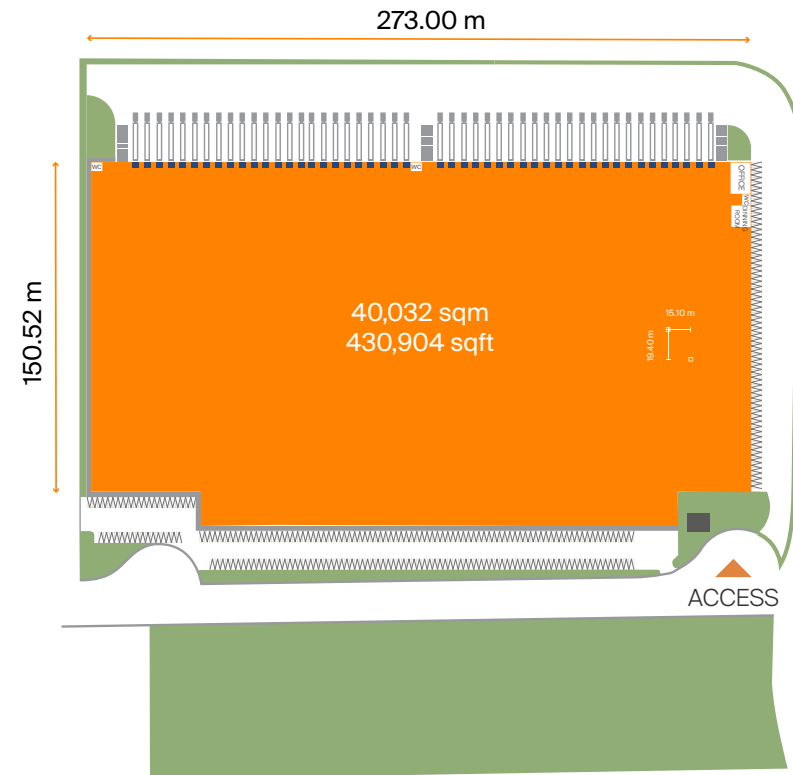


Built:  
**40,032 sqm**

■ Available

■ Leased

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



\*Availability and commercial conditions are subject to change without notice.

# AVAILABLE SPACES

Inside Parque Industrial Advance Queretaro

- Available
- Leased
- Under construction

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





# SPEC A | Module 5

Inside Parque Industrial Advance Queretaro



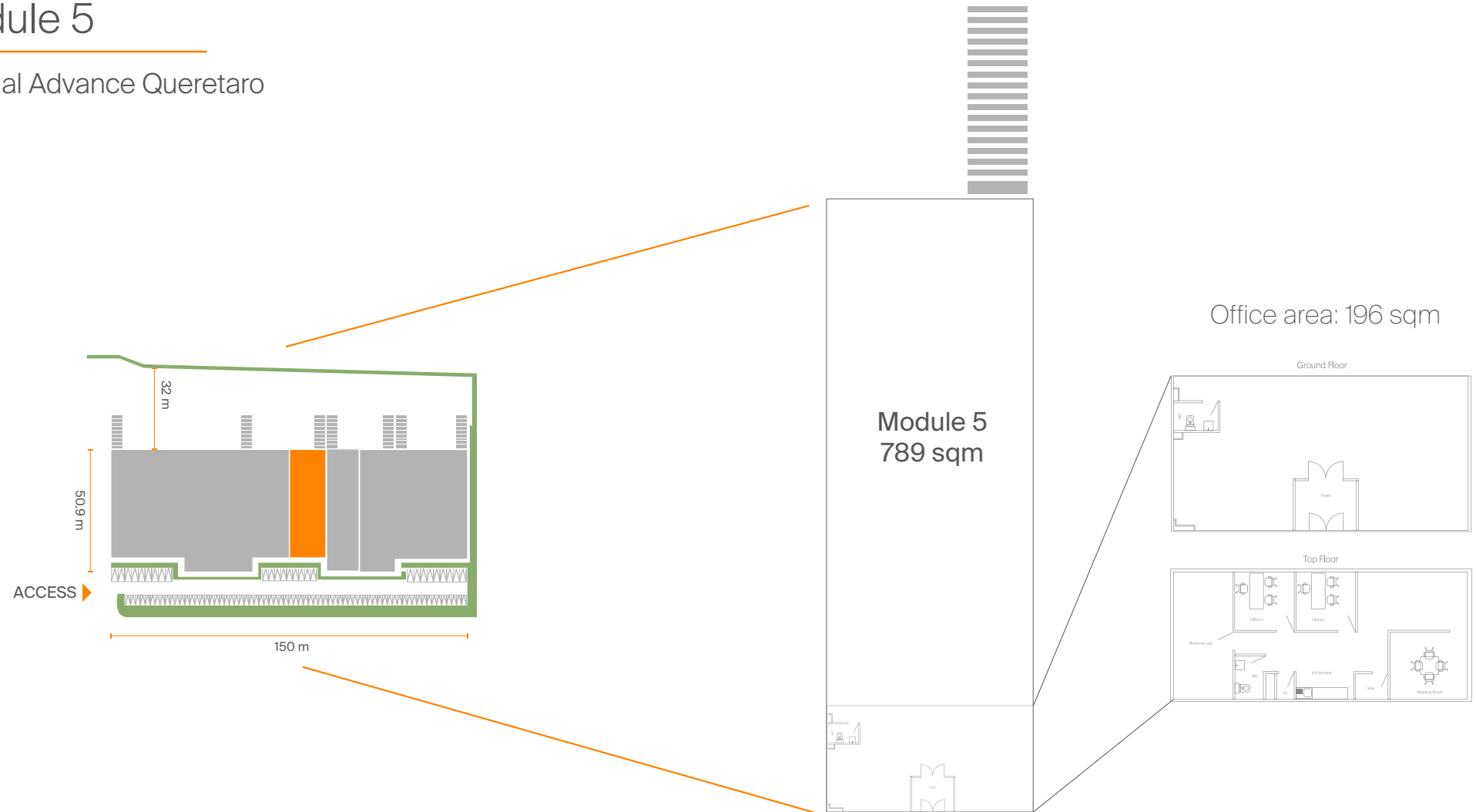
Available area:  
**789 sqm**



GLA:  
**11,800 sqm**

 Available

 Leased



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# SPEC A | Modules 6 - 10

Inside Parque Industrial Advance Queretaro



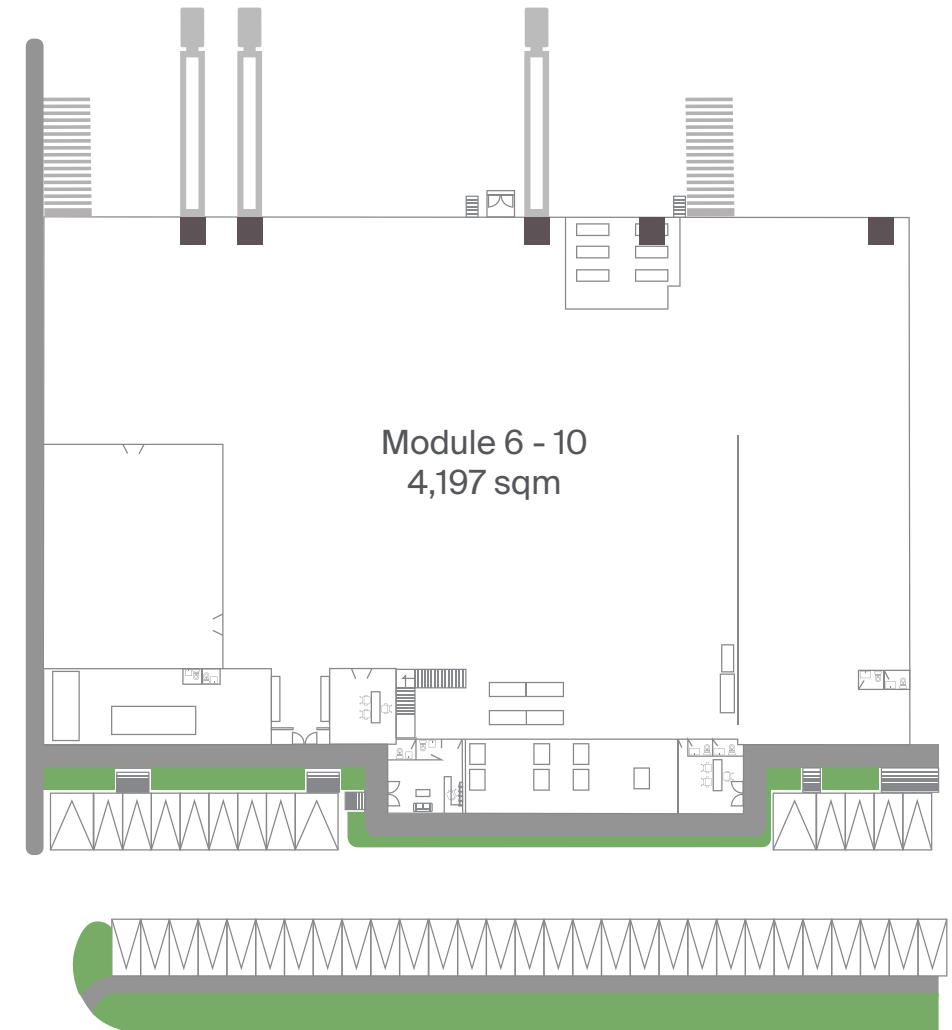
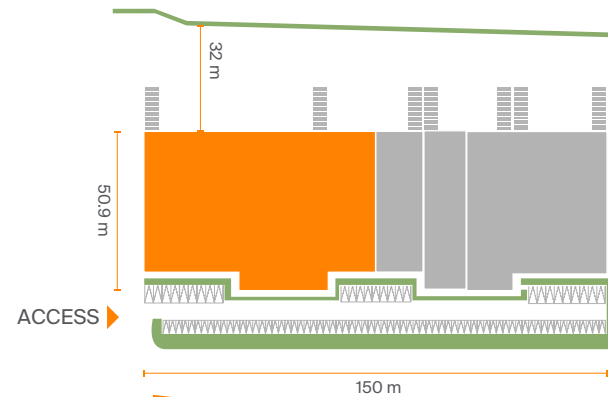
Available area:  
**4,197 sqm**



GLA:  
**11,800 sqm**

 Available

 Leased



\*Availability and commercial conditions are subject to change without notice.

## SPEC C | Module 10



Inside Parque Industrial Advance Queretaro

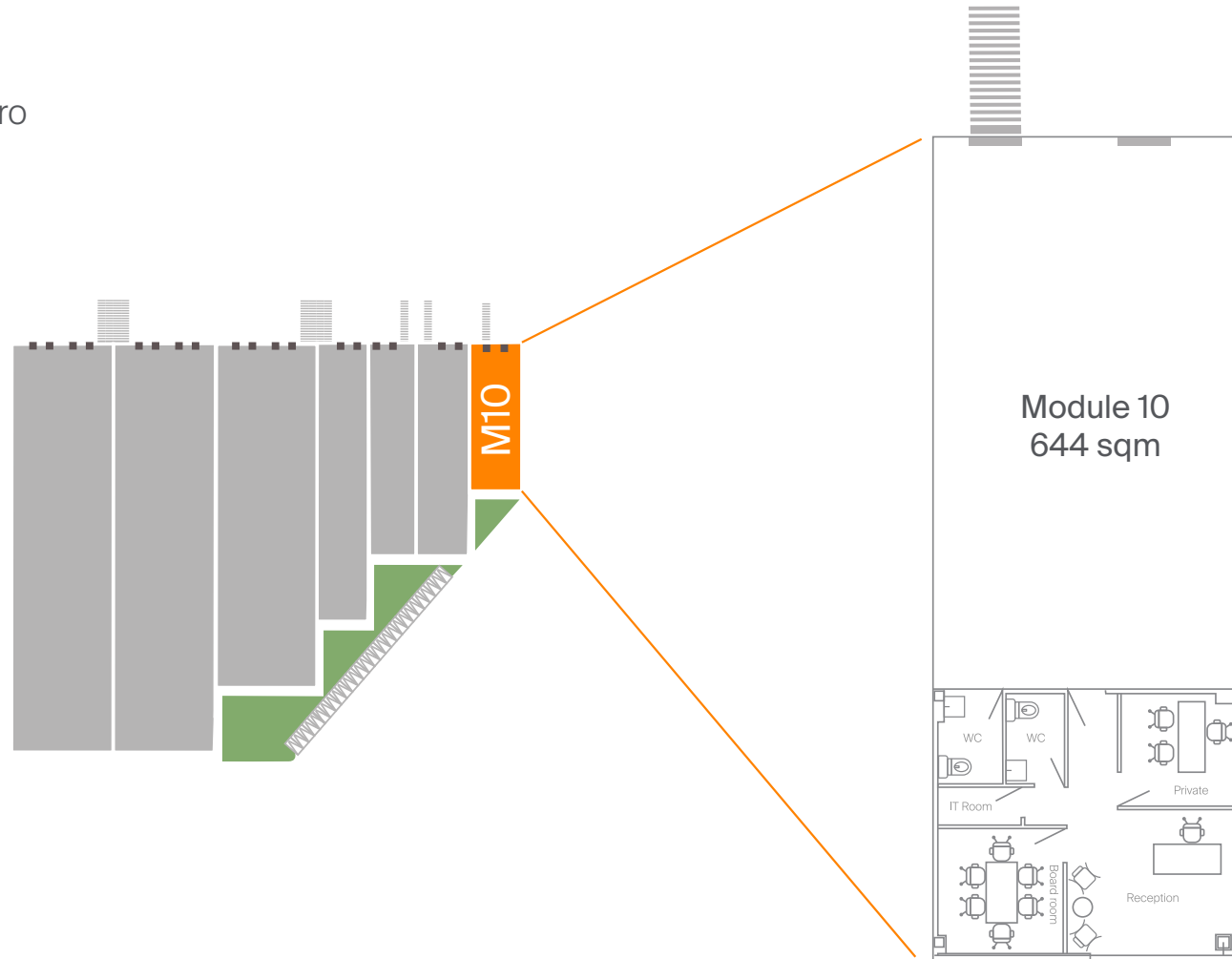


Available area:  
**644 sqm**



GLA:  
**14,394 sqm**

-  Availability
-  Leased



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# Parque Industrial Advance Tepotzotlán I

Master Plan



## TEPOTZOTLÁN I




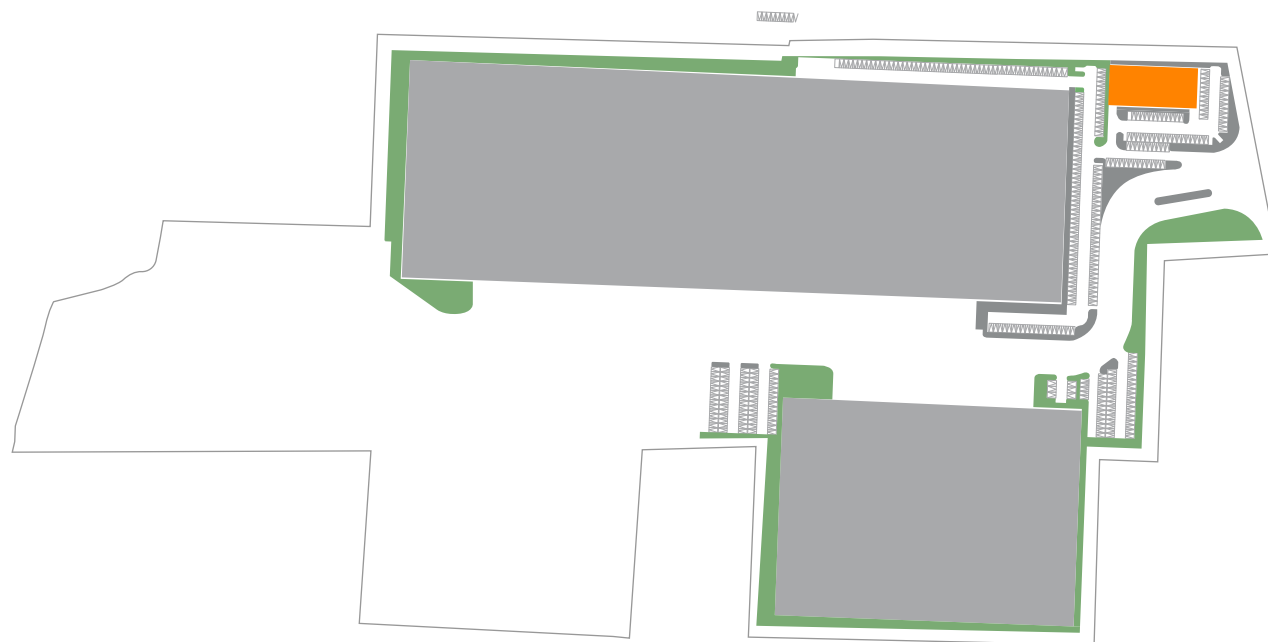
Available Area:  
**2,200 sqm**



Built:  
**2,200 sqm**

-  Available
-  Leased

 **Development Location**  
Libramiento Norte S/N, Tepotzotlan,  
Estado de Mexico. C.P. 54608



# Building III

Inside Advance Tepotzotlán I

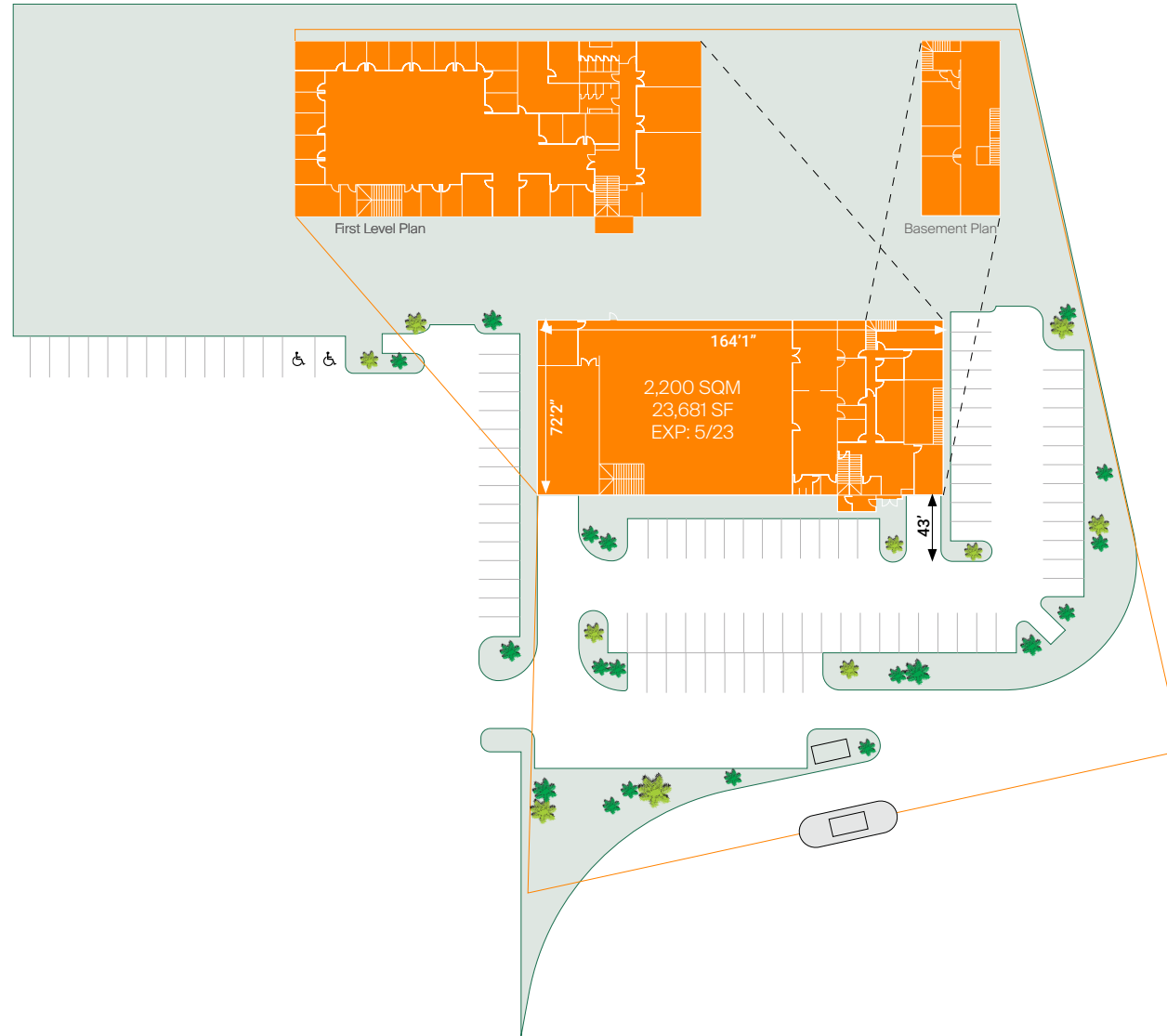


Available area:  
**2,200 sqm**



GLA:  
**2,200 sqm**

- Available\*
- Leased



# Contact

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**Antonio Francisco**

Leasing Manager Qro & CDMX

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# Parque Industrial Advance Monterrey

Master Plan

PIAM



■ Available by March 2025

▨ Land reserve

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



# Spec 01 B

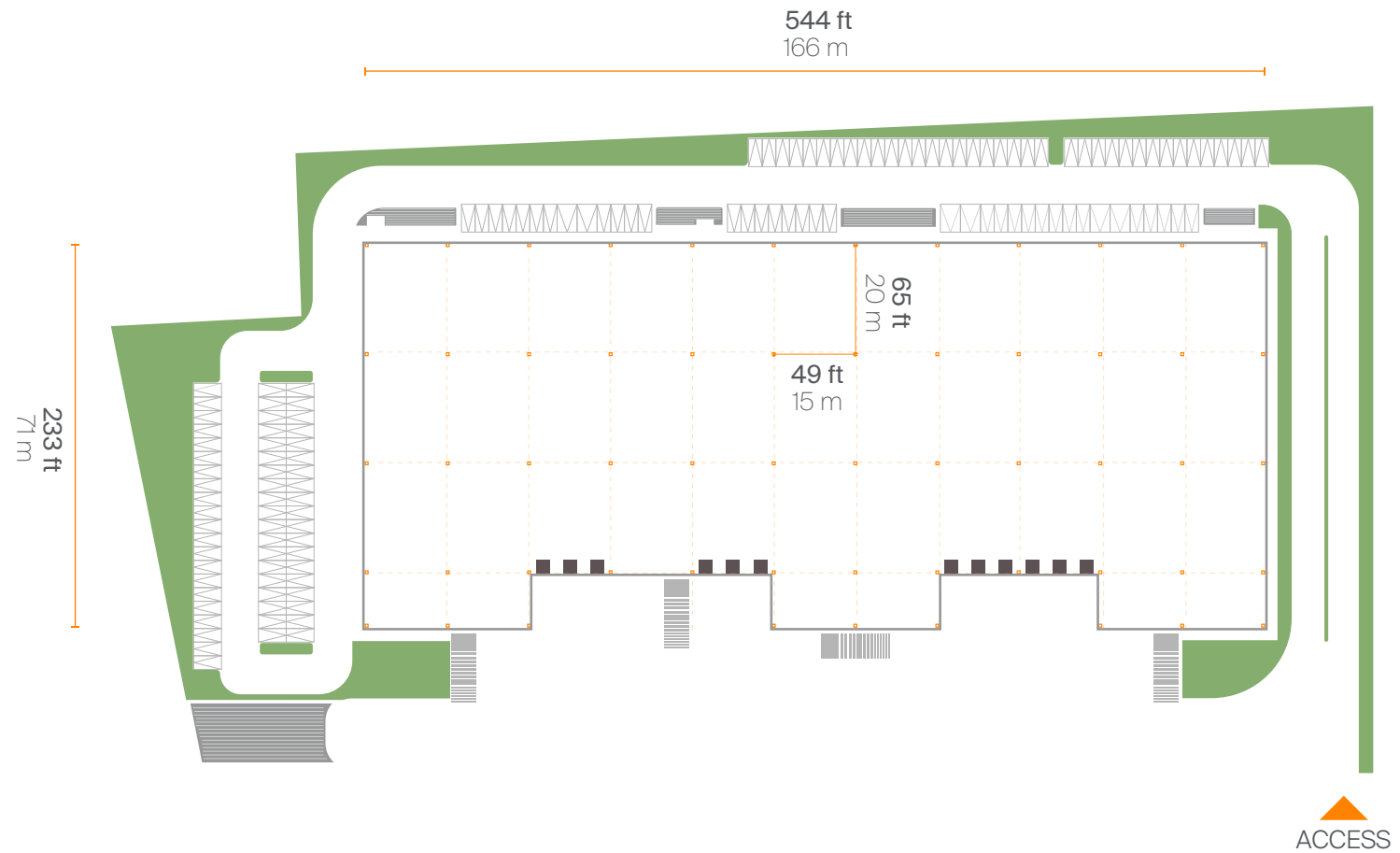
Inside PIAM



GLA:  
**119,006 sqft**  
11,056 sqm

Available by March 2025

Leased



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# Contact

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Leasing Manager Monterrey

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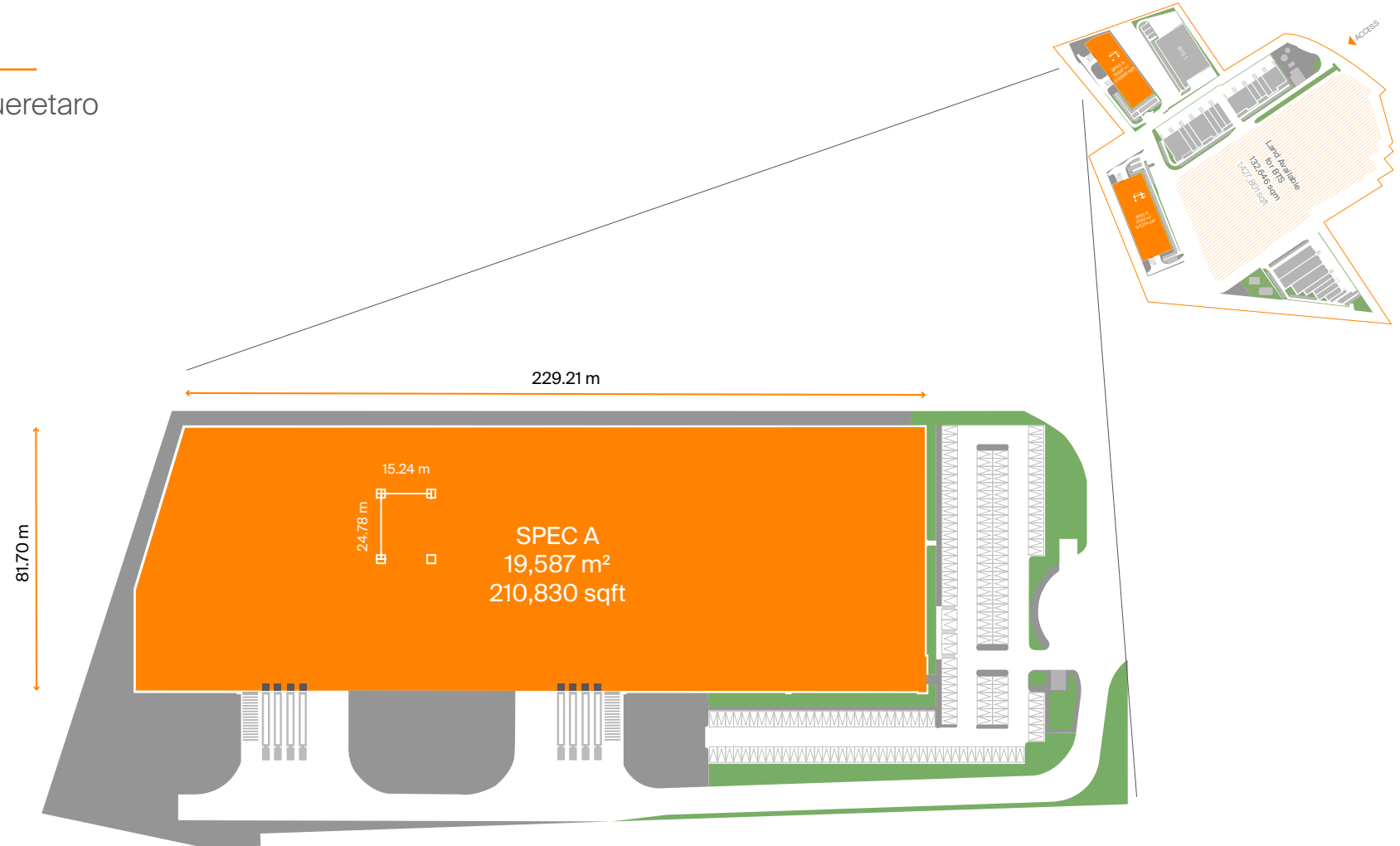
karen.bretsch@advance-realestate.com

# SPEC A

Inside Parque Industrial Advance Queretaro  
**Available 2Q 2025**



Leasable Area:  
**19,587 sqm**



Available

Leased

**Antonio Francisco**  
 Leasing Manager

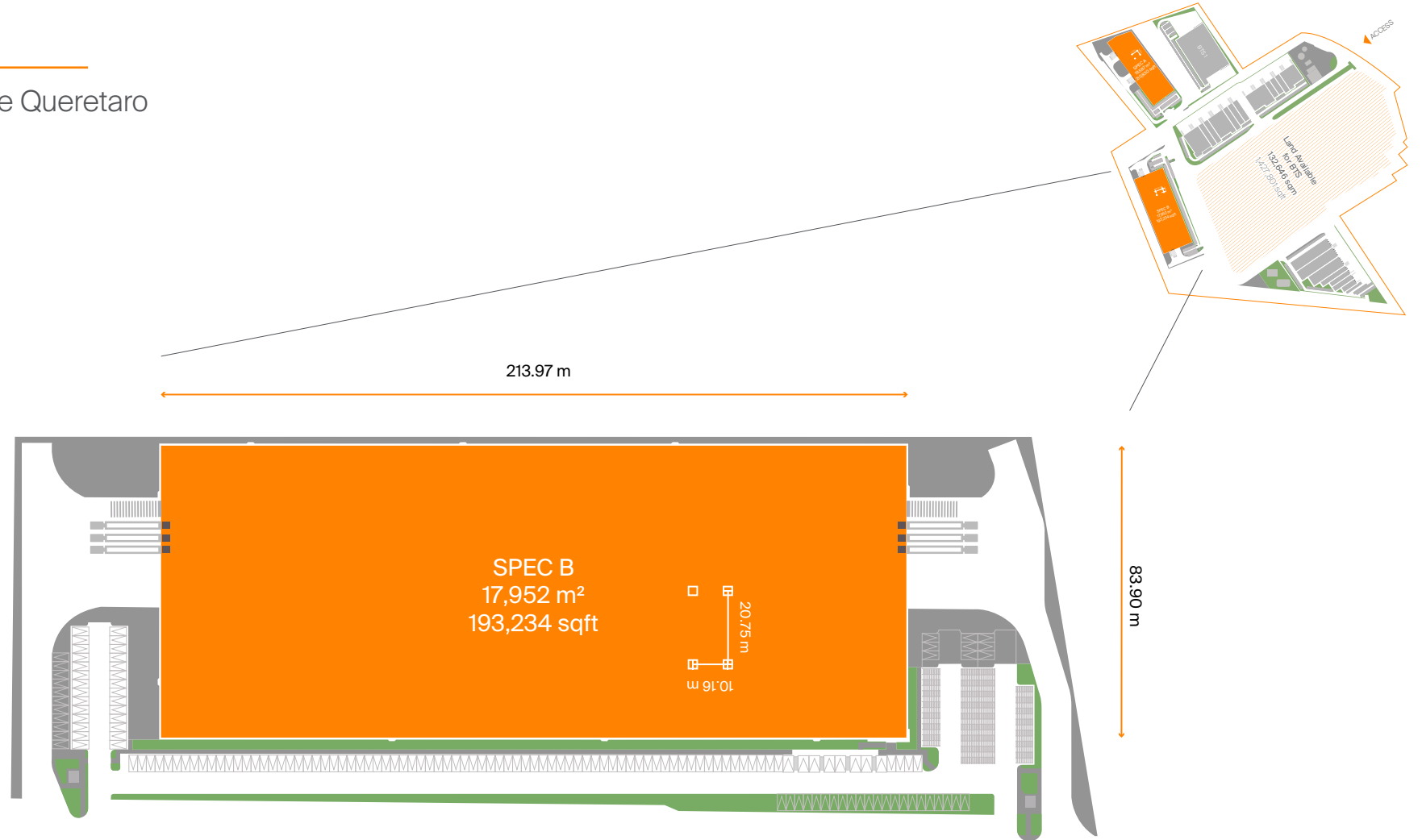
+ 52 (442) 471 4092  
 antonio.francisco@advance-realestate.com

# SPEC B

Inside Parque Industrial Advance Queretaro  
**Available 2025**



Leasable Area:  
**17,952 sqm**



Available

Leased

**Antonio Francisco**  
 Leasing Manager

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 antonio.francisco@advance-realestate.com

# Contact

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