



Availability portfolio
April 2024
Industrial spaces in Mexico

Summary



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

Region	Market	Submarket	Project	Industrial Park	Building	Module	Total available	
Bajo	Queretaro	Queretaro Airport	Industrial Park	Advance Queretaro	Spec B	Module 12	999	
	TOTAL QUERETARO							999
	Guanajuato	Silao	Industrial Park	Advance Puerto Interior	SPI 01	Module 02	2,698	
TOTAL GUANAJUATO							2,698	
Centro	CDMX	CTT, Tepotzotlán	Industrial Park	Advance Tepotzotlán I	Building III	-	2,200	
TOTAL CDMX							2,200	
ADVANCE TOTAL							6,168	

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Queretaro

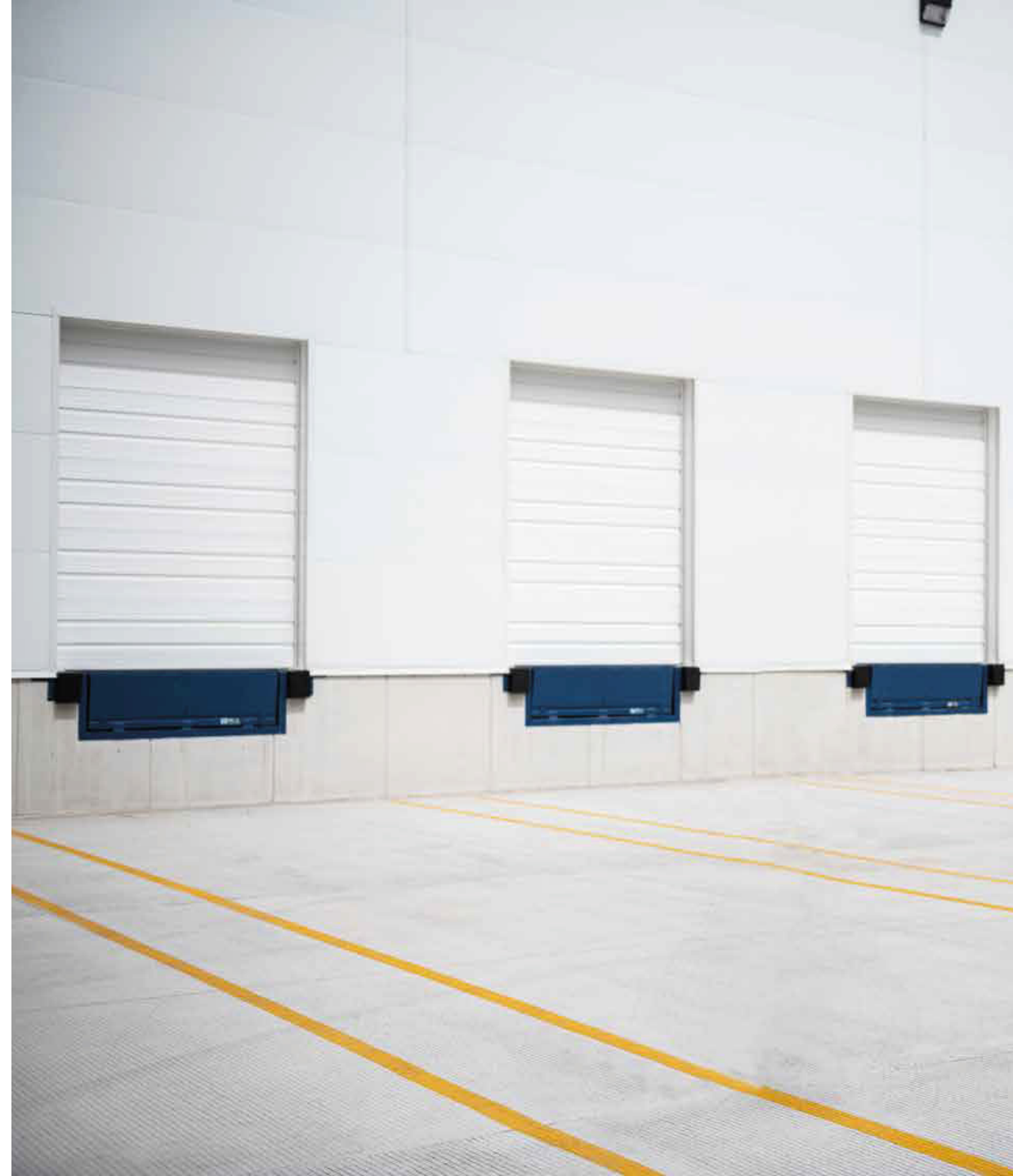
Offices PIQ	01
Advance Queretaro.....	04

Guanajuato

Advance Puerto Interior	07
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CDMX

Advance Tepotzotlan I	10
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Offices

Inside Parque Industrial Queretaro



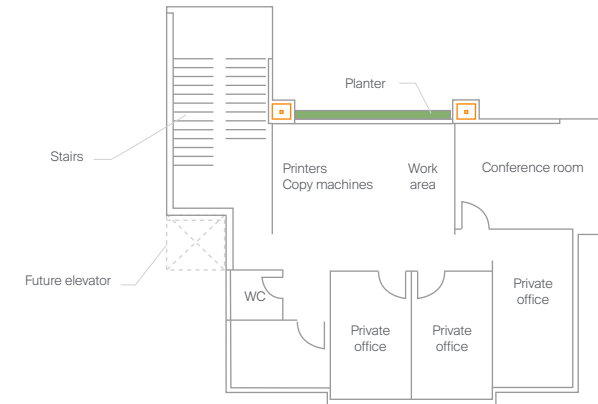
Available Area:
271 sqm

- 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.

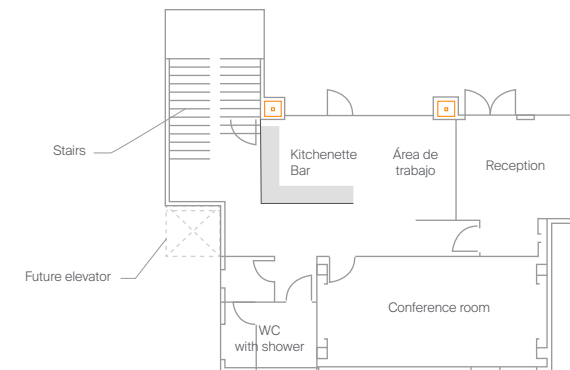
Level 1

Available area: 137 sqm



Ground Level

Available area: 134 sqm

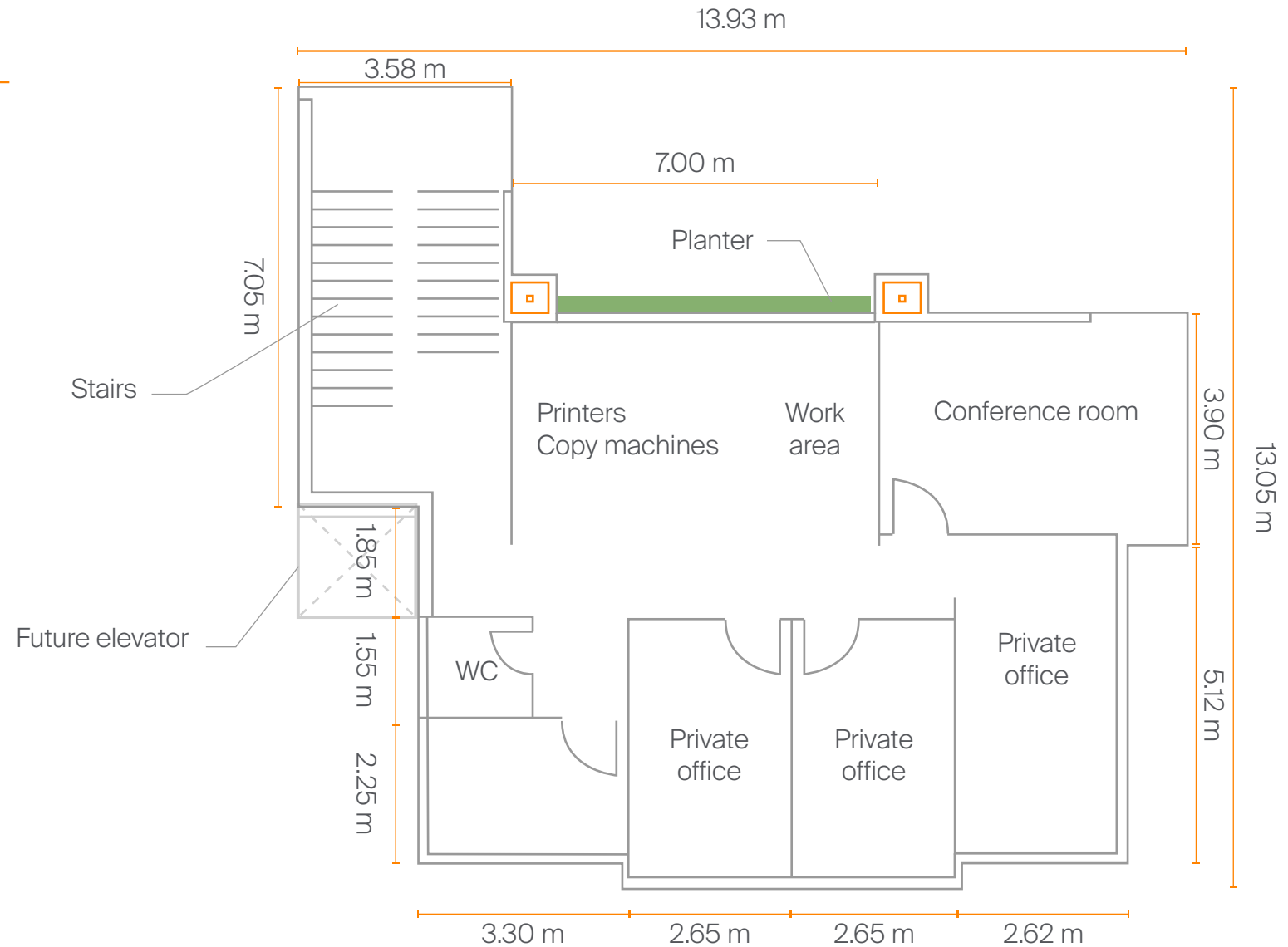


Level 1

Inside Parque Industrial Queretaro



GLA:
137 sqm

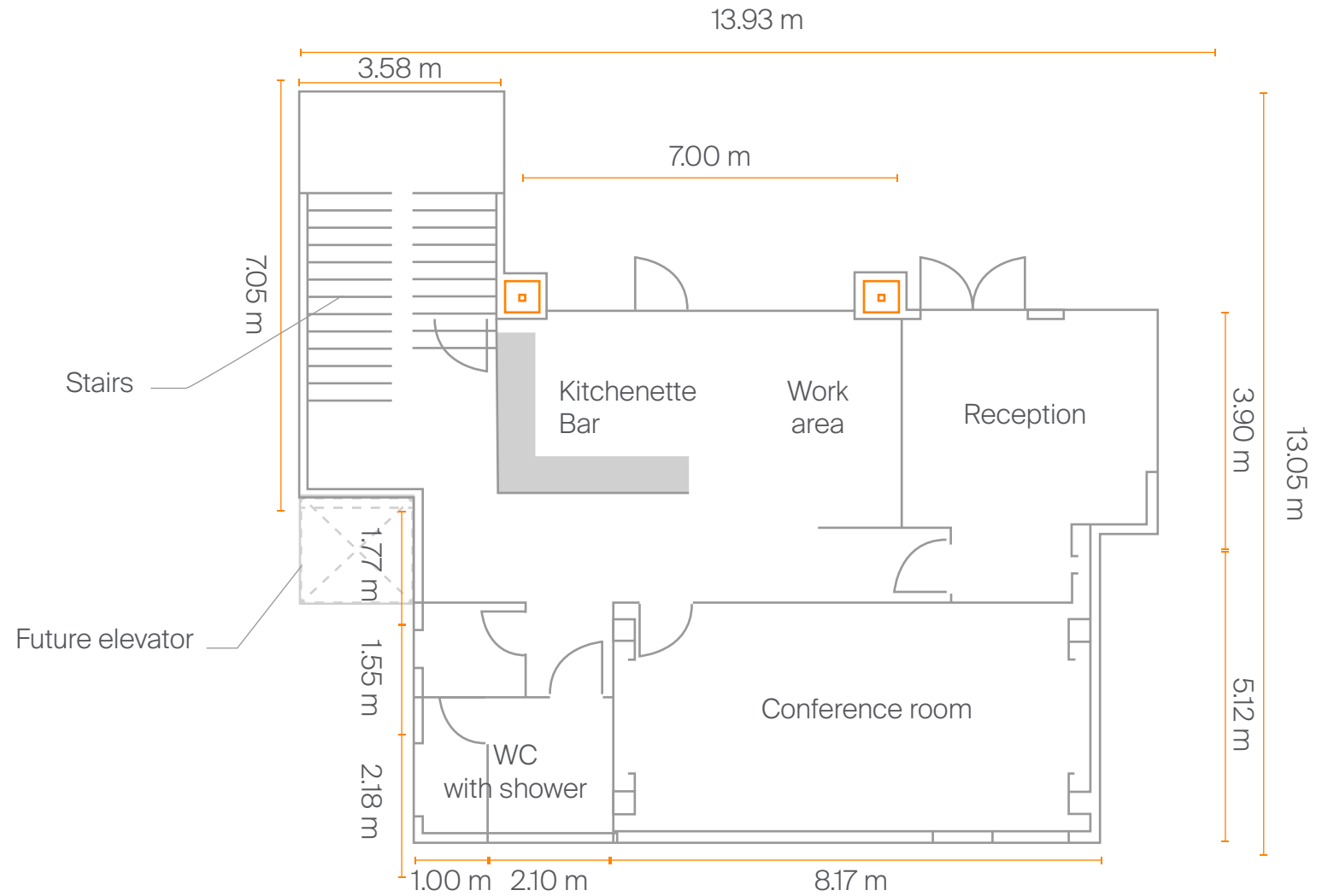


Ground Level

Inside Parque Industrial Queretaro



GLA:
134 sqm



Parque Industrial Advance Querétaro




PIAQ




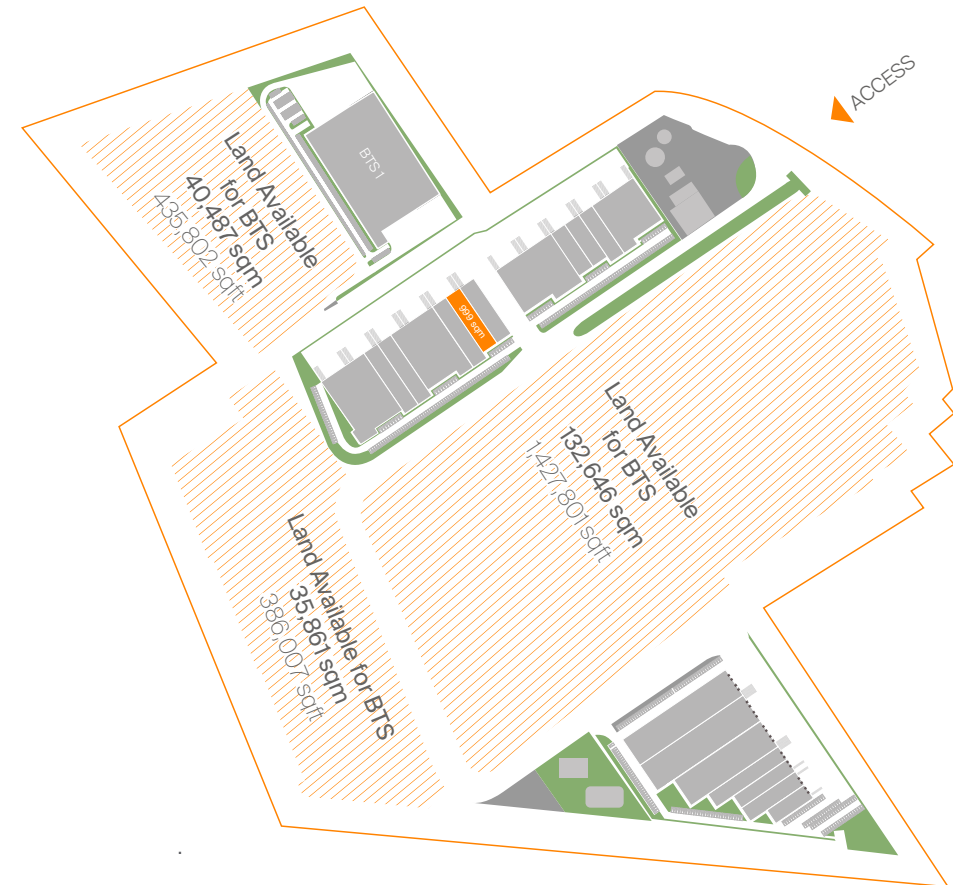
Available Area:
999 sqm



Built:
46,816 sqm

-  Available by June 2024
-  Leased
-  Land available for BTS / sale

 **Development Location**
Carretera Estatal 200, Querétaro-Aeropuerto, km 19+500
El Marques, Queretaro, Mexico. 76260.



Building B - Module 12

Inside PIAQ



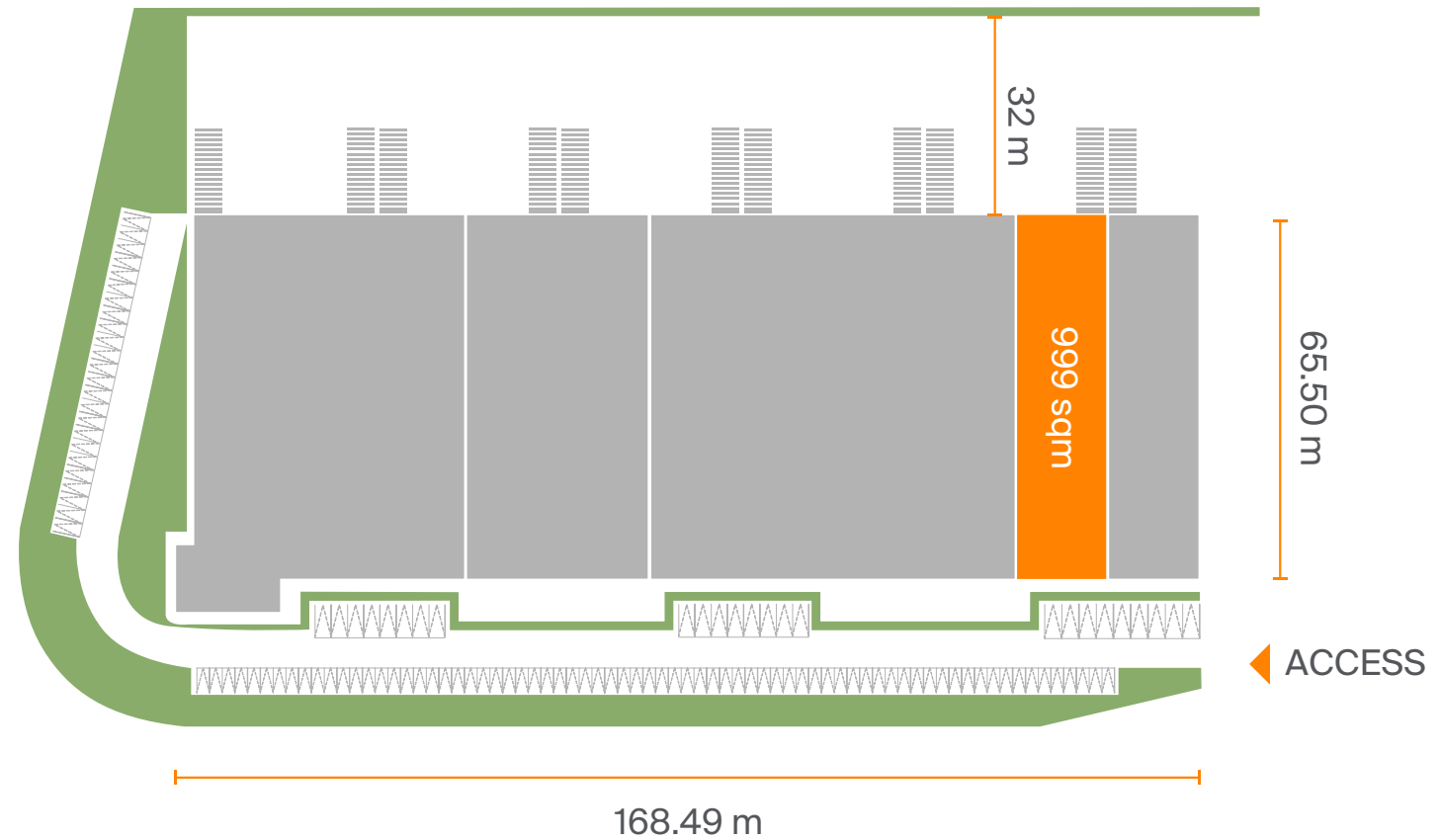
Available Area:
999 sqm



GLA:
11,810 sqm

Available by June 2024

Leased



Contact

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Advance Puerto Interior

API



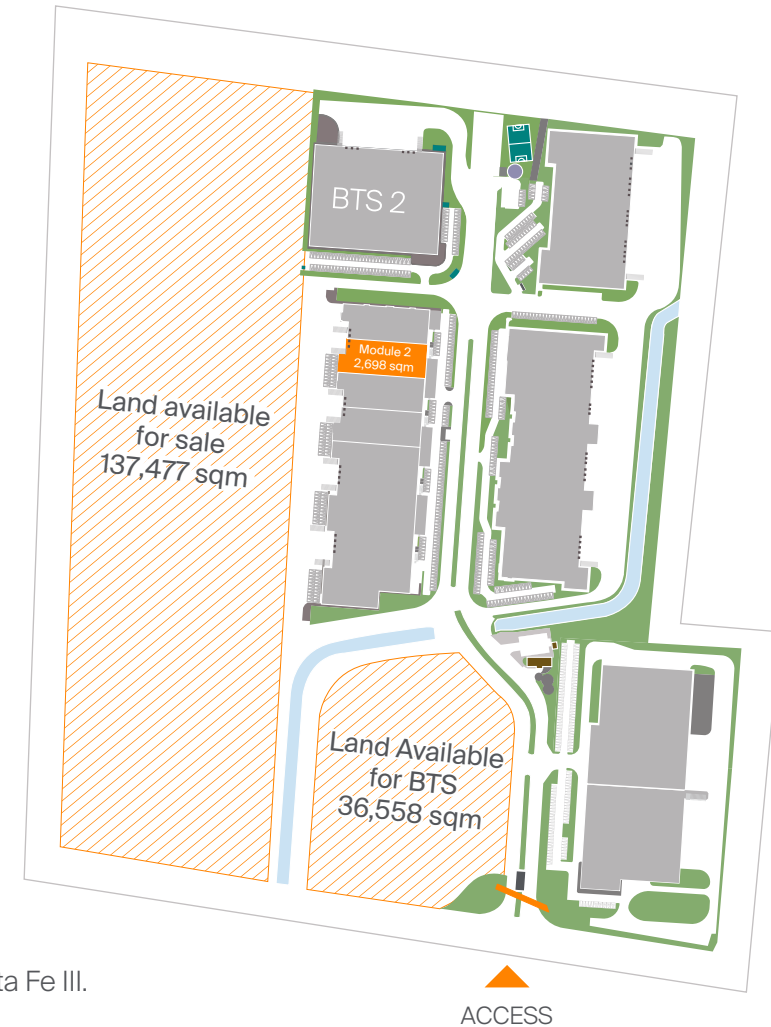
Land Available for sale:
174,035 sqm



Built:
69,278 sqm

- Available
- Leased
- ▨ Land available for BTS / sale

📍 **Development Location**
Silao Puerto Interior. Mina de Calderones 200, Santa Fe III.
Silao, Guanajuato, Mexico. 36275.



SPI 01 - Module 2

Inside API



Available Area:
2,698 sqm



GLA:
20,911 sqm

■ Offices Built

Contact



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Parque Industrial Advance Tepotzotlán I

Master Plan



TEPOTZOTLÁN I




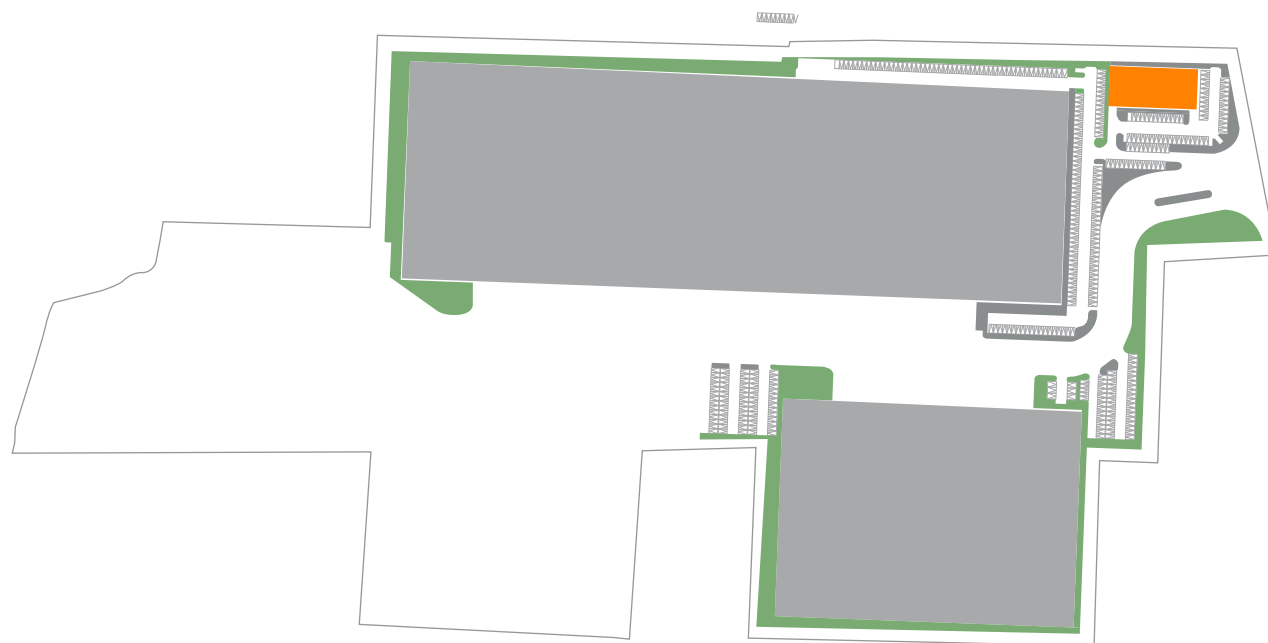
Available Area:
2,200 sqm



Built:
2,200 sqm

-  Available
-  Leased

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



Building III

Inside Advance Tepozotlán I



Available area:
2,200 sqm



GLA:
2,200 sqm

Available*

Leased

*Available October 2023



Contact



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