



Availability portfolio
October - 2022
Industrial spaces in Mexico

Pricing summary

*These prices only consider maintenance (CAM). Property tax and insurance are as pertaining to each project. These measurements are subject to change.



Region	Market	Submarket	Project	Industrial Park	Building	Module	Total available	Asking Price	CAM
Bajío	Queretaro	5 de Febrero	Offices I	Queretaro	-	-	271	\$19.00	\$0.91
TOTAL							271		

Region	Market	Submarket	Project	Industrial Park	Building	Module	Total available	Asking Price	CAM
Bajio	Guanajuato	Apaseo	Business Park	Advance Apaseo	Spec D	N/A	4,166	\$76.00	\$9.1311
					Spec F	Module 5-9	3,451		
					Spec Fb	Modules 13-21	1,845		
					Spec G	Modules 3-4	1,578	\$80.00	
						Modules 7-8	1,229	\$80.00	
TOTAL APASEO							12,268		
PARKS AND INDEPENDENT BUILDINGS									
Bajio	Queretaro	Mexico-Queretaro Highway	Industrial Park	Advance 03	Lot 62	Module 2	1,288	\$3.80	\$0.2808
TOTAL QUERETARO							2,576		
Bajio	Guanajuato	Silao	Industrial Park	Advance Puerto Interior	SPI 01	Module 02	2,698	\$4.00	\$0.3805
			Industrial Park	Advance Santa Fe II	Multitenant VI	Modules D	3,120	\$3.90	\$0.5119
					Multitenant VII	Modules B,C & D	10,920		
			Industrial Park	Advance Santa Fe I	Multitenant V	Module C	3,072		
		Multitenant II			Module D	3,072			
		Celaya	Industrial Park	Advance Villagran	Spec I	N/A	16,273	\$3.50	\$0.7433
TOTAL GUANAJUATO							49,591		
Bajio	Guadalajara	El Salto	Industrial Park	Advance Guadalajara	Building 5	Module B	4,014	\$5.35	\$0.3613
TOTAL GUANAJUATO							4,014		
ADVANCE TOTAL							56,996		

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Queretaro

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SPEC Advance 03

PTIQ



Available Area:
1,288 sqm



Built:
15,617 sqm

Available (in the process
of being leased)

Leased

Sold



Development Location

Carretera Estatal 431 km 2+200 Hacienda La Machorra.
El Marques, Queretaro, Mexico. 76246

Advance 03

Inside PTIQ

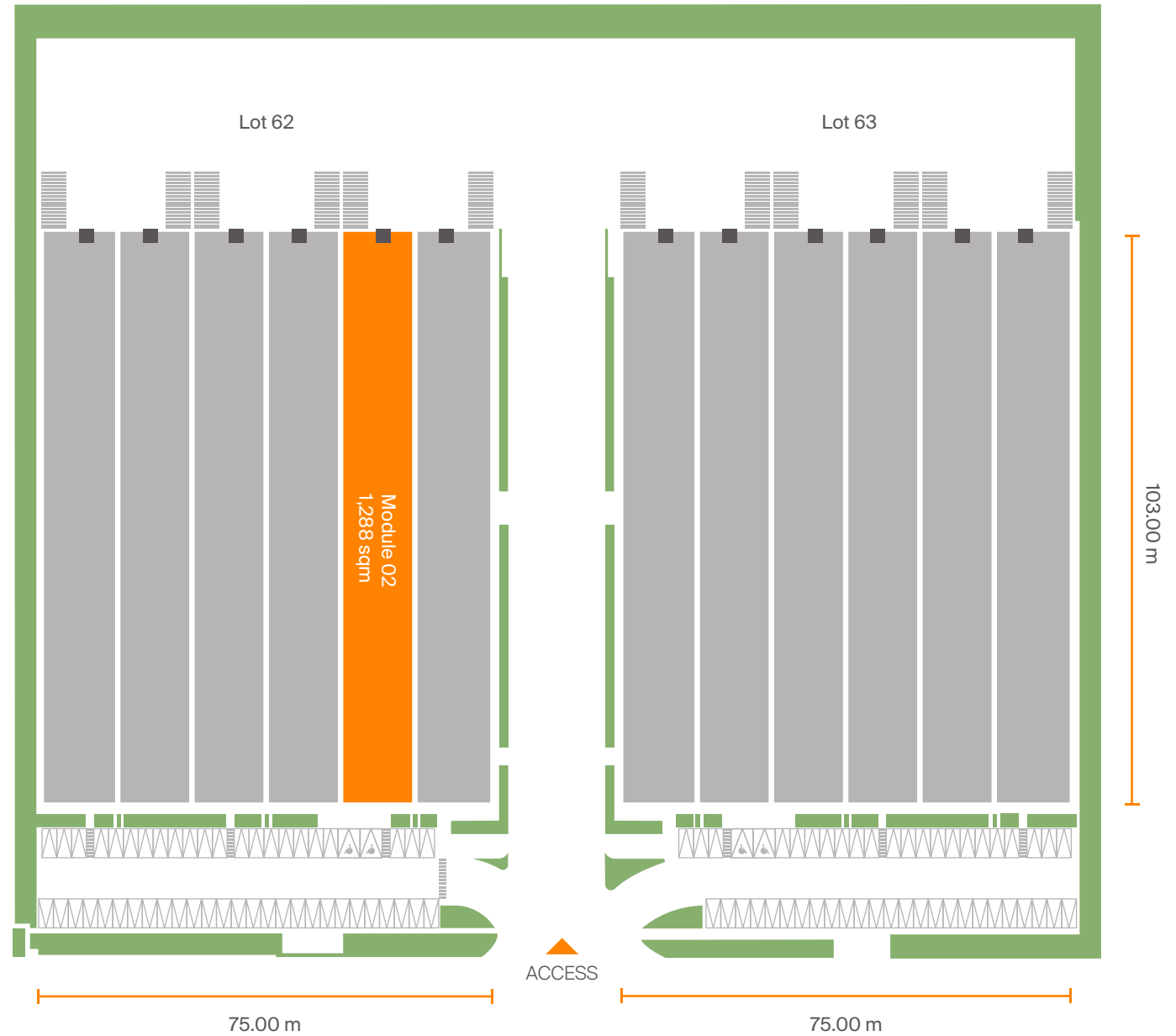


Available Area:
1,288 sqm



GLA:
15,617 sqm

 Available
 Leased



Lot 62 - Module 02

Inside Advance 03 - PTIQ



Available Area:
1,288 sqm



GLA:
7,859 sqm

Price:
Module 02 \$3.80 USD
NNN Lease
CAM/month:
\$0.280 USD



Offices

Inside Parque Industrial Queretaro



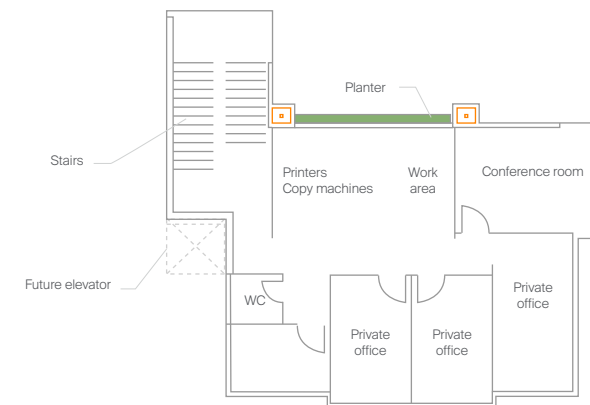
Available Area:
271 sqm

- 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.

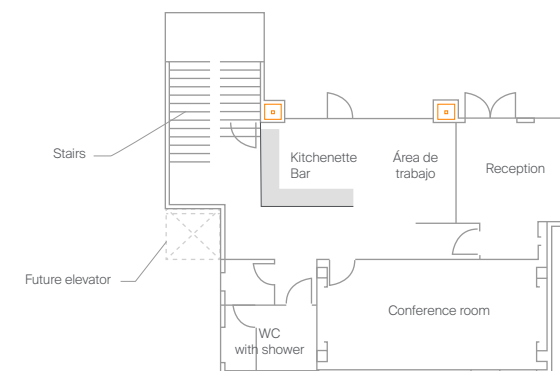
Level 1

Available area: 137 sqm



Ground Level

Available area: 134 sqm



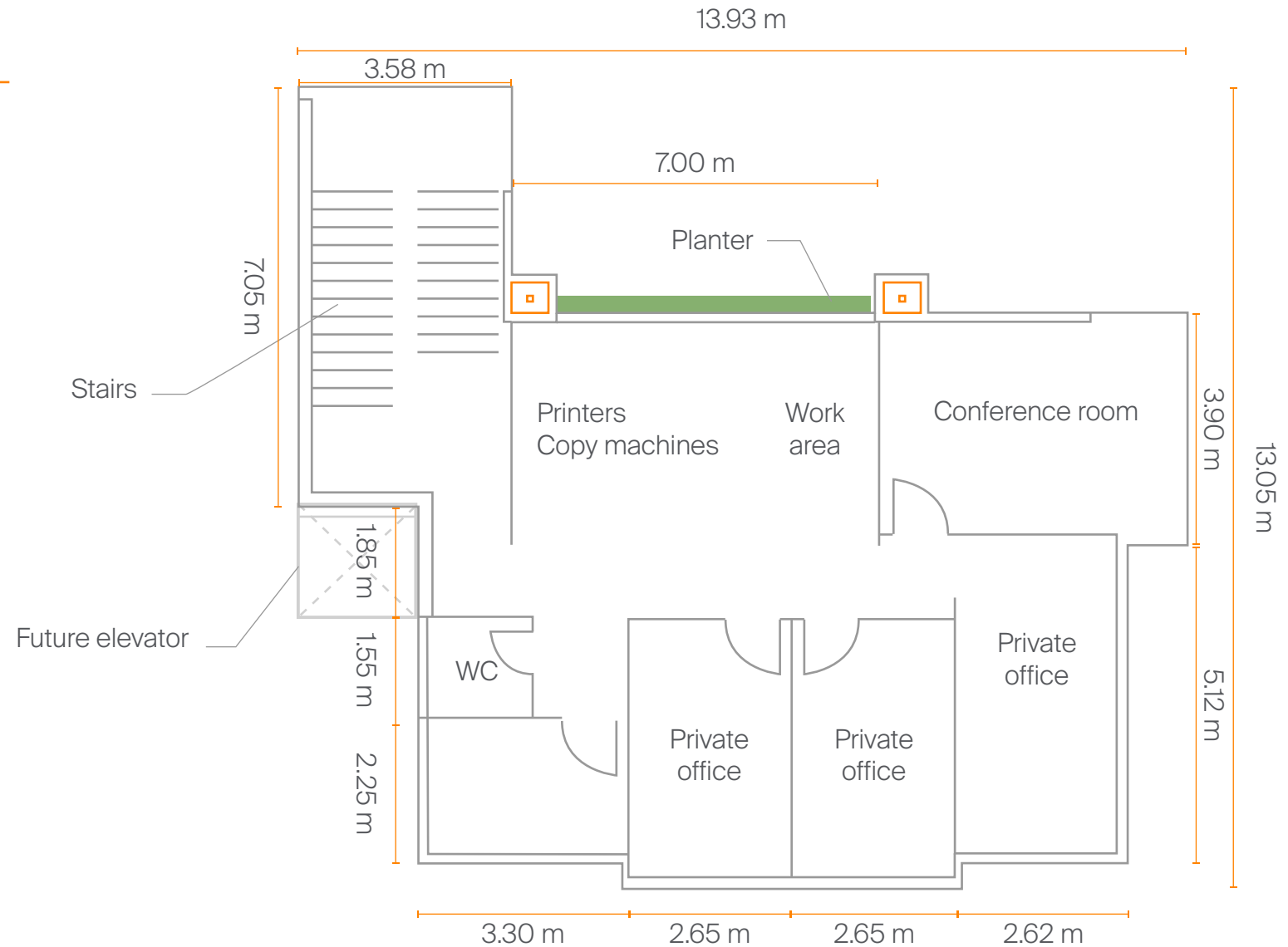
Level 1

Inside Parque Industrial Queretaro



GLA:
137 sqm

Price:
\$19.00 USD
NNN Lease
CAM/month:
\$0.910 USD



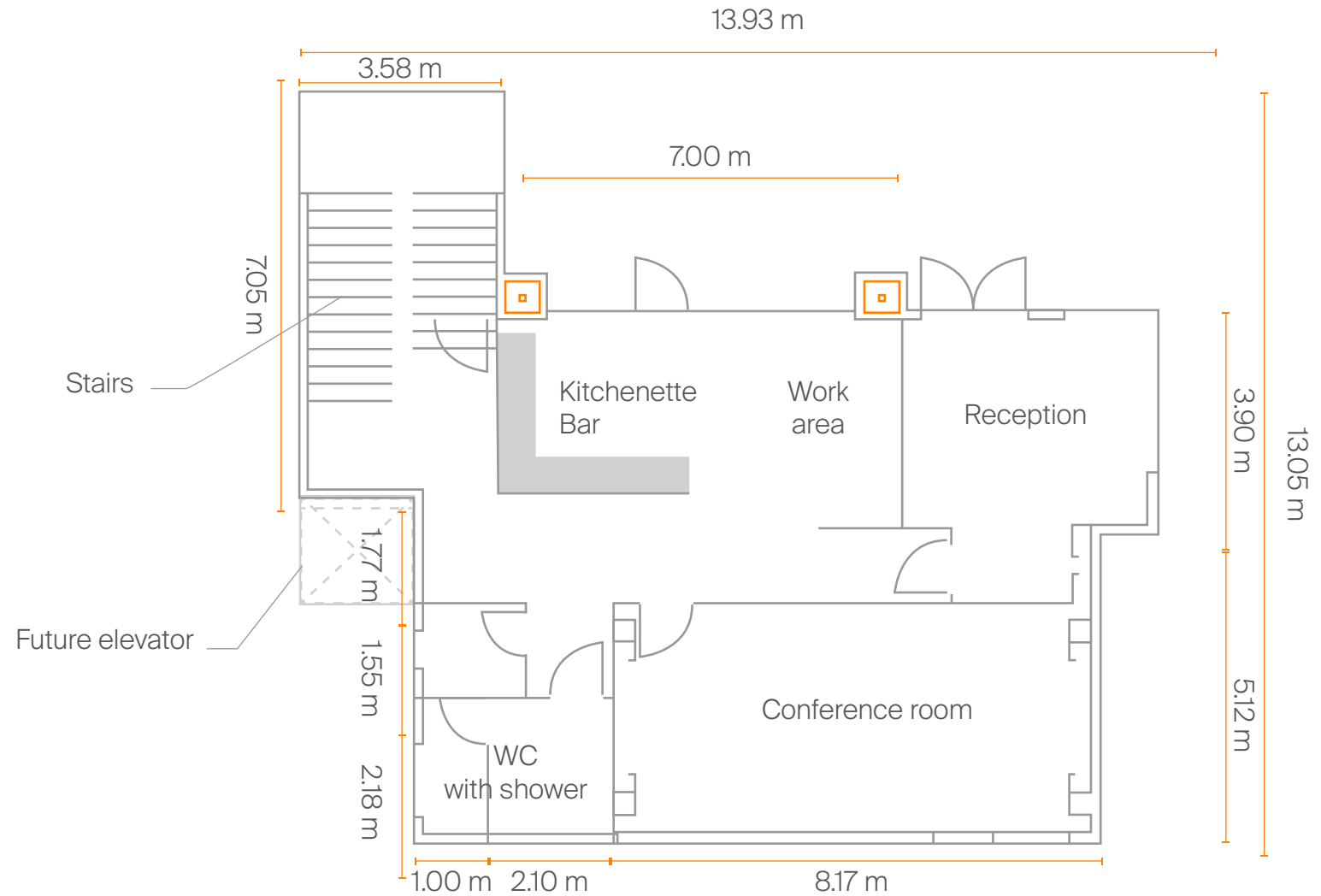
Ground Level

Inside Parque Industrial Queretaro



GLA:
134 sqm

Price:
\$19.00 USD
NNN Lease
CAM/month:
\$0.910 USD



Contact

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Advance Puerto Interior

API



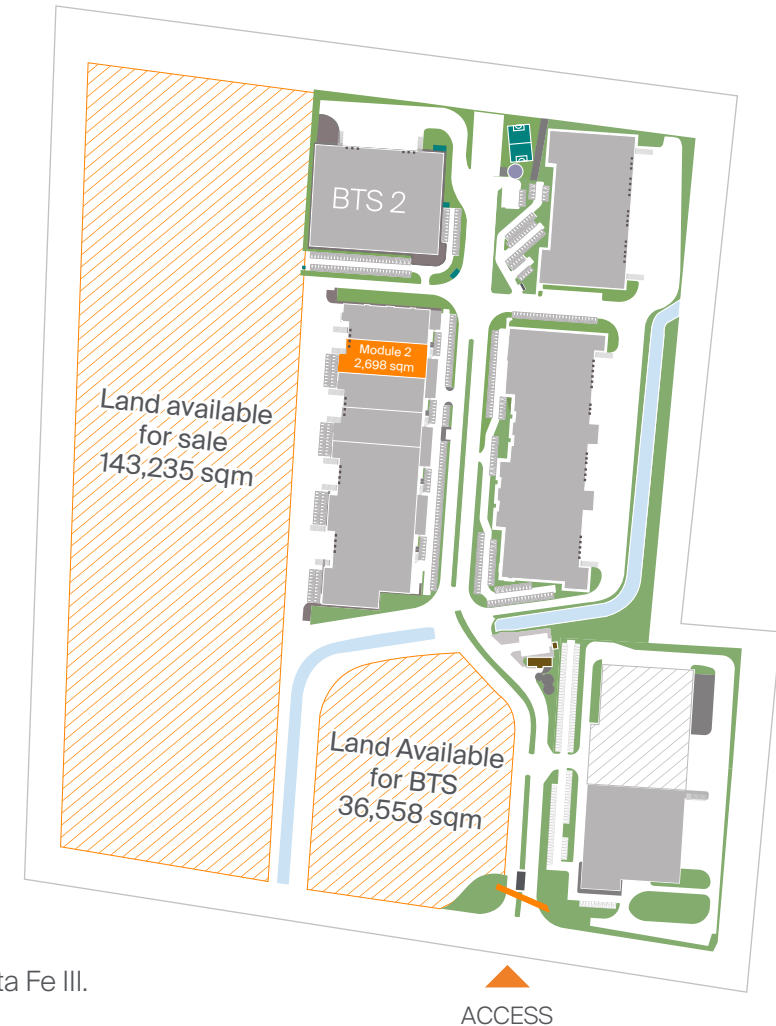
Land Available for sale:
179,793 sqm



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

 ACCESS

Offices

 Offices Built

Price:
\$4.00 USD
NNN Lease
CAM/month:
\$0.380 USD

Parque Industrial Advance Santa Fe I

Master Plan

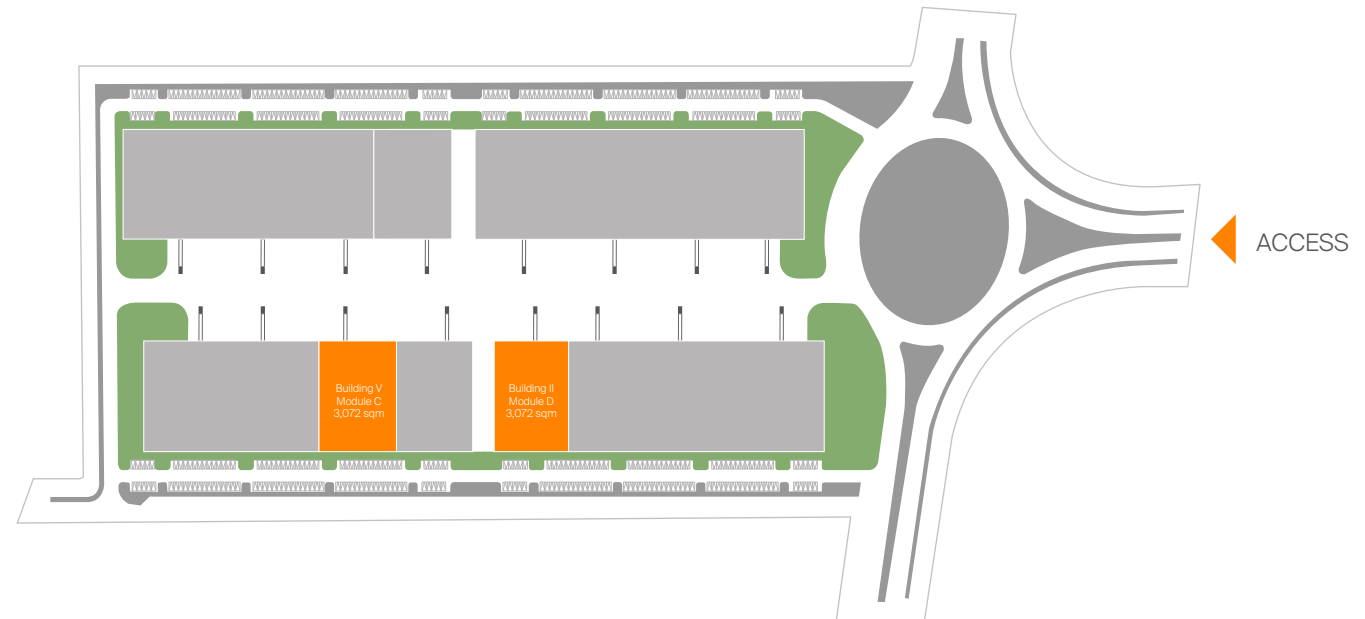
Advance Santa Fe I



Available Area:
9,216 sqm



Built:
49,318 sqm



Available

Leased



Development Location

Gto. Puerto Interior. Avenida Mineral de Valenciana 202,
Santa Fe II. Silao, Guanajuato, Mexico. 36275.

Building II - Module D

Inside Advance Santa Fe I



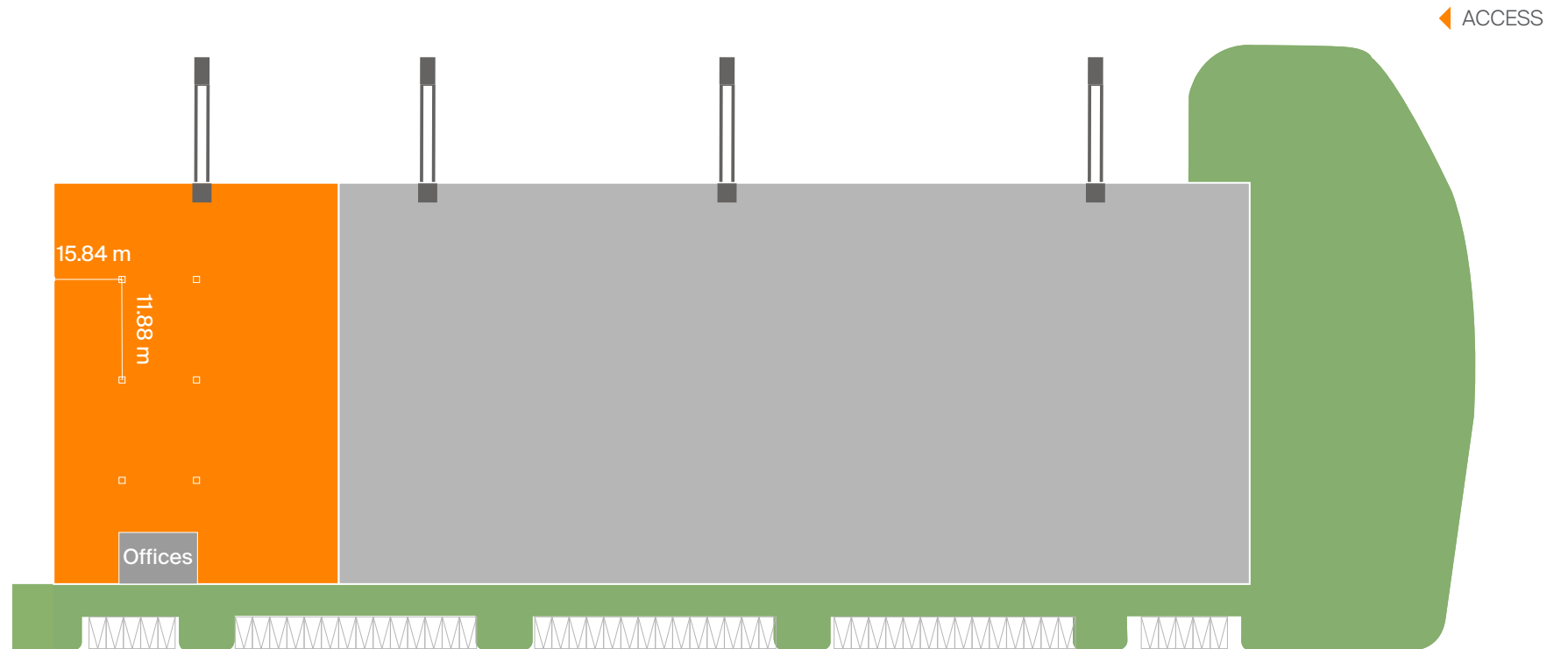
Available Area:
3,072 sqm



GLA:
12,454 sqm

Price:
\$3.90 USD
NNN Lease
CAM/month:
\$0.511 USD

- Available
- Leased
- Offices Built



Building V - Module C - D

Inside Advance Santa Fe I



Available Area:
3,072 sqm

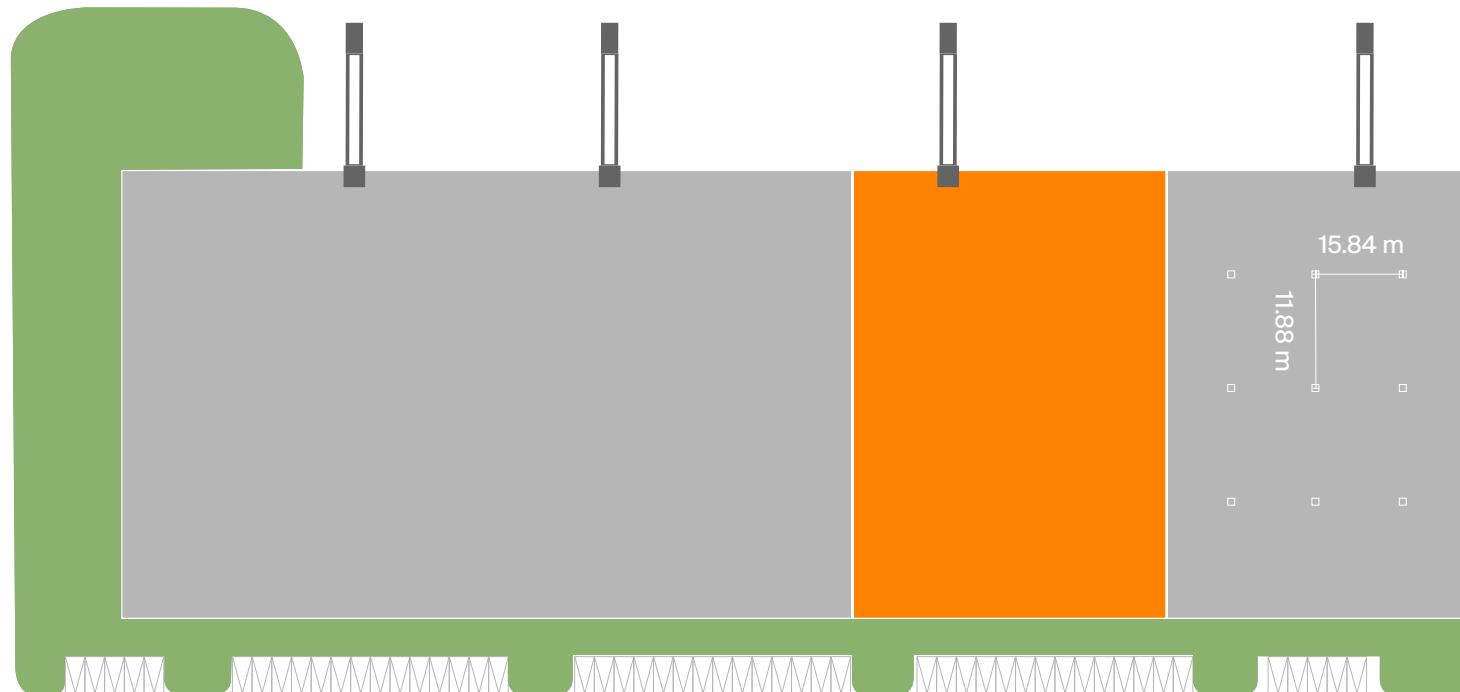


GLA:
12,288 sqm

Price:
\$3.90 USD
NNN Lease
CAM/month:
\$0.511 USD

Available

Leased



ACCESS

Parque Industrial Advance Santa Fe II

Master Plan

Advance Santa Fe II



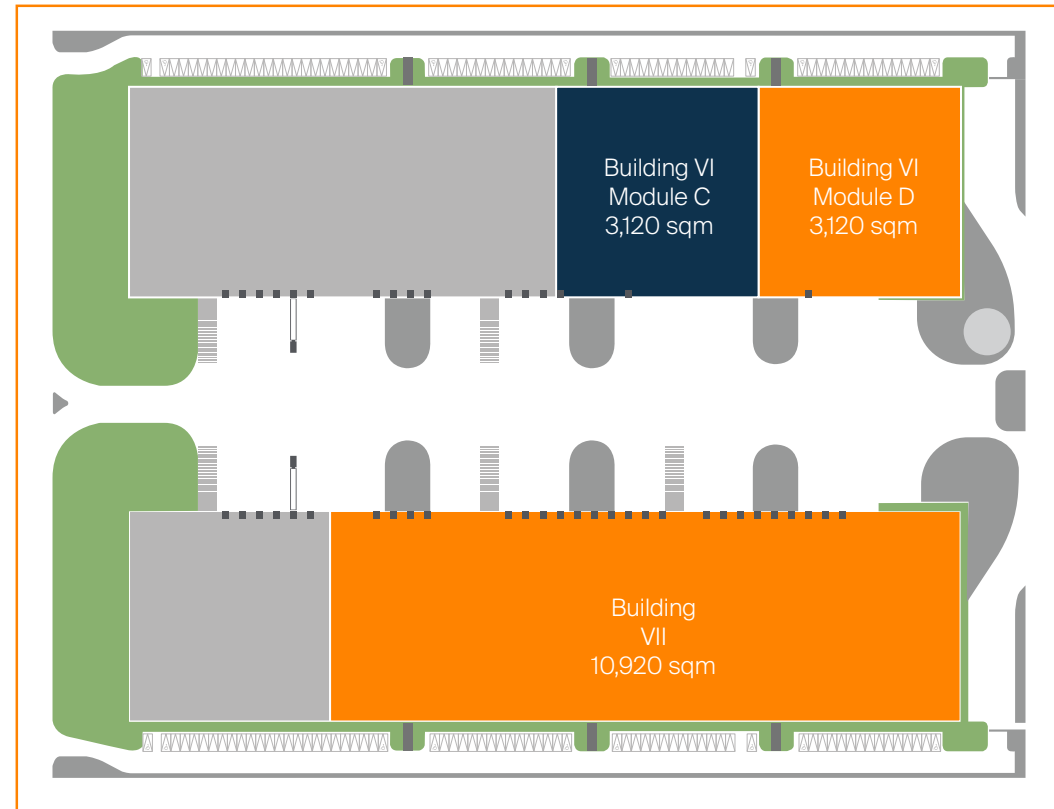
Available Area:
17,160 sqm



Built:
28,080 sqm

ACCESS ►

- Available
- Available January 2023
- Leased



Development Location

Gto. Puerto Interior. Circuito Mexiamora Sur 360,
Santa Fe I. Silao, Guanajuato, Mexico. 36275.

Building VI - Modules C & D

Inside Advance Santa Fe II



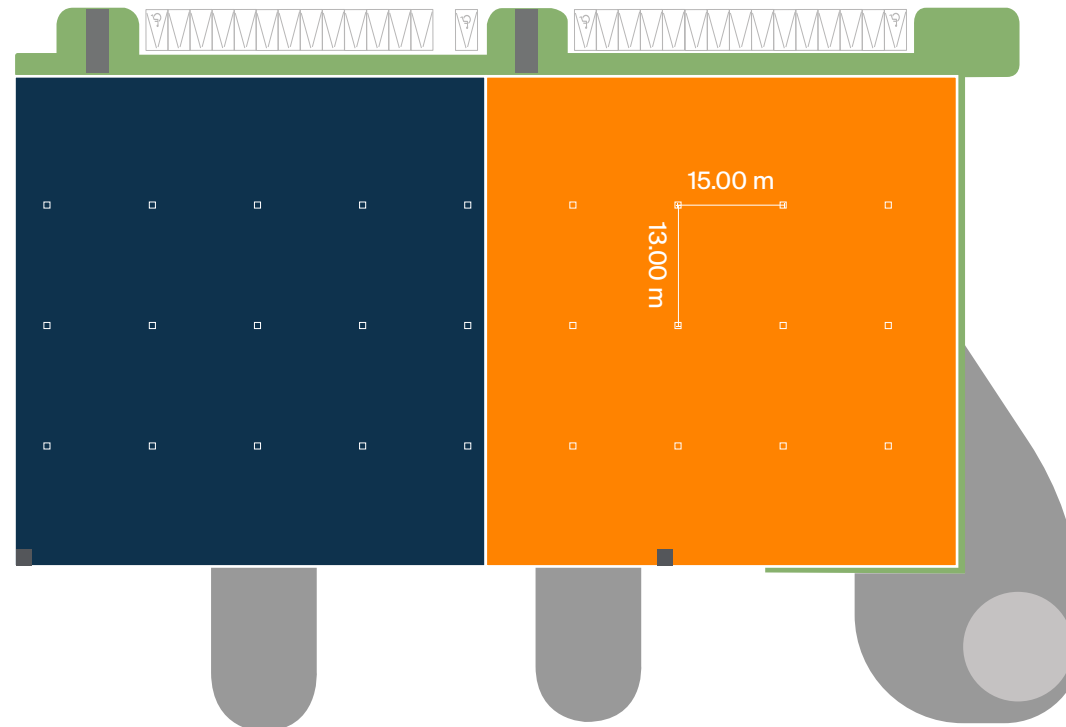
Available Area:
6,240 sqm



GLA:
14,040 sqm

Price:
\$3.90 USD
NNN Lease
CAM/month:
\$0.511 USD

ACCESS ►



Available

Available January 2023

Building VII - Module B,C,D

Inside Advance Santa Fe II



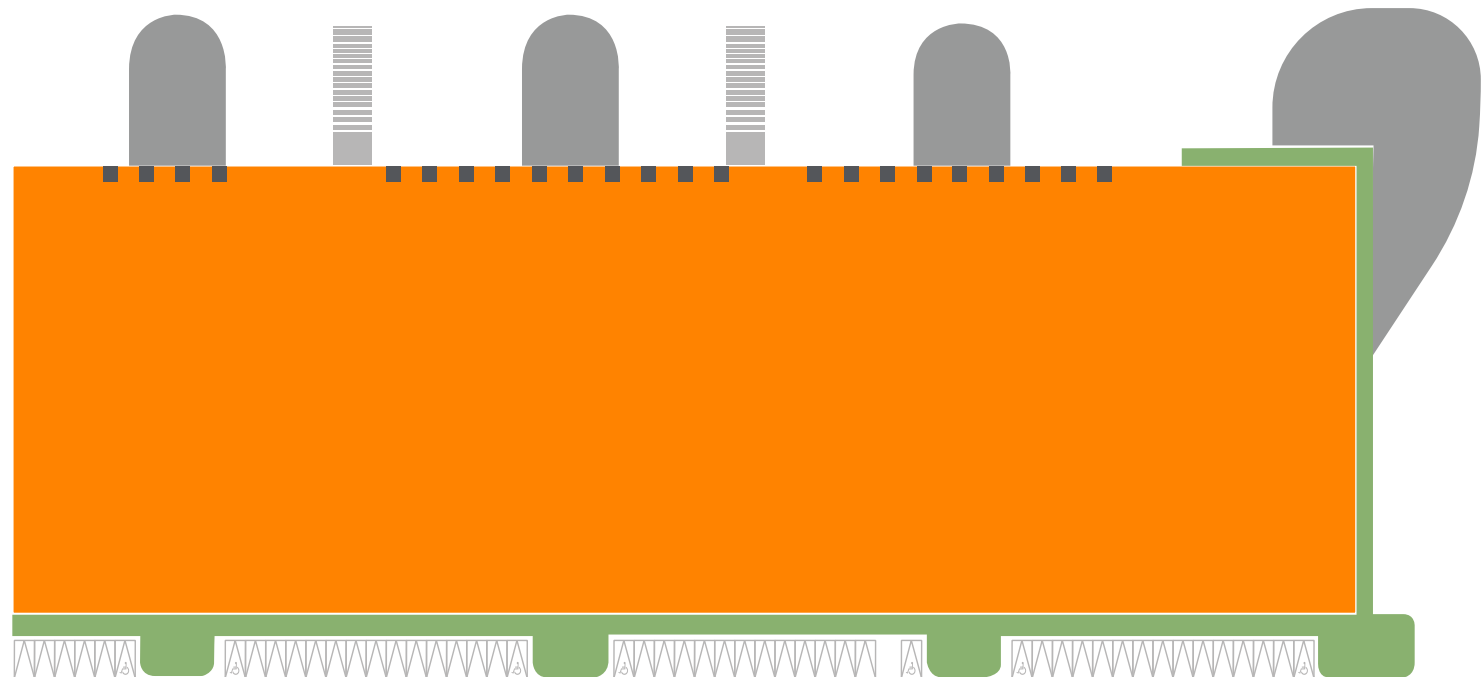
Available Area:
10,920 sqm



GLA:
14,040 sqm

Price:
\$3.90 USD
NNN Lease
CAM/month:
\$0.511 USD

ACCESS ►



Available

Parque Industrial Advance Apaseo

PIAA



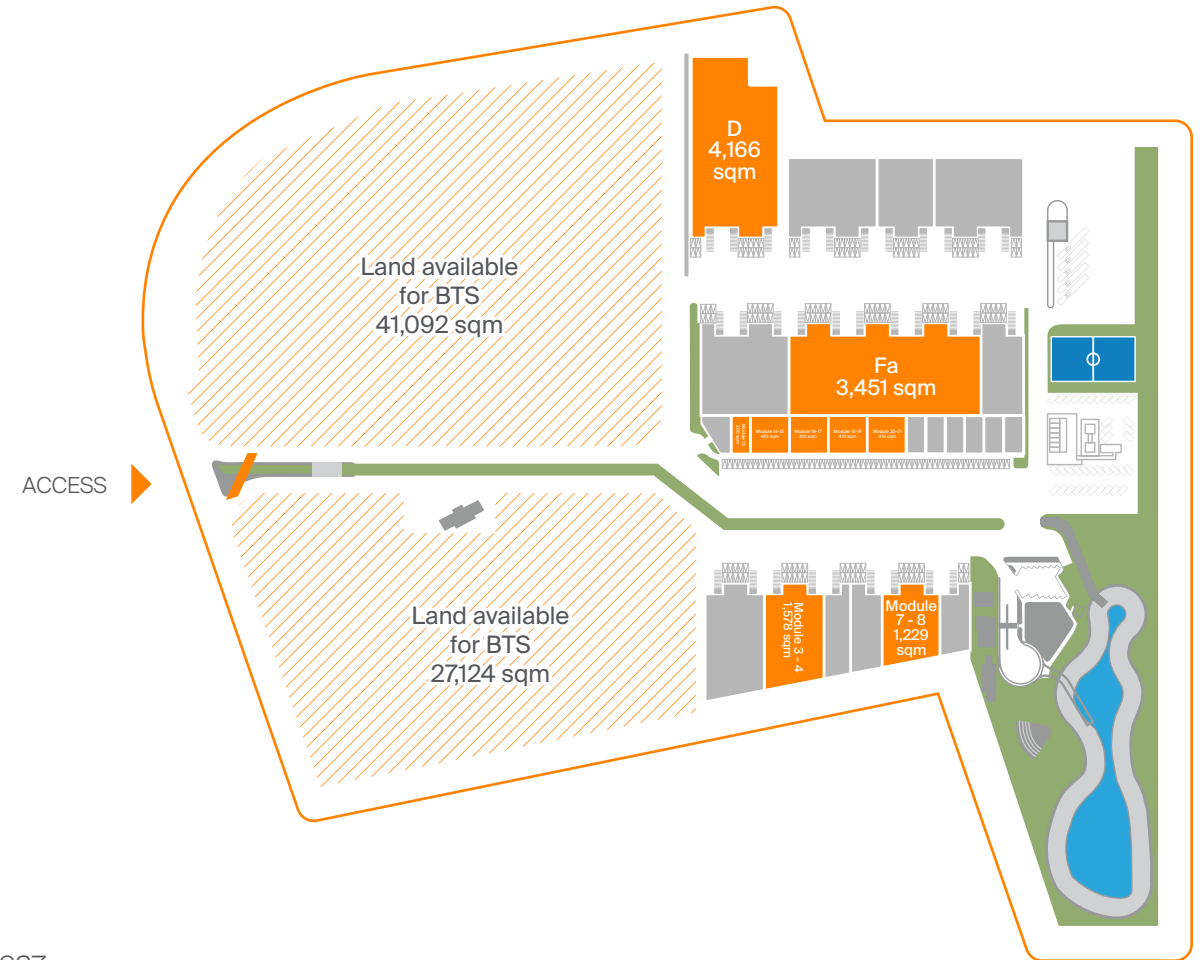
Land available for BTS:
68,215 sqm



Built:
26,570 sqm

Available

Leased



Development Location
Carretera Federal 45, km 45+937.
Apaseo El Grande, Guanajuato, Mexico. 38160.

Building D

Inside PIAA

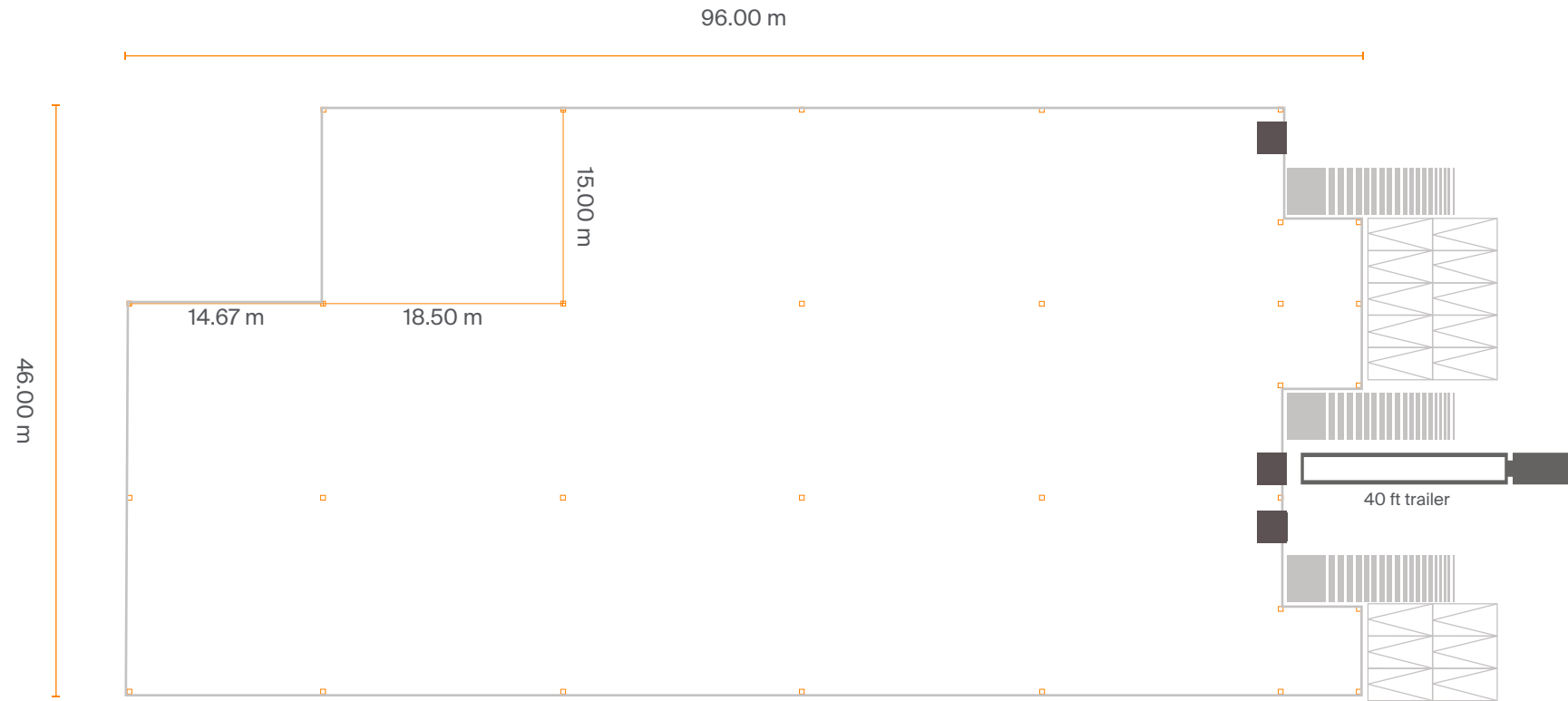


GLA:
4,166 sqm



Divisible from:
1,250 sqm

Price:
\$76.00 MXN
NNN Lease
CAM/month:
\$9.131 MXN



Building Fa

Inside PIAA



GLA:
7,683 sqm



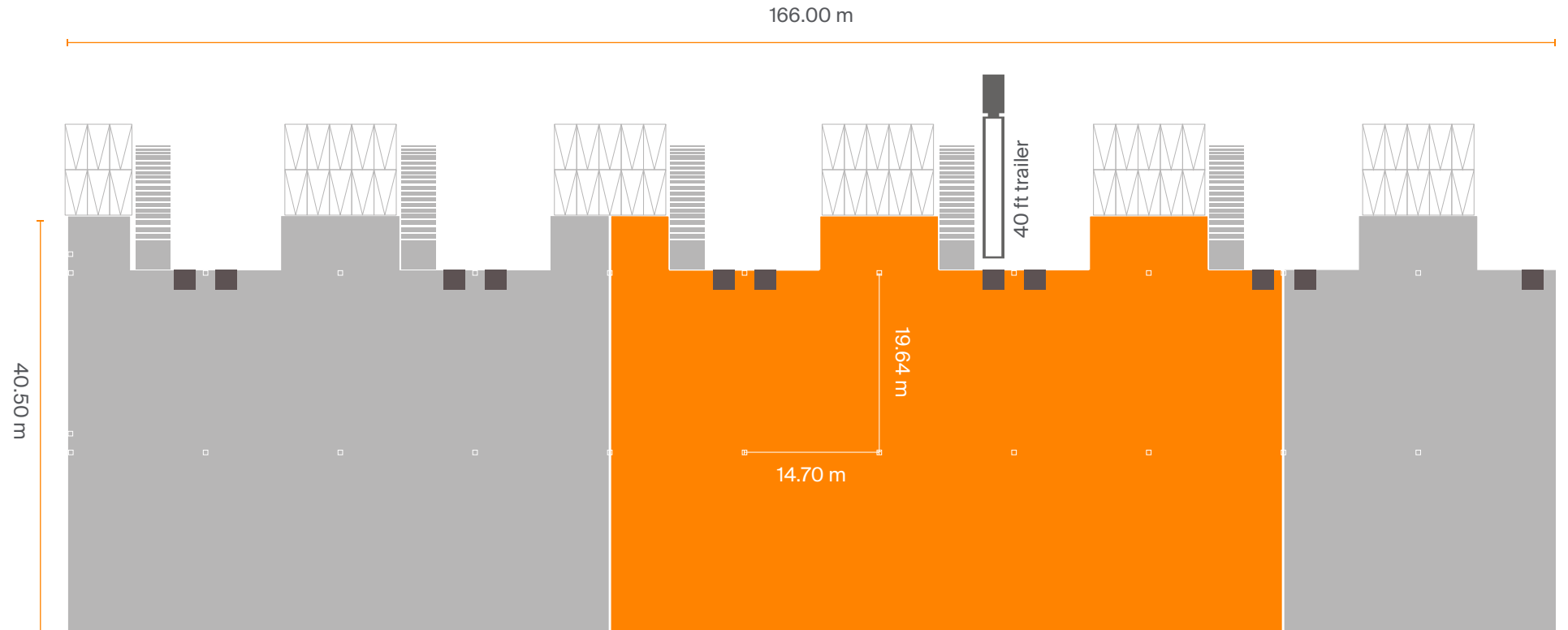
Divisible from:
656 sqm



Available area:
3,451 sqm

Price:
\$76.00 MXN
NNN Lease
CAM/month:
\$9.131 MXN

 Available
 Leased



Modules 13 - 21

Inside Building Fb - PIAA

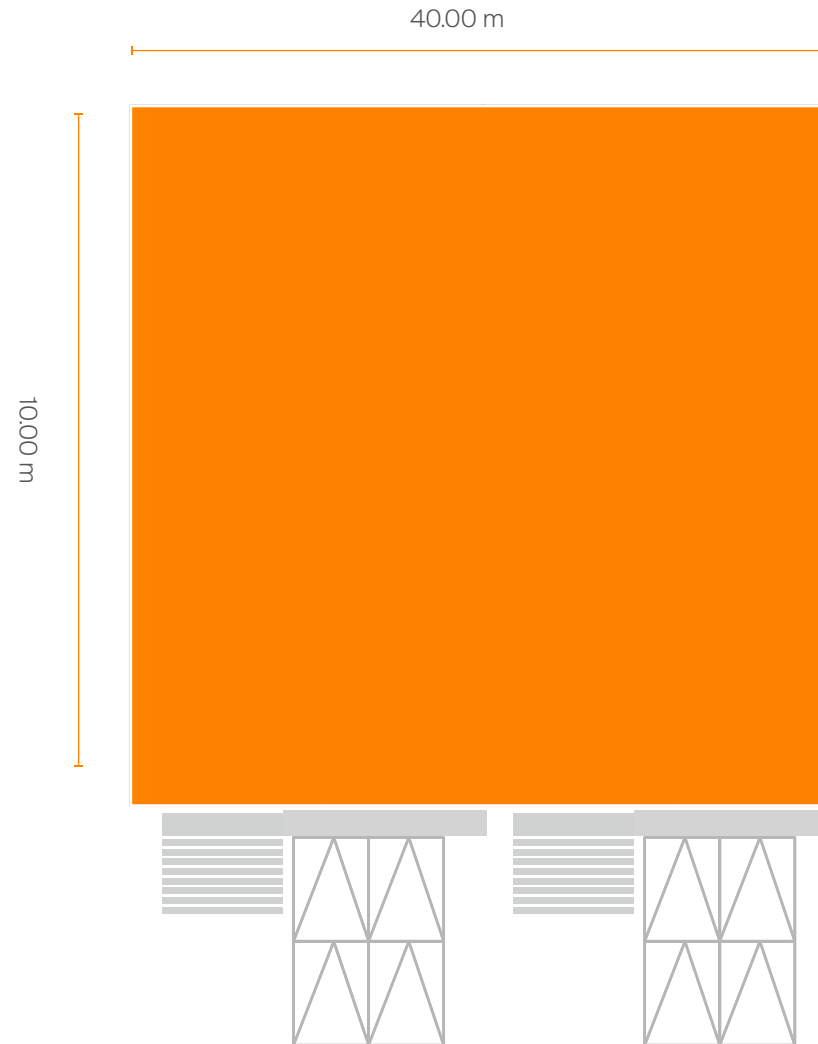


GLA:
3,325 sqm



Available Area from:
410 sqm

Price:
\$76.00 MXN
NNN Lease
CAM/month:
\$9.131 MXN



◀ ACCESS

Building G

Inside PIAA



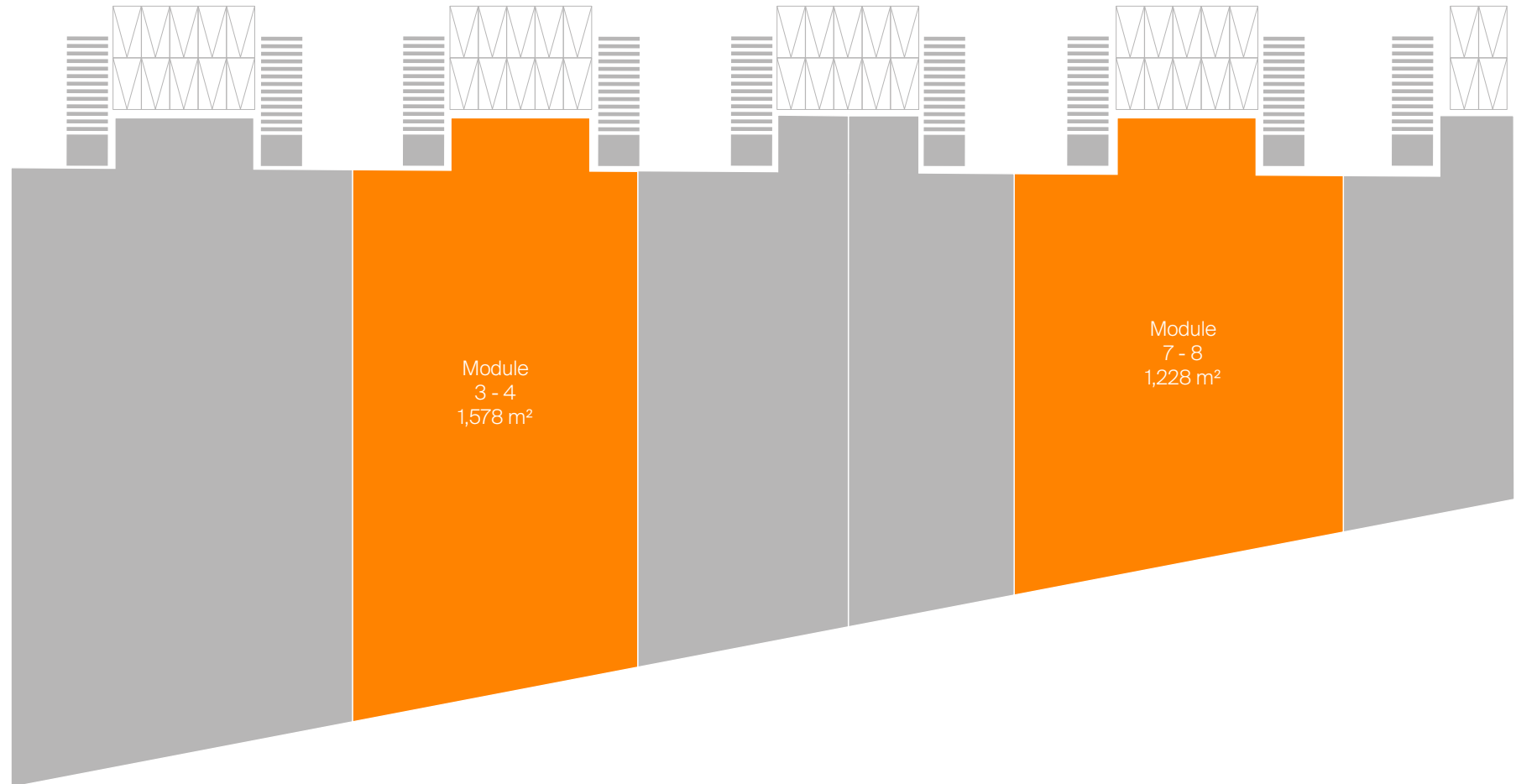
GLA:
6,223 sqm



Available Area:
3,488 sqm

Price:
\$80.00 MXN
NNN Lease
CAM/month:
\$9.131 MXN

ACCESS



Contact



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Parque Industrial Advance Guadalajara

Master Plan

PIAG



Available Area:
4,014 sqm



Built:
97,053 sqm



Available
Leased

Development Location
Carretera Guadalajara - Chapala, km 18, Tlajomulco
de Zuñiga. Jalisco, Mexico. 45675.

Building 5 - Module B

Inside PIAG



Available area:
4,014 sqm

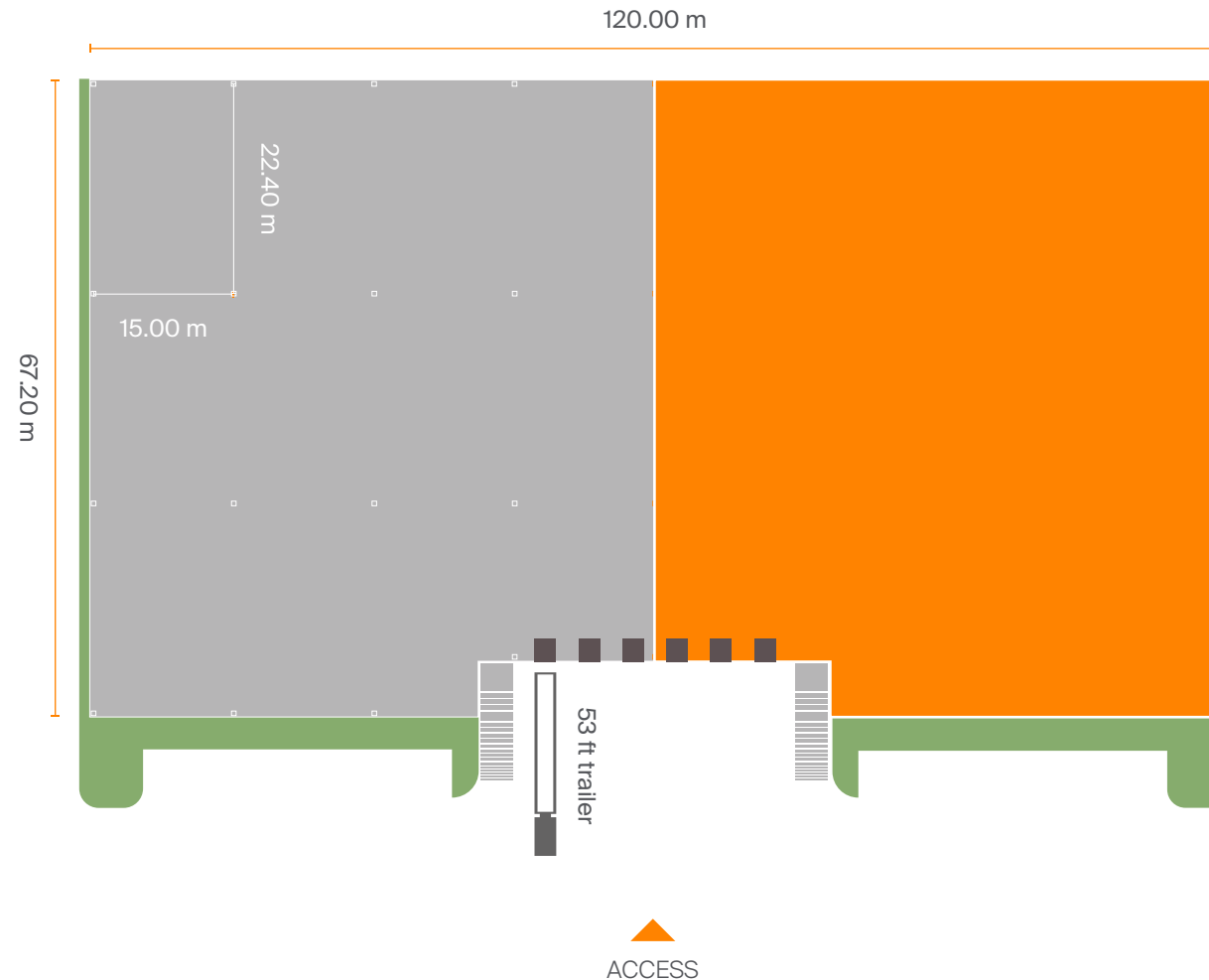


GLA:
4,014 sqm

Price:
\$5.35 USD
NNN Lease
CAM/month:
\$0.361 USD

■ Available
■ Leased

*These prices are subject to change without previous notice.



Contact



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