



Availability portfolio July 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 m ²
TOTAL							271 m ²

Industrial Parks

Region	Market	Submarket	Project	Industrial Park	Building	Module	Total available
Bajio	Queretaro	Airport	Industrial Park	Advance Queretaro	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		67,883 m ²
	Guanajuato	Silao	Industrial Park	Advance Puerto Interior	SPEC IV	-	11,333 m ²
					SPEC V	-	6,659 m ²
				Advance Santa Fe I	Building II	Module A-B	6,144 m ²
					Building III	Module D	3,072 m ²
					TOTAL GUANAJUATO		27,208 m ²
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 m ²
	Tijuana	Alamar	Industrial Park	Advance Tijuana I	Building I	-	14,361 m ²
			Building	Advance Tijuana III	SPEC E1	-	56,786 m ²
			Building		SPEC E2	-	17,946 m ²
		El Florido	Stand Alone	Advance Tijuana II	SPEC II		16,227 m ²
					TOTAL TIJUANA		105,320 m ²

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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



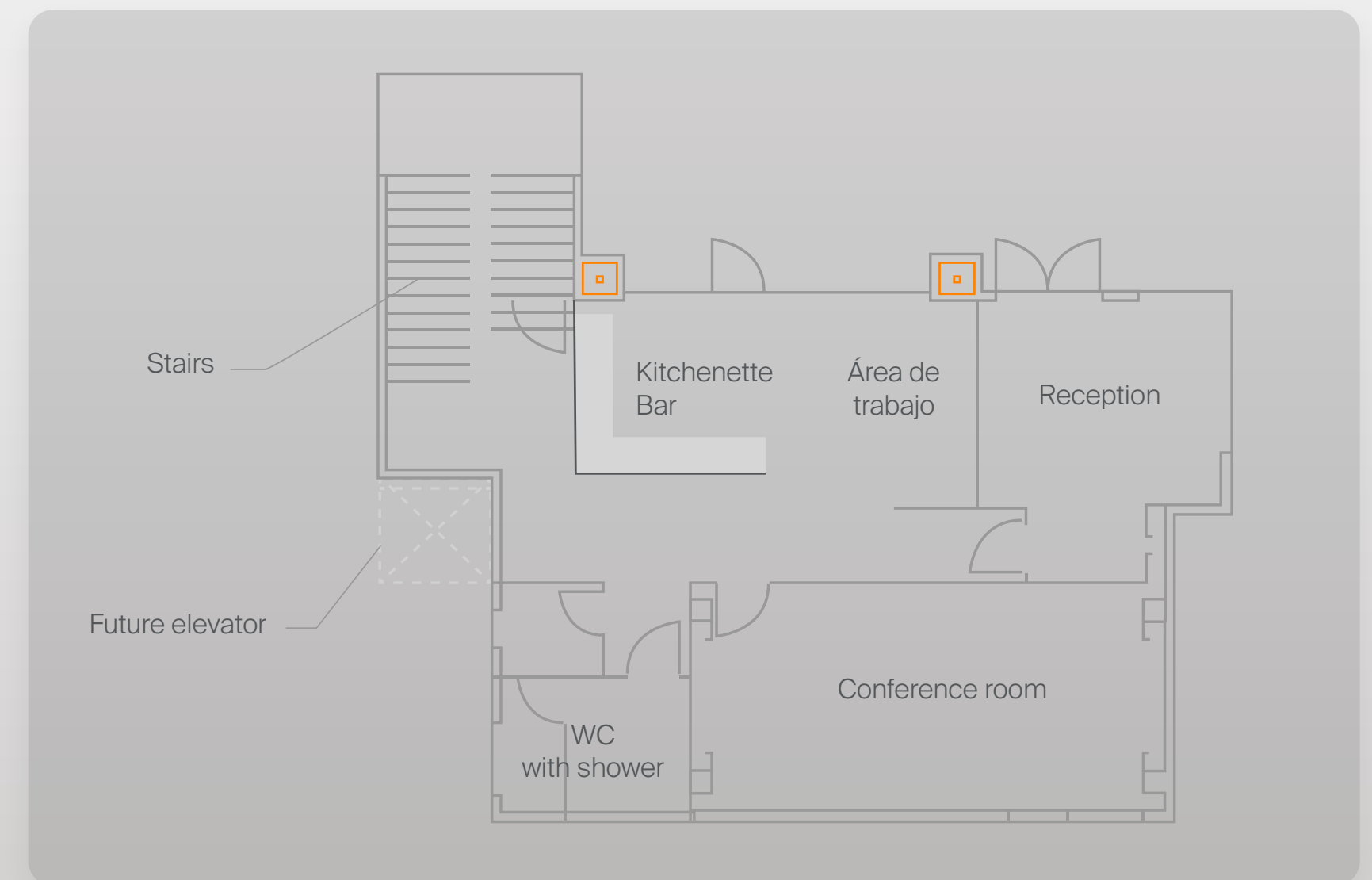
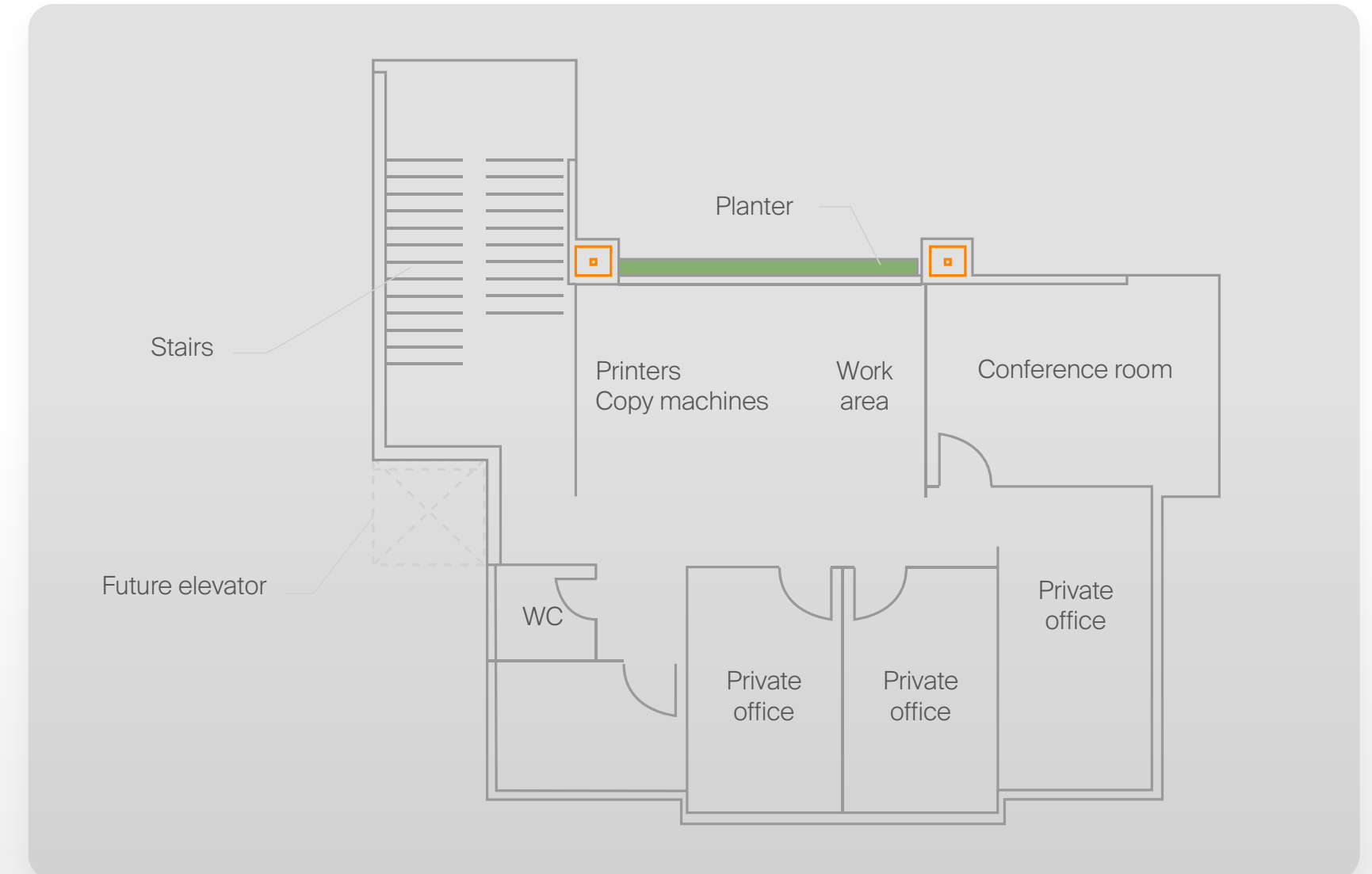
Solar panels



Height 9 m



HVAC system installation



Offices

Level 1

Inside Parque
Industrial Queretaro

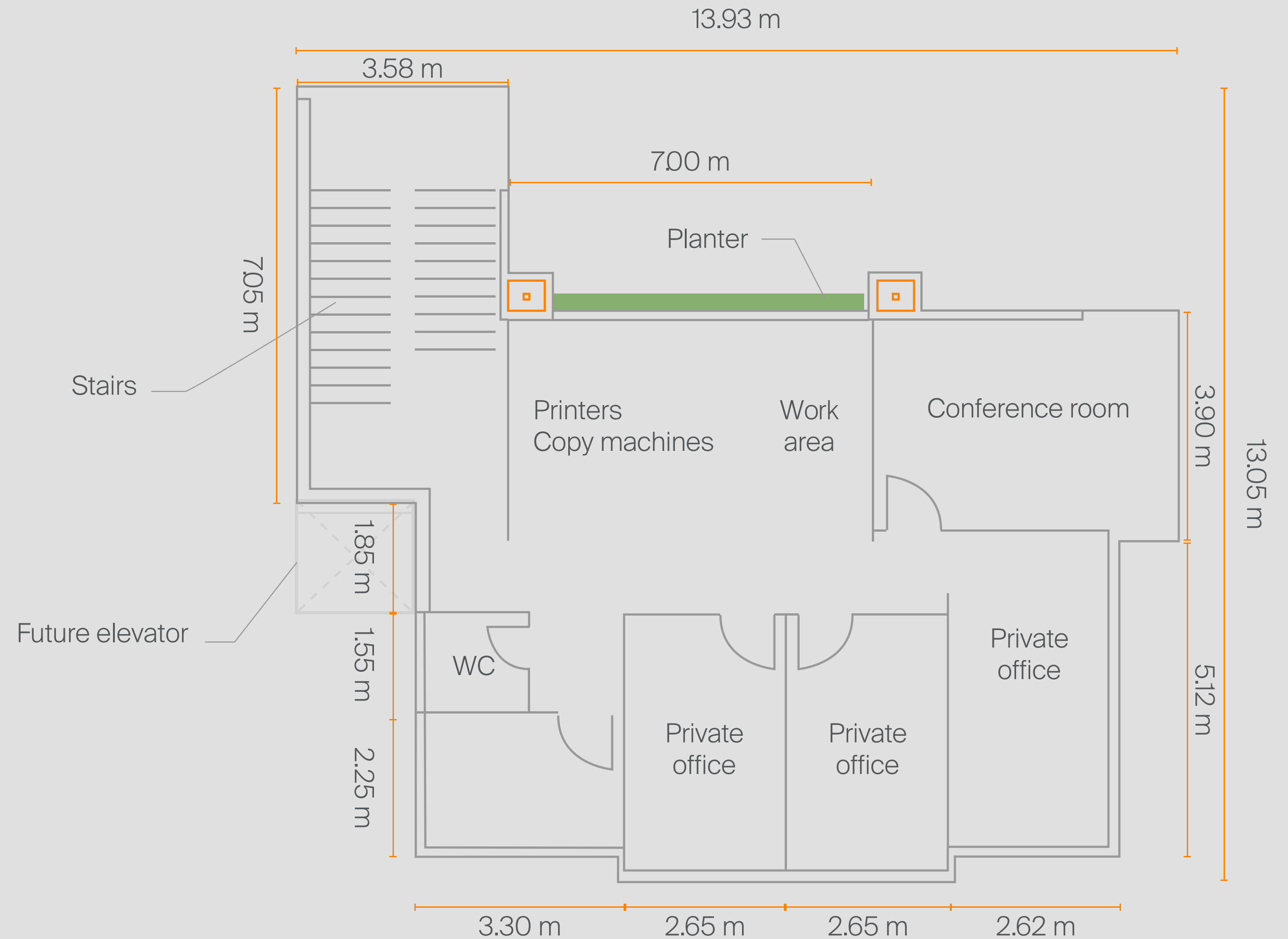


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Offices

Ground Level

Inside Parque
Industrial Queretaro

GLA:
134 sqm

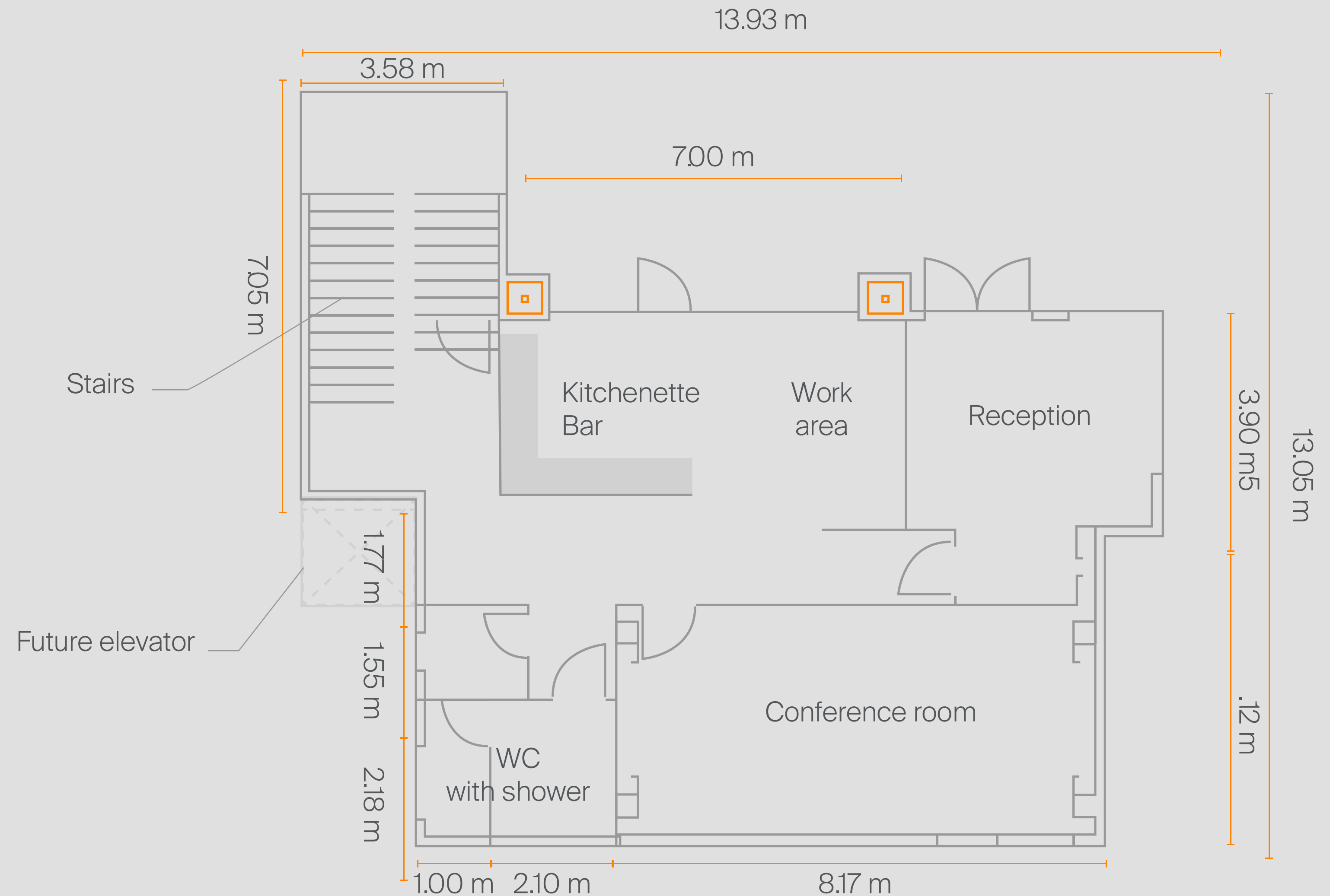


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Queretaro

Industrial Parks



SPEC PIQ

Inside Parque Industrial Queretaro



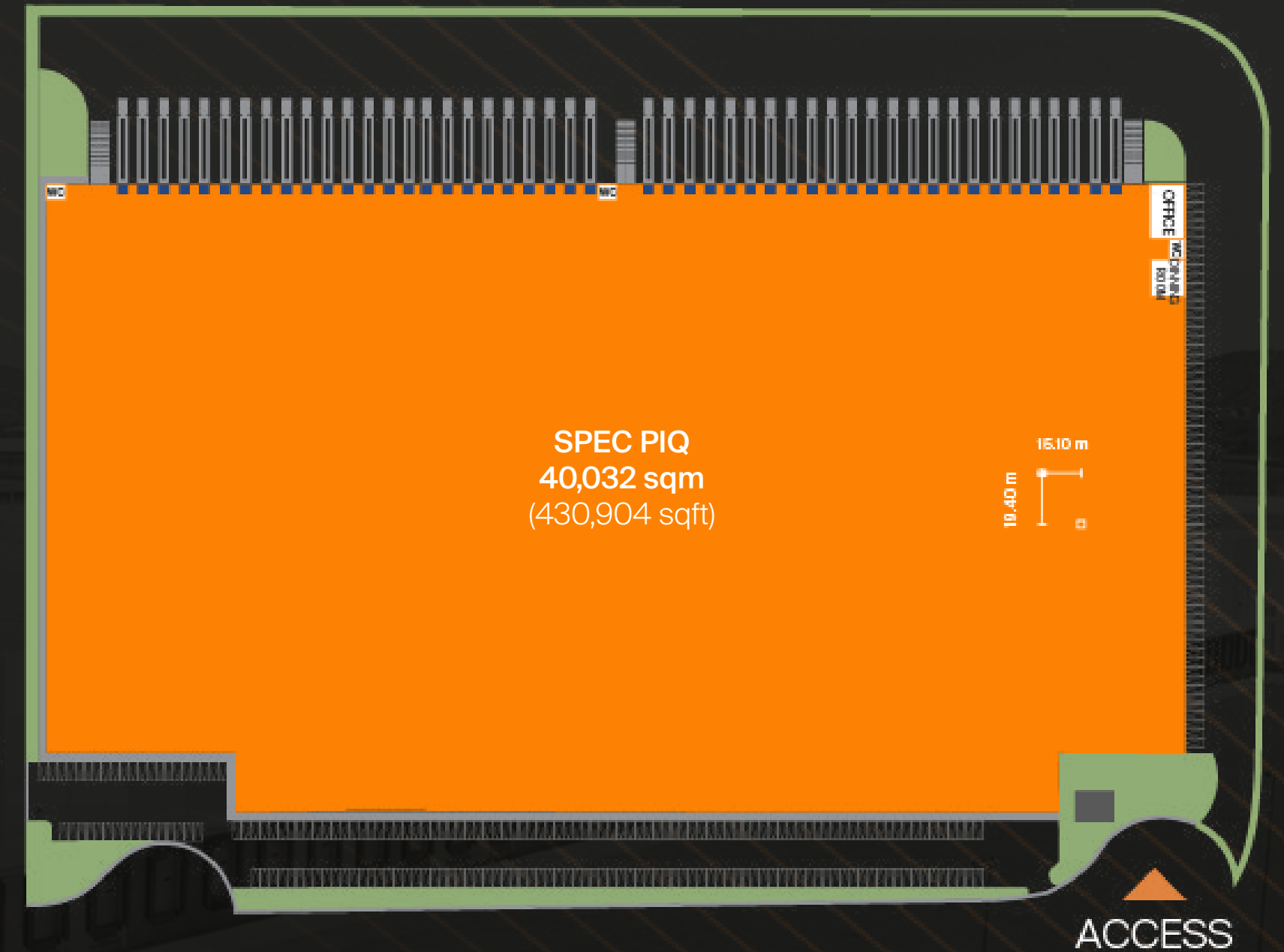
Available Area:
40,032 sqm



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



Available



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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 B Module 12

Inside Parque Industrial
Advance Queretaro



Available Area:
999.42 sqm



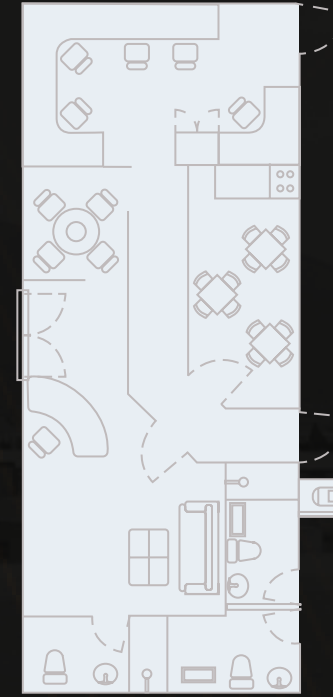
GLA:
11,800 sqm



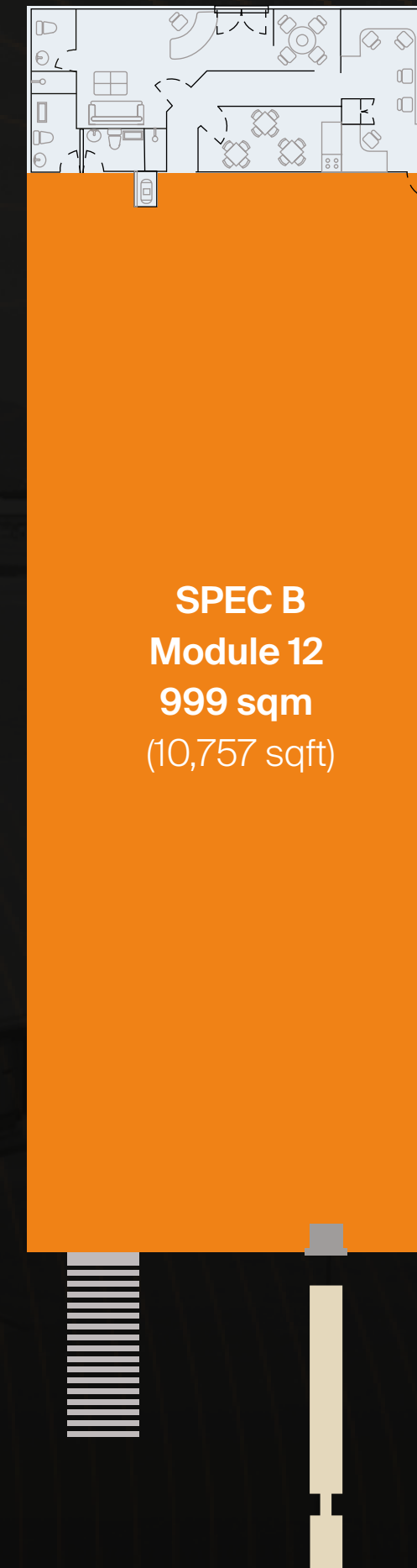
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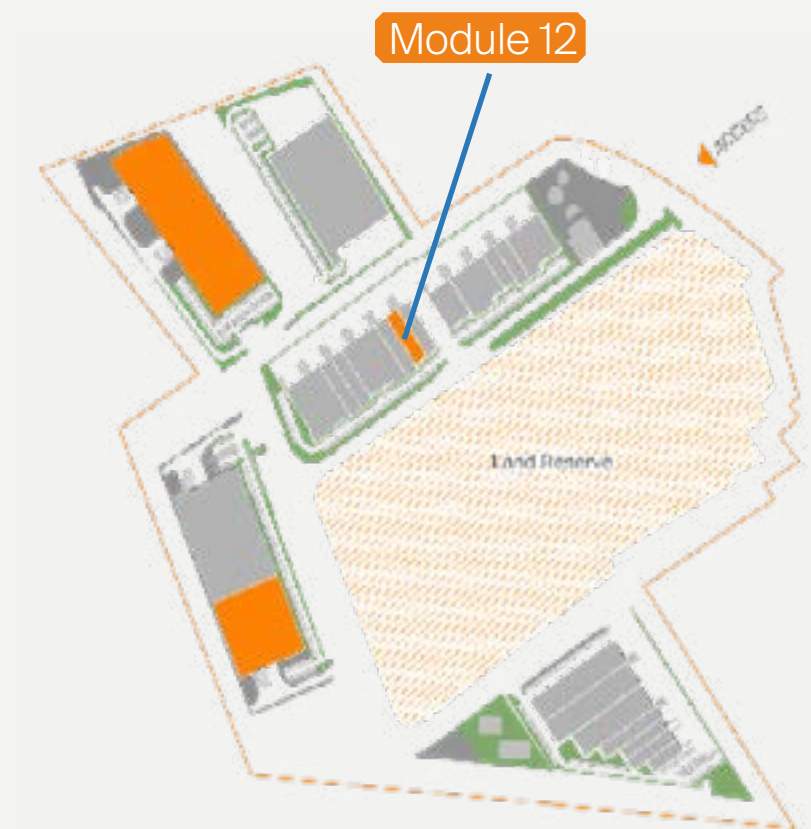
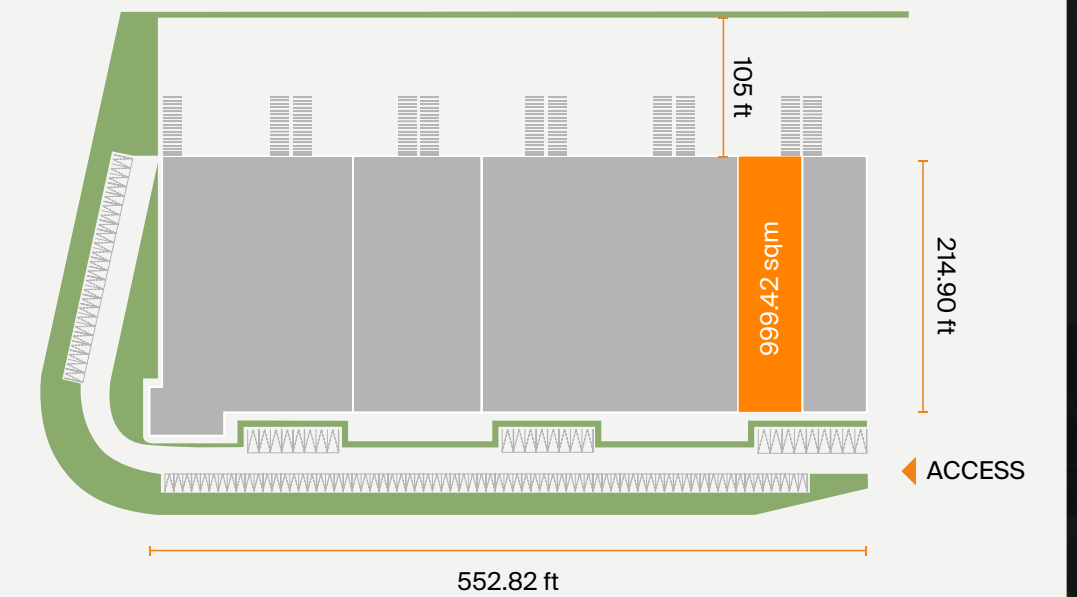
Ground floor:
92 sqm
(990 sqft)



Mezzanine area:
92 sqm
(990 sqft)



Master Plan



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SPEC E

Inside Parque Industrial
Advance Queretaro

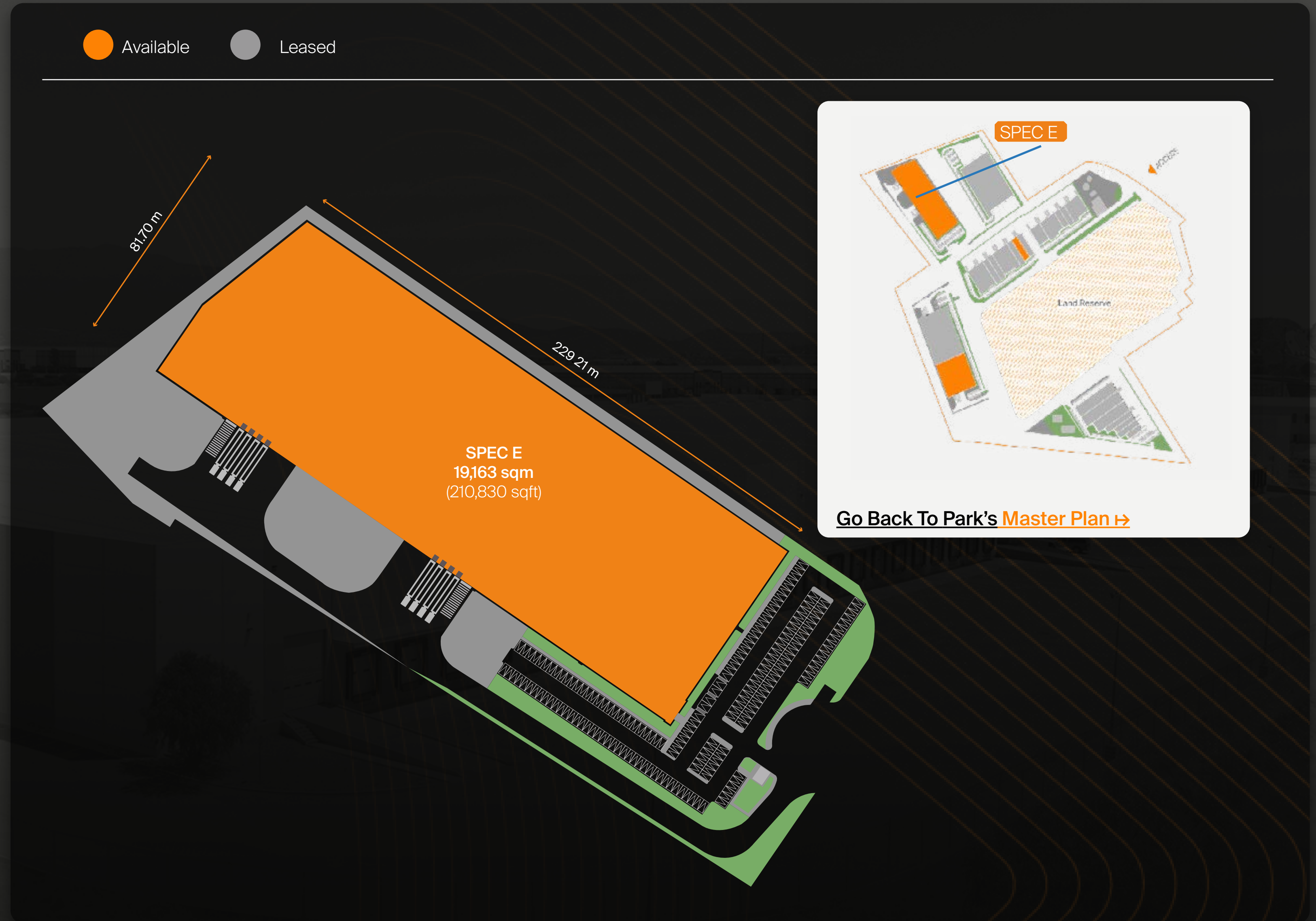


Available Area:
19,163 sqm



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SPEC F

Inside Parque Industrial
Advance Queretaro

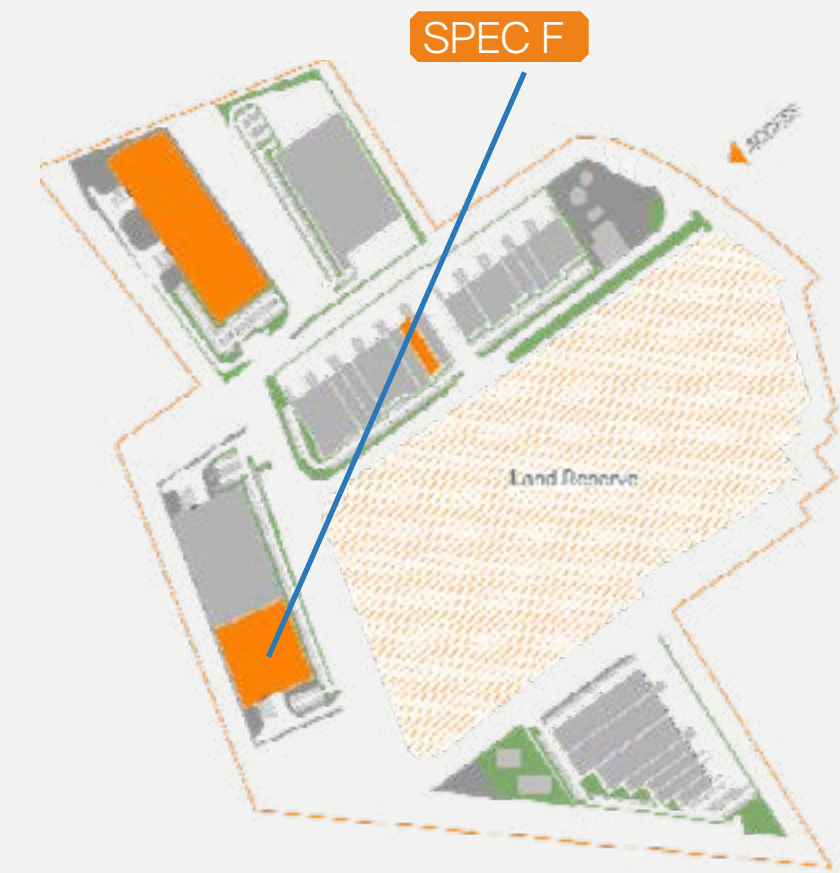
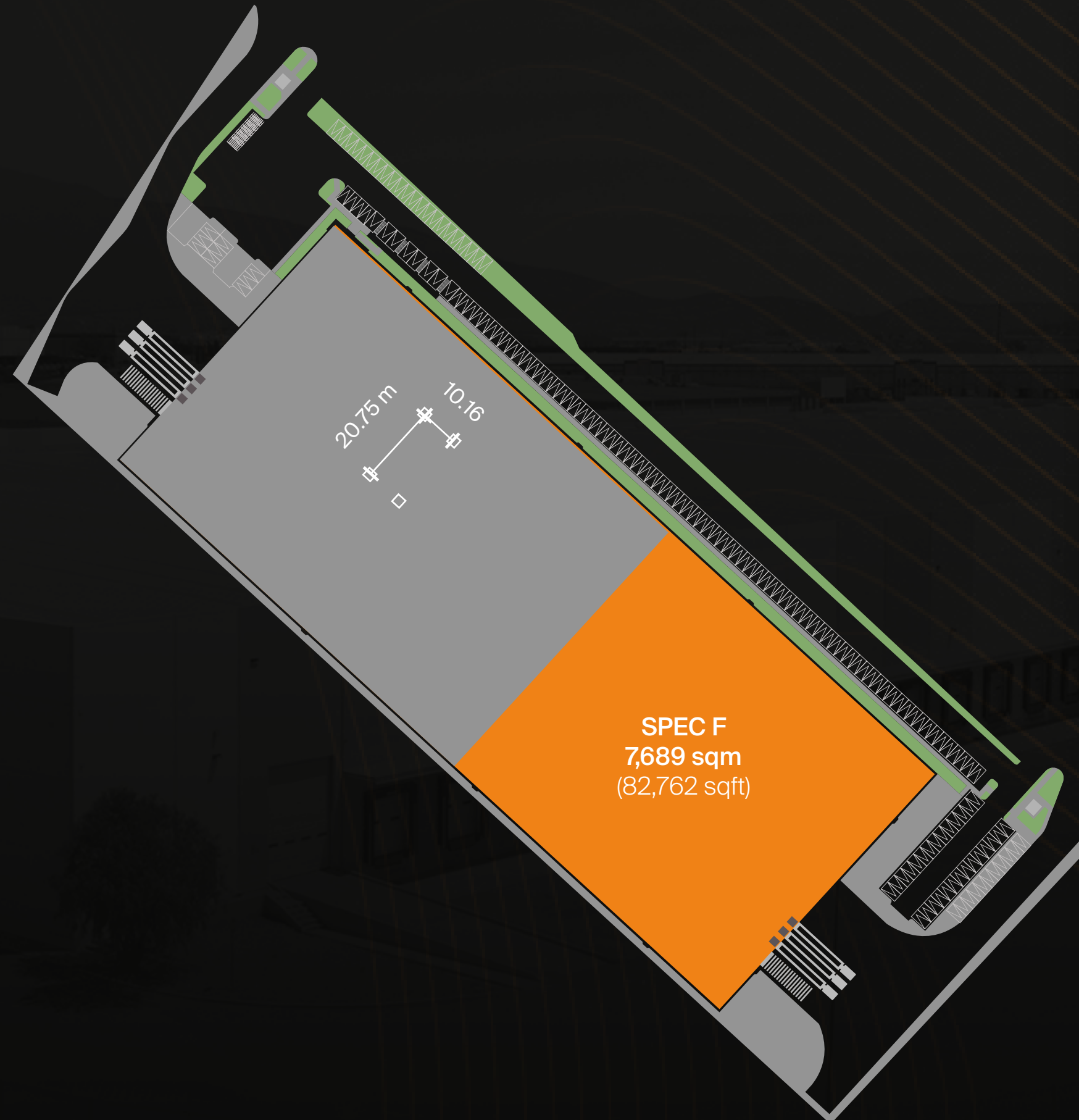


Leasable Area:
7,689 sqm



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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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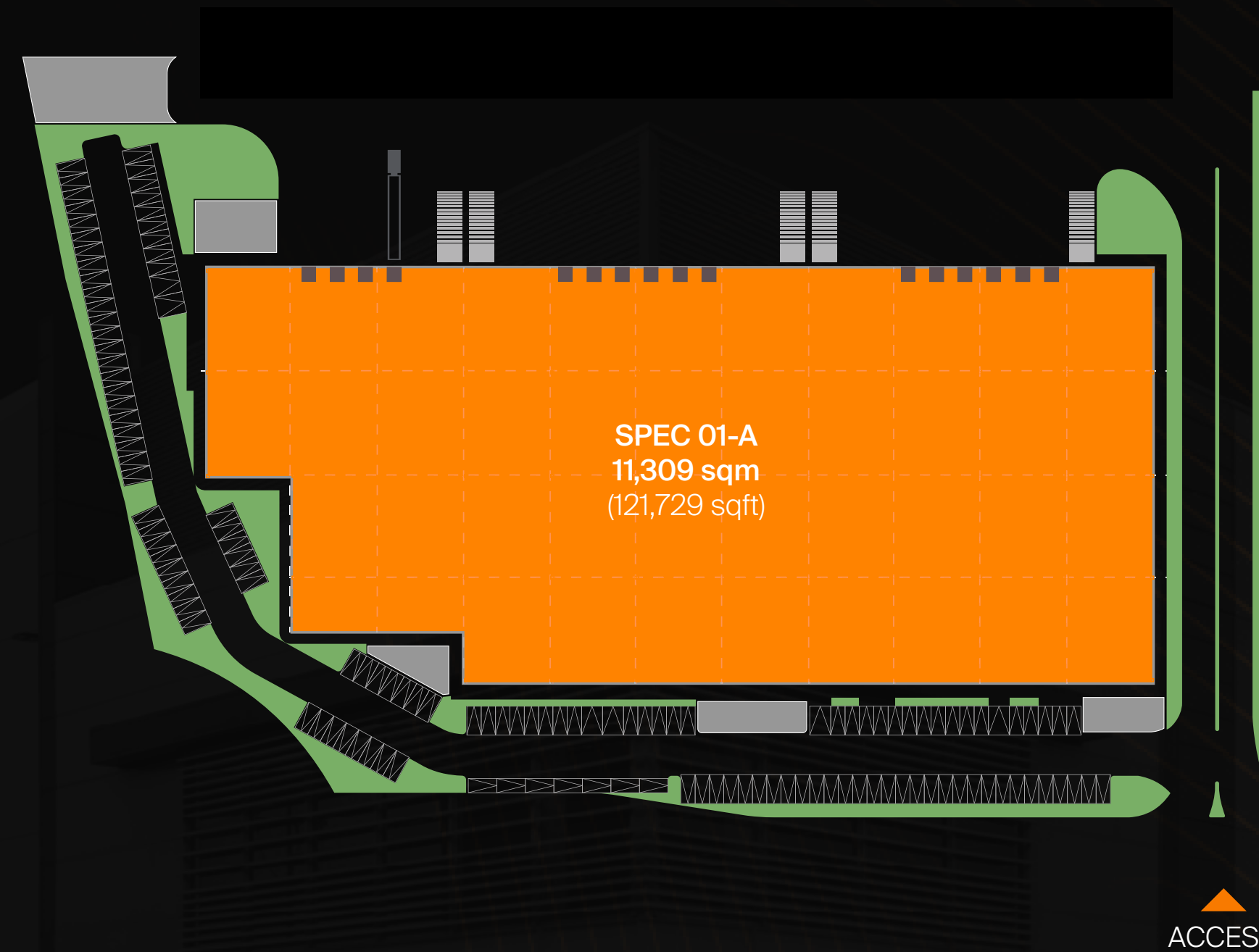
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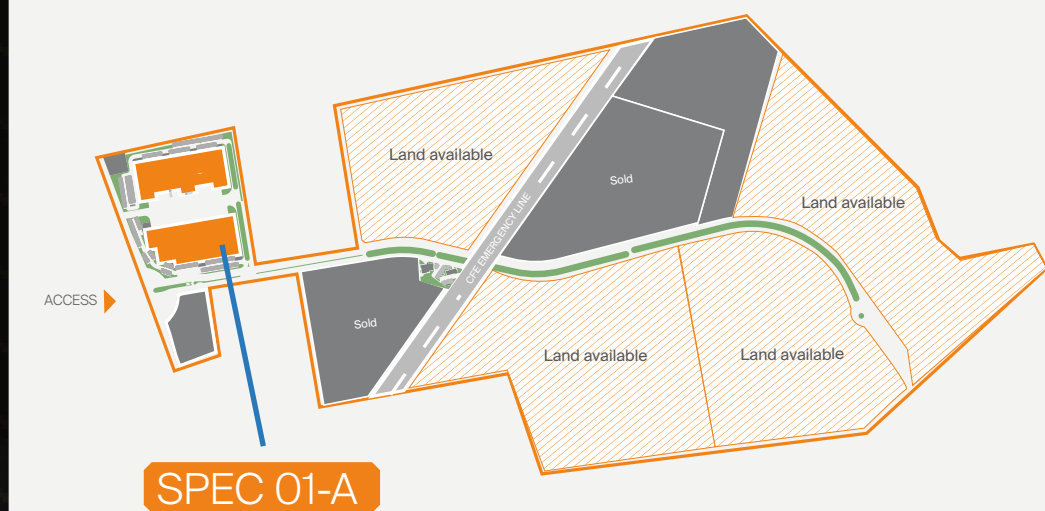
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Leased



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Spec 01-B

Inside Parque Industrial
Advance Monterrey

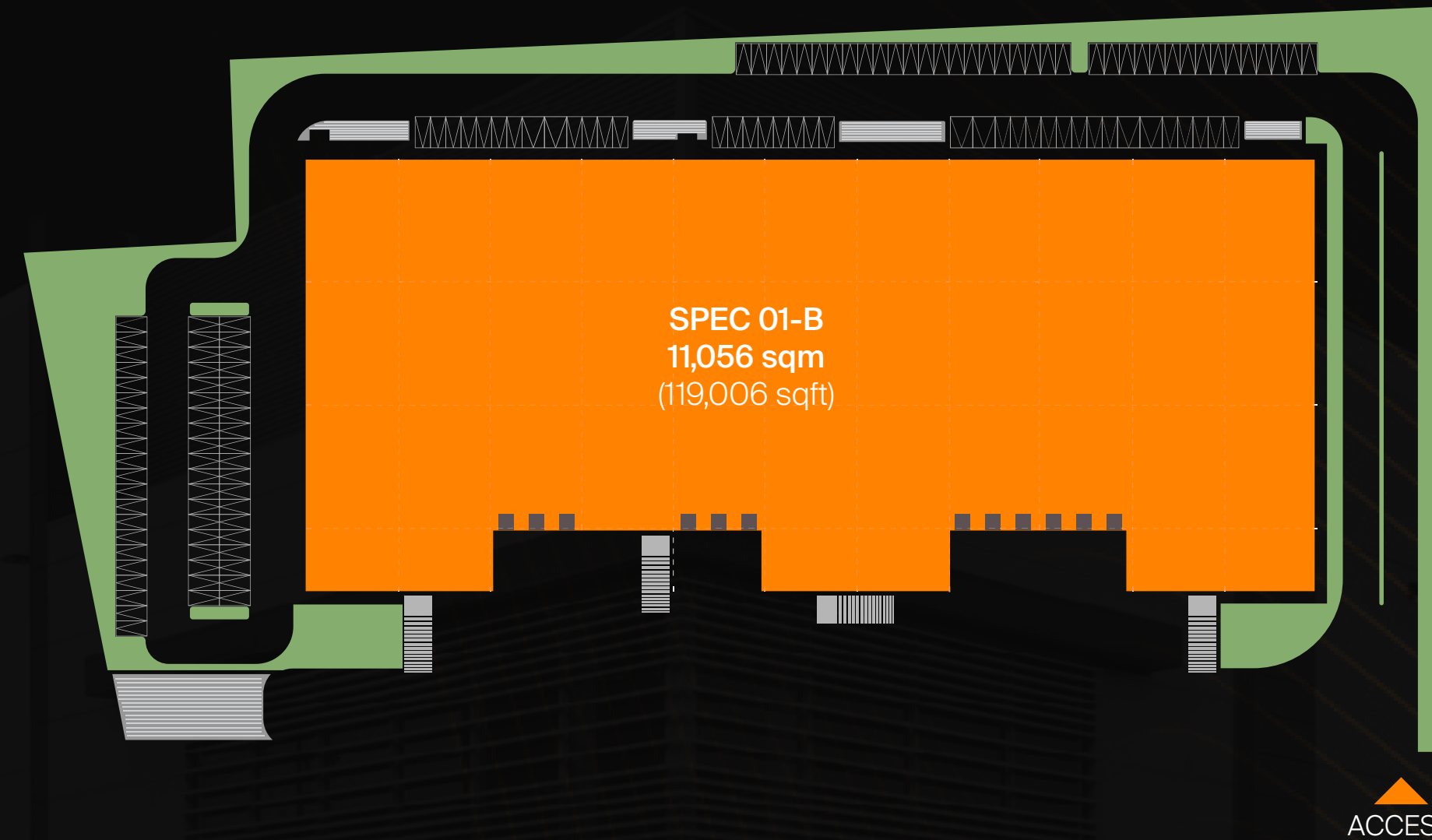


GLA:
119,006 sqft
11,056 sqm



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Master Plan



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 El Florido

Tijuana Market

Tijuana

Industrial Parks

Advance Tijuana I

Standalone Alamar



GLA:
154,582 sqft
14,361 sqm

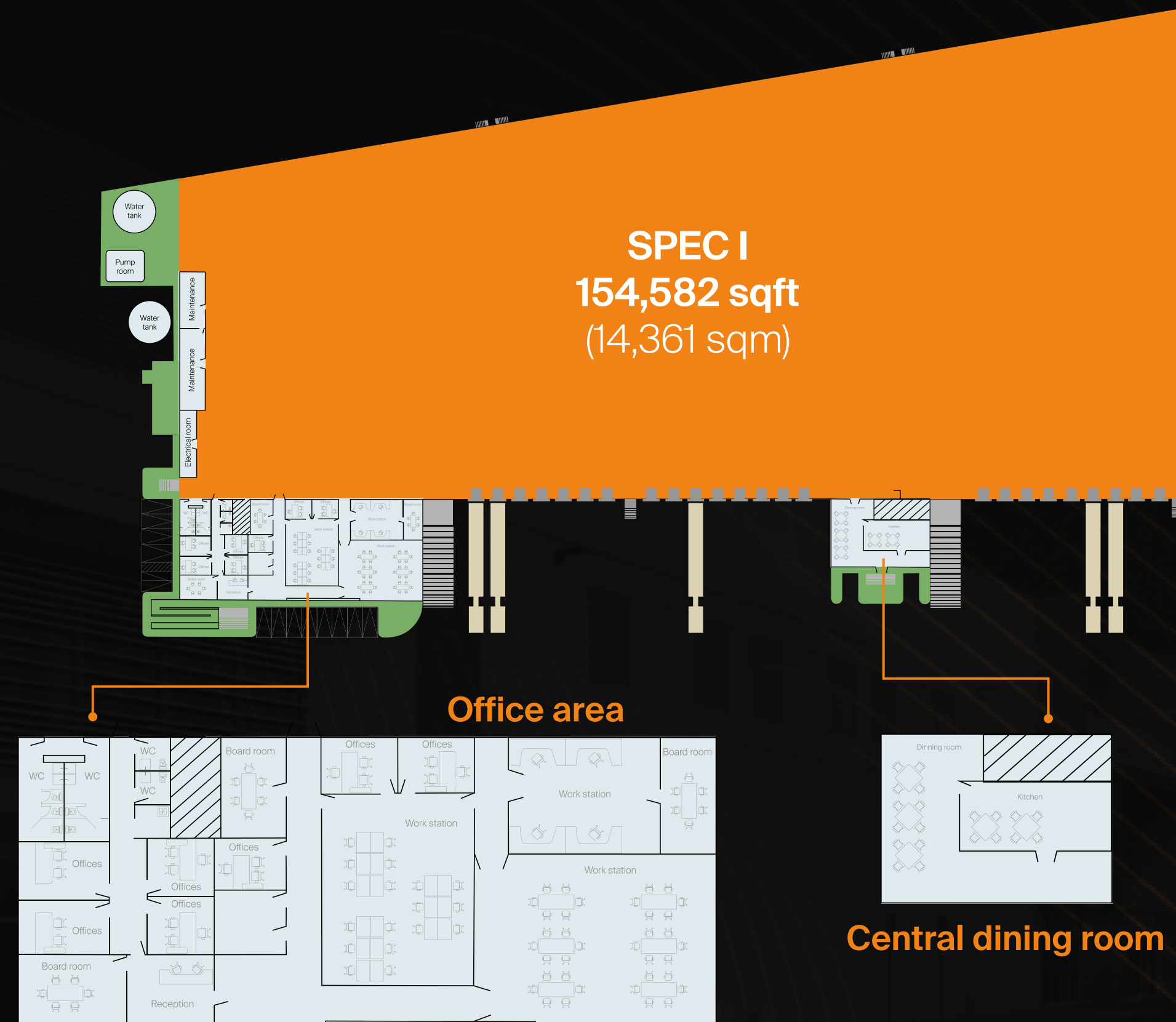


Development
Location:
**Bvd. Licenciado Hector
Teran Terán 20627,
Centenario,
P.C. 22203, Tijuana, B.C.**



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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



Advance Tijuana III

Building Alamar E1



GLA:
611,245 sqft
56,786 sqm



Development
Location:
**Camino Vecinal, Via
Rapida Alamar Sur
20652, Interior E-1,
Murua Oriente,
P.C. 22465 Tijuana, B.C.**



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Available



SPEC E1
611,245 sqft
(56,786 sqm)

Advance Tijuana III

Building Alamar E2



GLA:
193,171 sqft
17,946 sqm



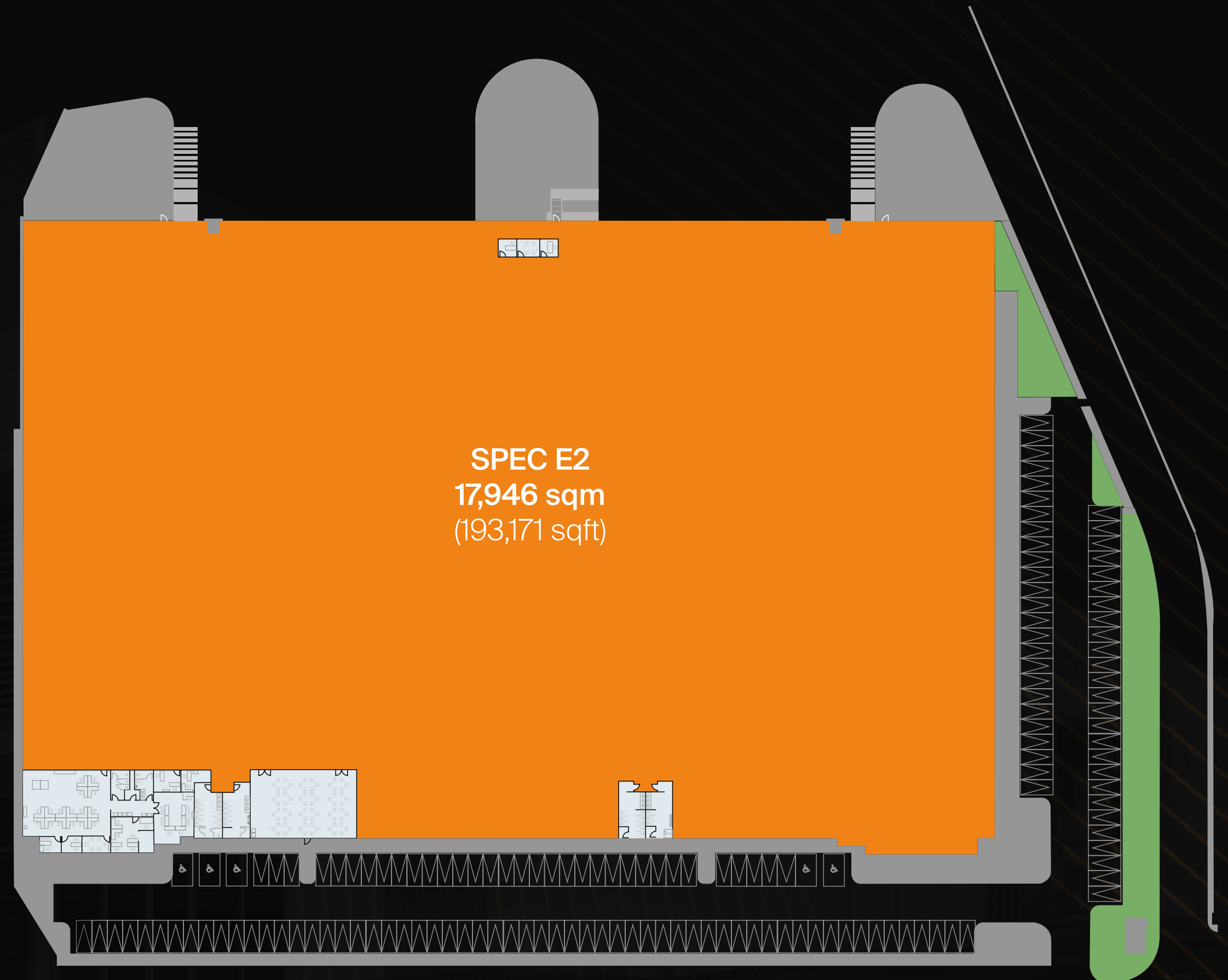
Development
Location:
**Camino Vecinal, Via
Rapida Alamar Sur
20652, Interior E-2,
Murua Oriente,
P.C. 22465 Tijuana, B.C.**



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Available





Advance Puerto Interior

Guanajuato

Market



Guanajuato

Industrial Parks

Advance Puerto Interior



Development
Location:
Silao Puerto Interior.
Mina de Calderones
200, Santa Fe III.
Silao, Guanajuato,
Mexico. P. C. 36275.



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Available



Land Reserve

SPEC IV

SPEC V

Land Available
for BTS Projects
143,235 m²

ACCESS

Spec IV

Inside Parque Industrial
Advance Puerto Interior



GLA:
11,239 sqm
120,980 sqft



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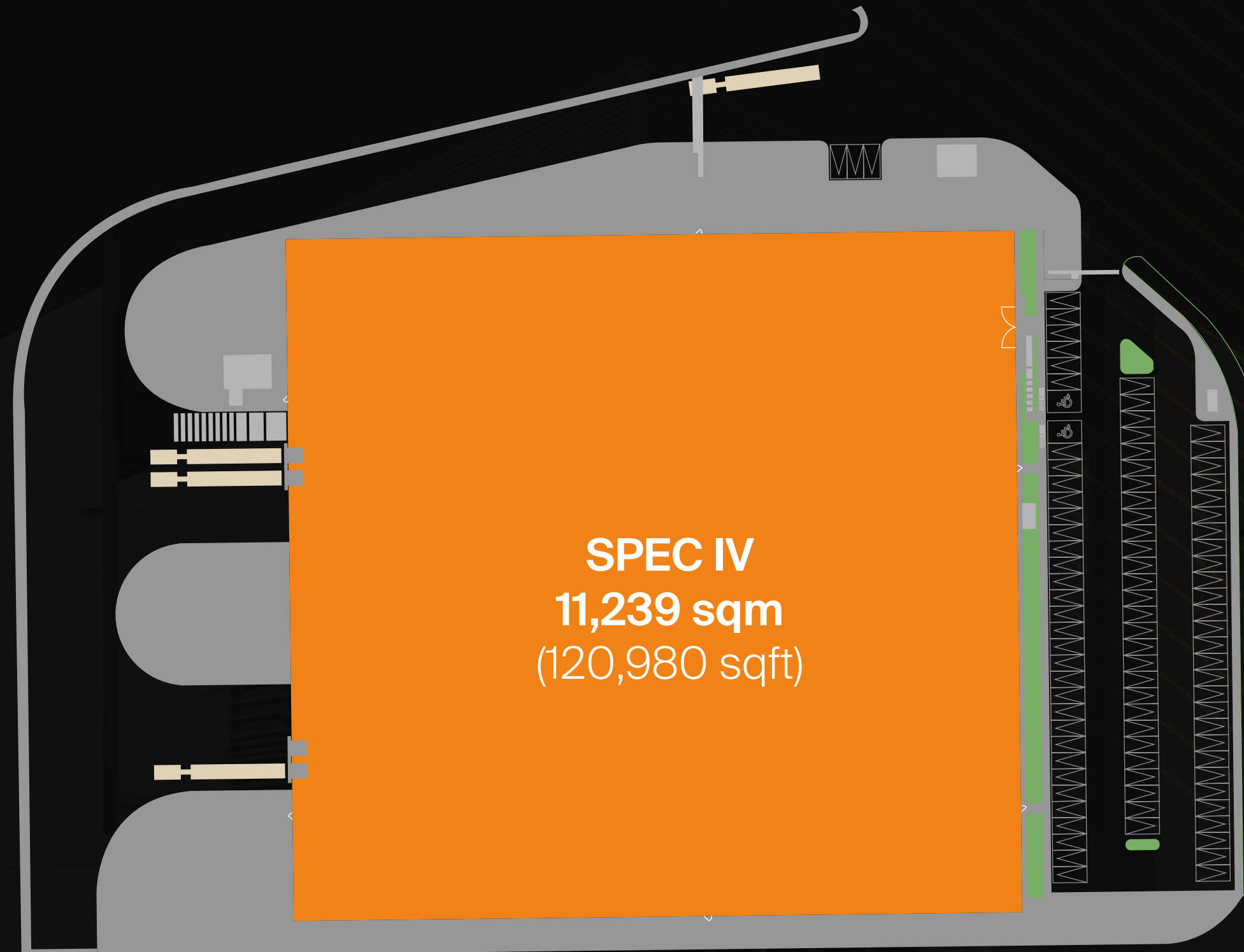
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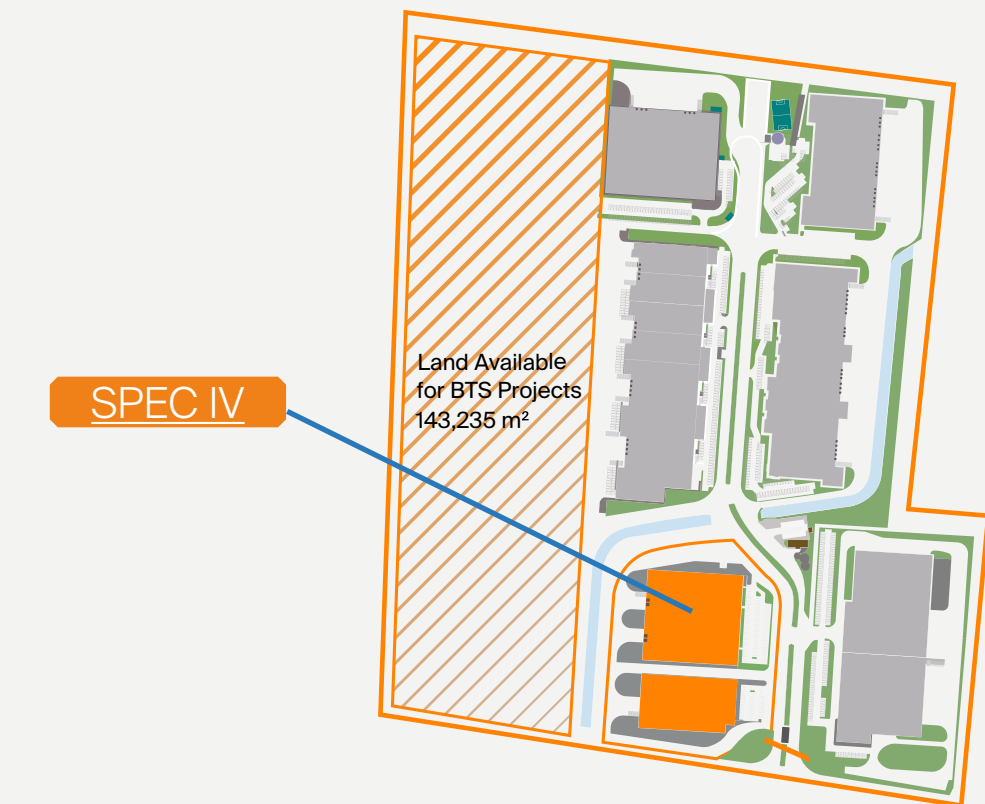
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Spec V

Inside Parque Industrial
Advance Puerto Interior



GLA:
6,623 sqm
71,293 sqft



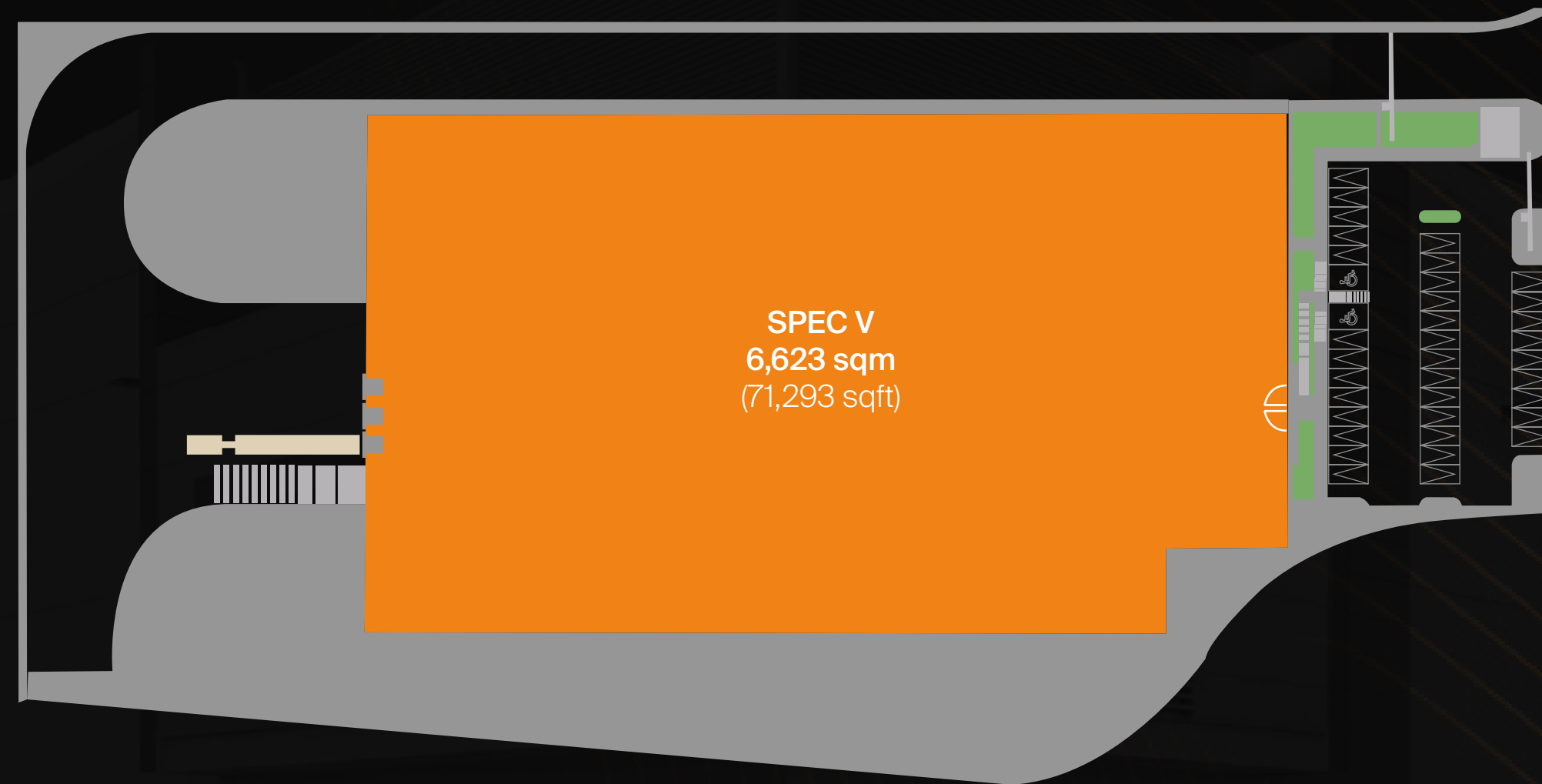
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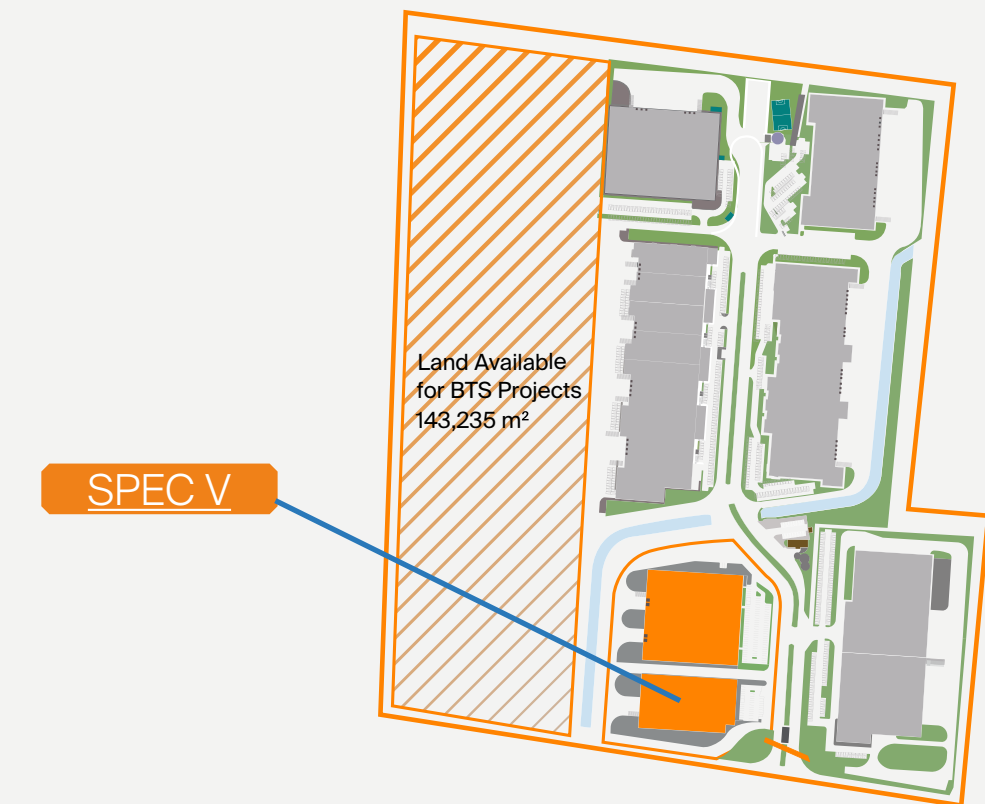
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Advance Santa Fe I



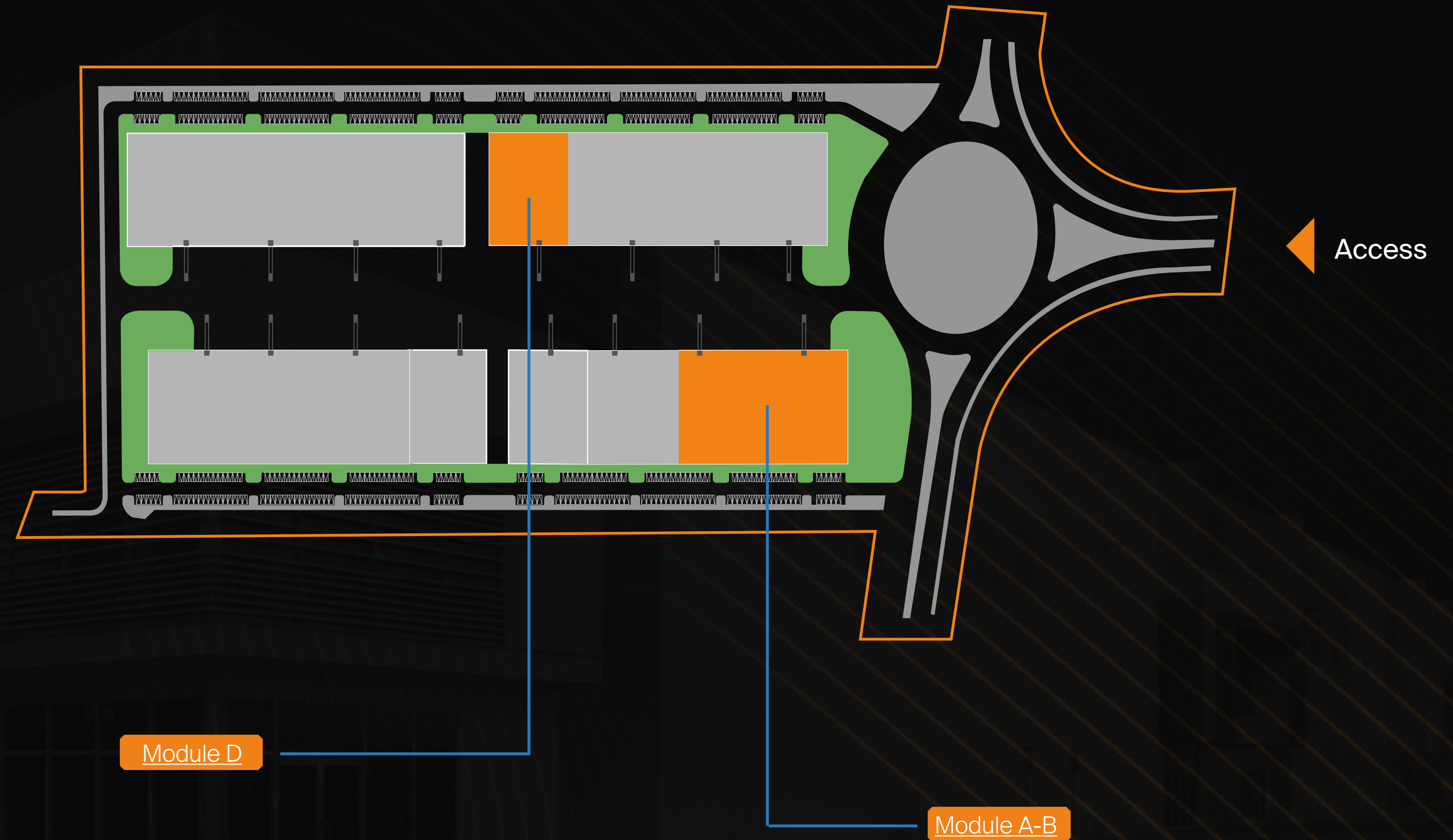
Development
Location:
**Avenida Mineral de
Valenciana 202, Santa
Fe II. Silao, Guanajuato**



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Available Leased



Module A-B

Building II
Advance Sanata Fe I

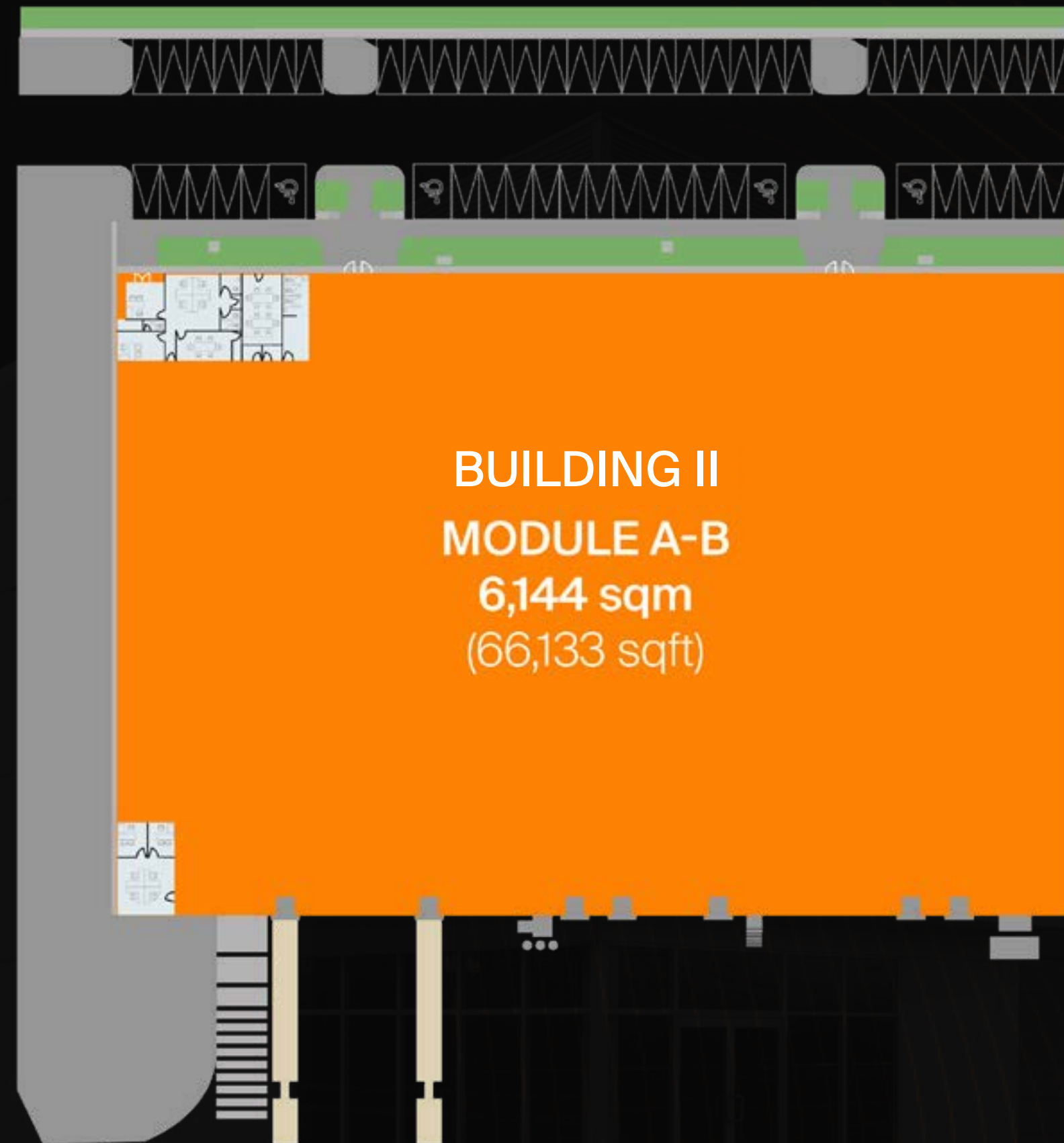


GLA:
6,144 sqm
66,133 sqft

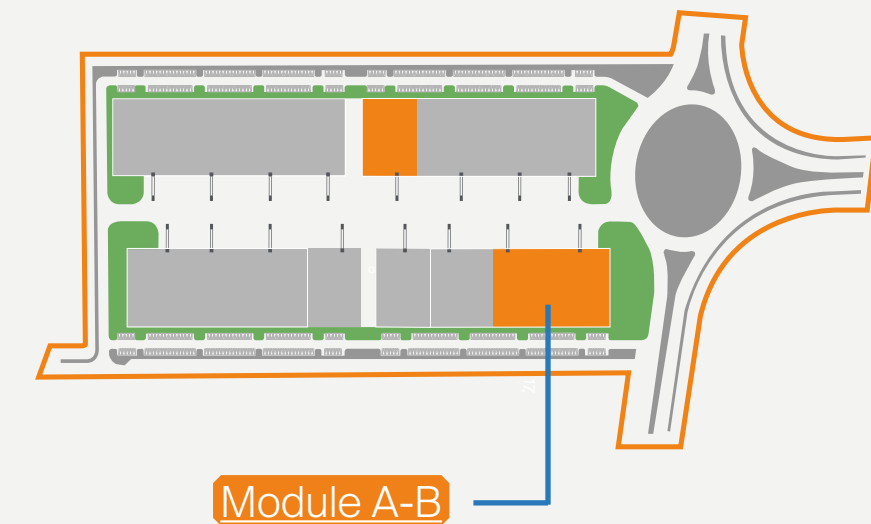


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Module A-B

Building II
Advance Sanata Fe I



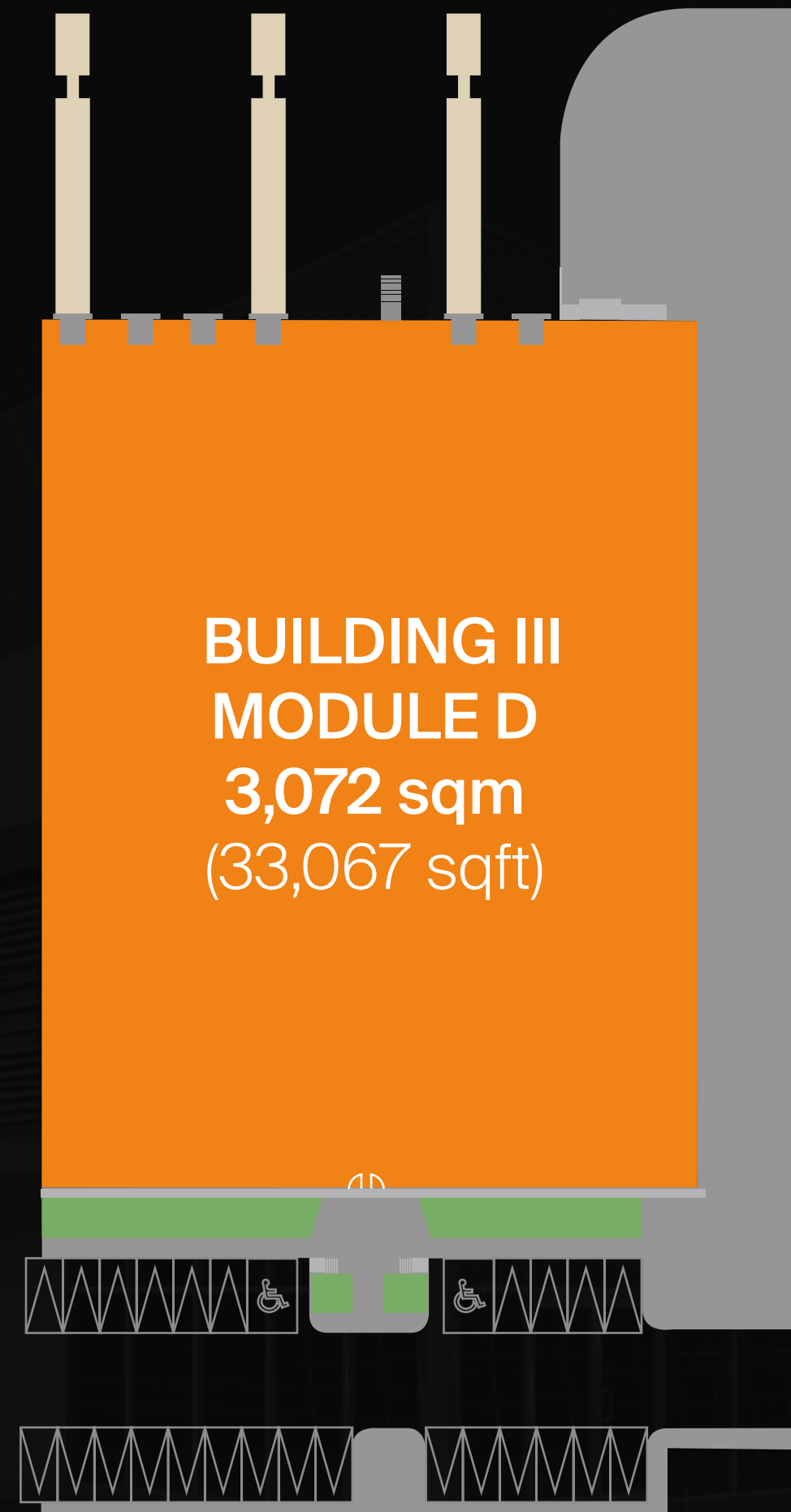
GLA:
3.072 sqm
33,067sqft



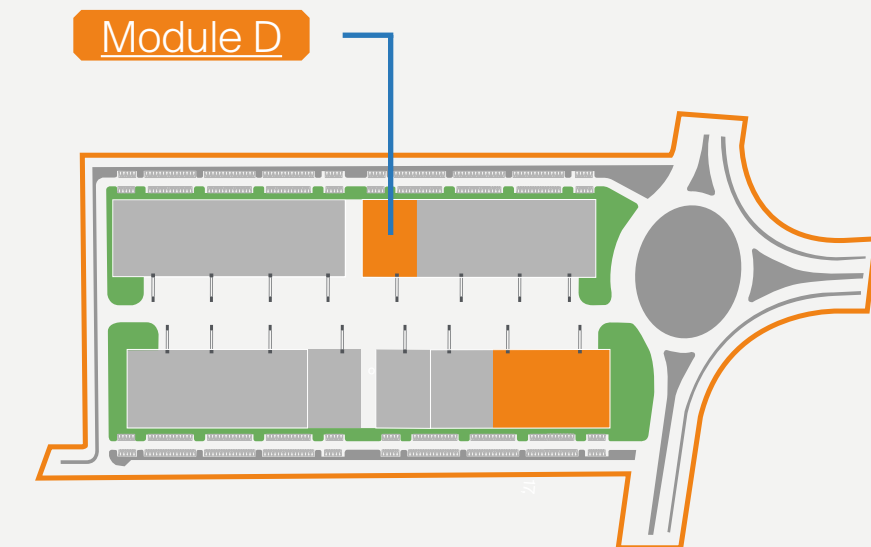
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