



Availability portfolio

June 2026

INDUSTRIAL SPACES IN MEXICO

Offices

Region	Market	Submarket	Project	Industrial Park	Building	Module	Total available
Bajo	Queretaro	5 de Febrero	Offices I	PIQ	-	-	271 m ²
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 m ²	
					SPEC B	Module 12	999 m ²	
					SPEC E	-	19,163 m ²	
					SPEC F	-	7,689 m ²	
					TOTALQUERETARO			
Project Under Construction	Guanajuato	Silao	Industrial Park	Advance Puerto Interior	SPEC IV	-	11,333 m ²	
					SPEC V	-	6,659 m ²	
					TOTAL GUANAJUATO			
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 m²
	Tijuana	Alamar	Industrial Park	Advance Tijuana I	Building I	-	14,361 m ²	
			Building	Advance Tijuana III	SPEC E1	-	56,786 m ²	
El Florido		Stand Alone	Advance Tijuana II	SPEC II	-	16,227 m ²		
TOTAL TIJUANA							87,374 m²	

INDEX

Queretaro

<u>Offices PIQ</u>	04
<u>Advance Queretaro</u>	05
	10

Monterrey

<u>Advance Monterrey</u>	15
	17

Tijuana

<u>Advance Tijuana I</u>	20
<u>Advance Tijuana II</u>	22
<u>Advance Tijuana III</u>	23
	24

Projects Under Construction

<u>Advance Puerto Interior</u>	25
	26

Parque Industrial Queretaro

Queretaro

Market



Queretaro

Offices




Offices


Inside Parque Industrial Queretaro


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

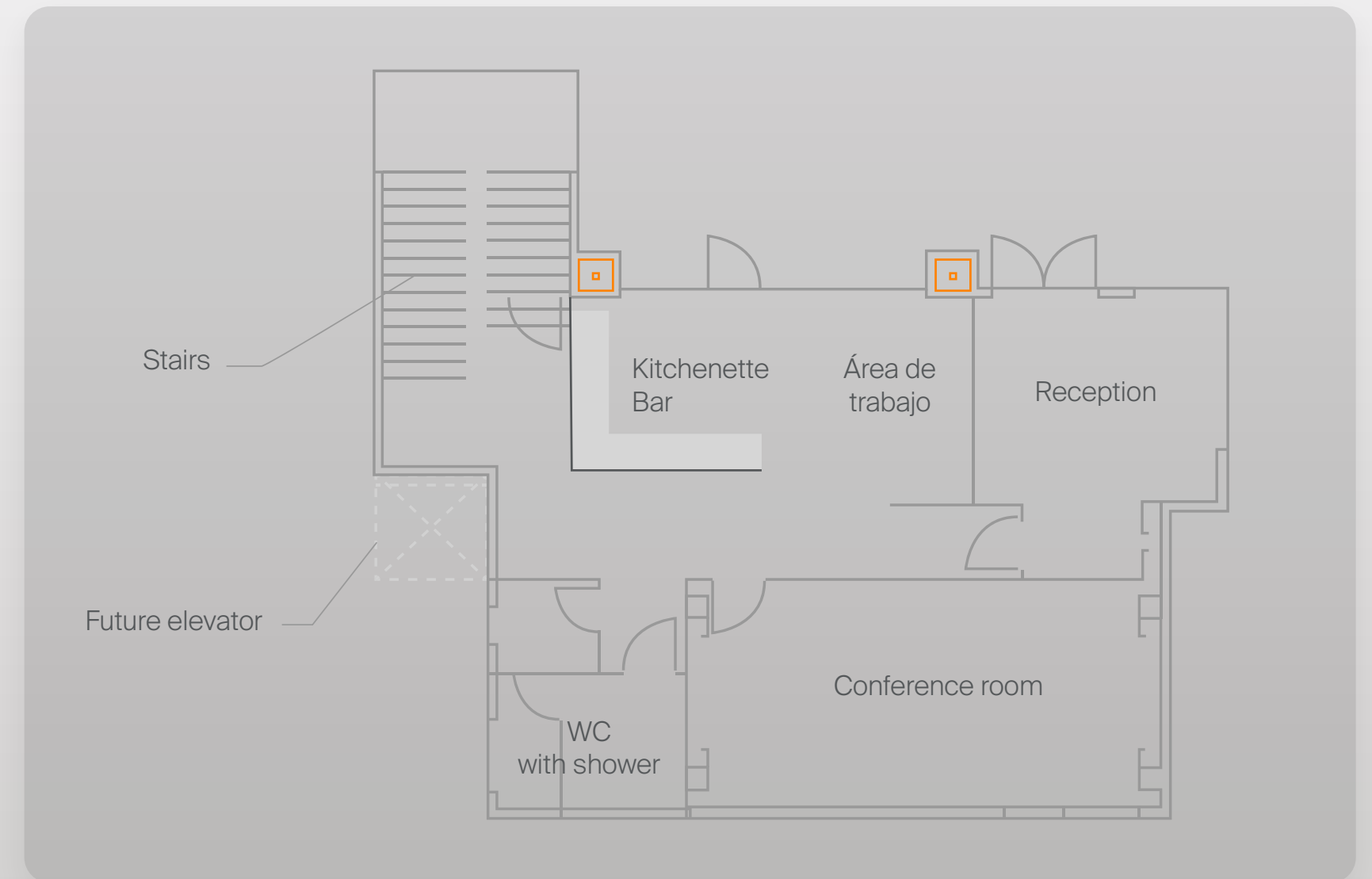
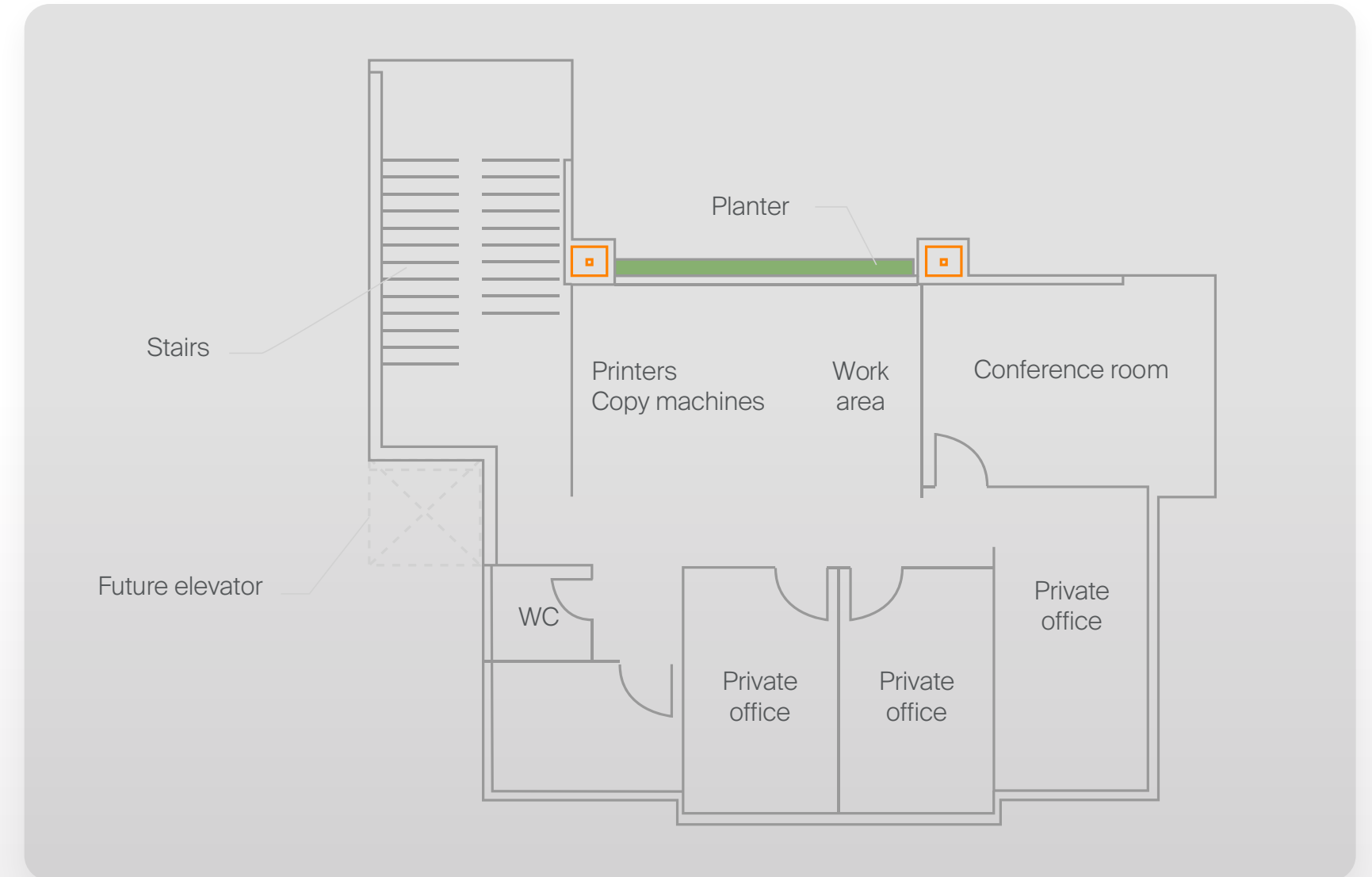
-  WC on each level

-  16 parking spaces

-  Solar panels

-  Height 9 m

-  HVAC system installation



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Offices

Level 1

Inside Parque Industrial Queretaro



GLA:
137 sqm

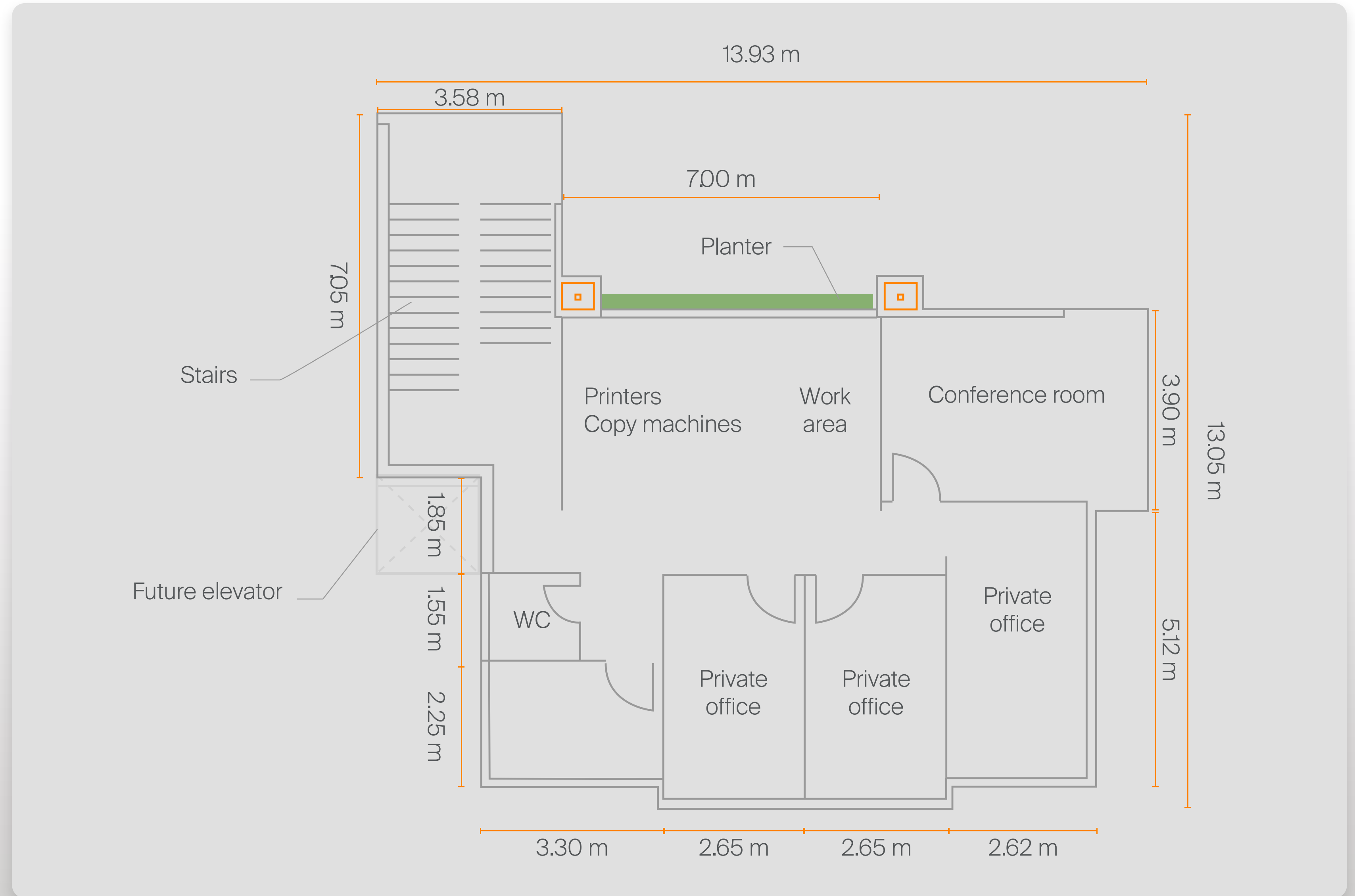


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Offices

Ground Level

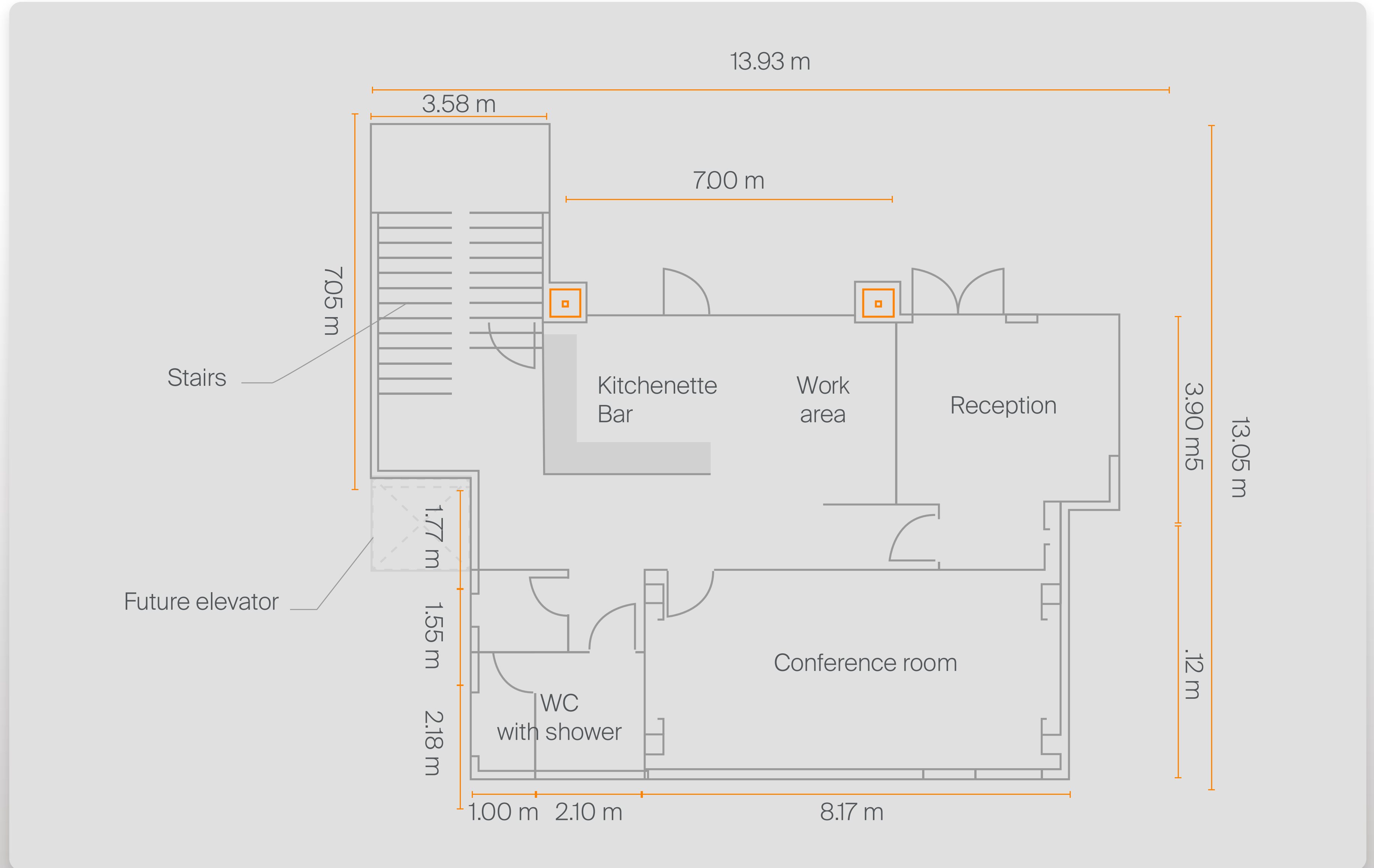
Inside Parque
Industrial Queretaro

GLA:
134 sqm



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Go to Index



Queretaro

Industrial Parks



ADVANCE Queretaro

Available spaces inside Advance Queretaro



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



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SPEC A Module 5

Inside Parque Industrial
Advance Queretaro

Available Area:
789 sqm

GLA:
11,800 sqm



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Go to Index ↗

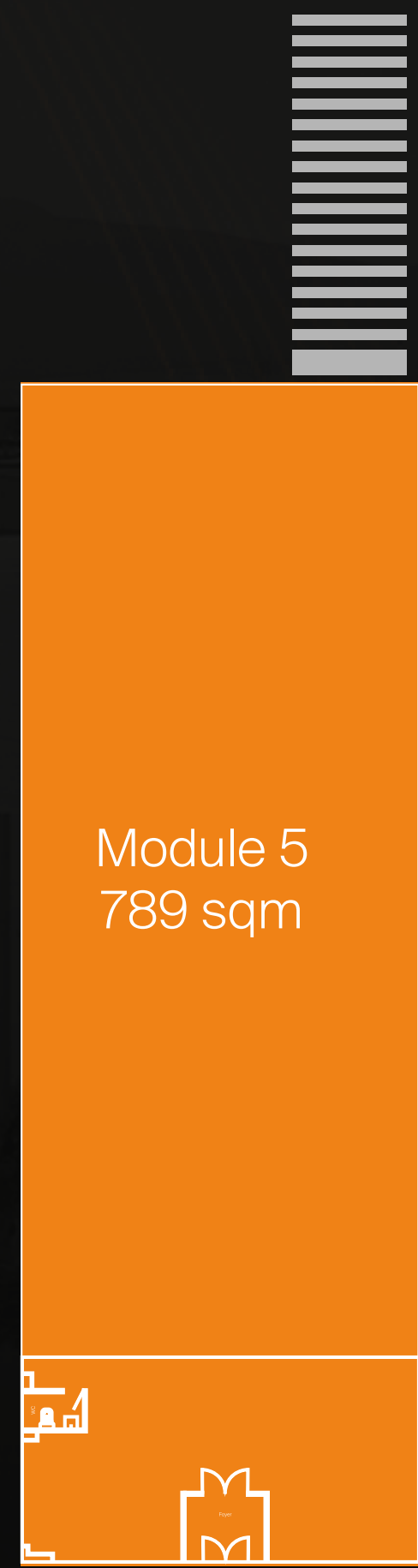
● Available ● Leased

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

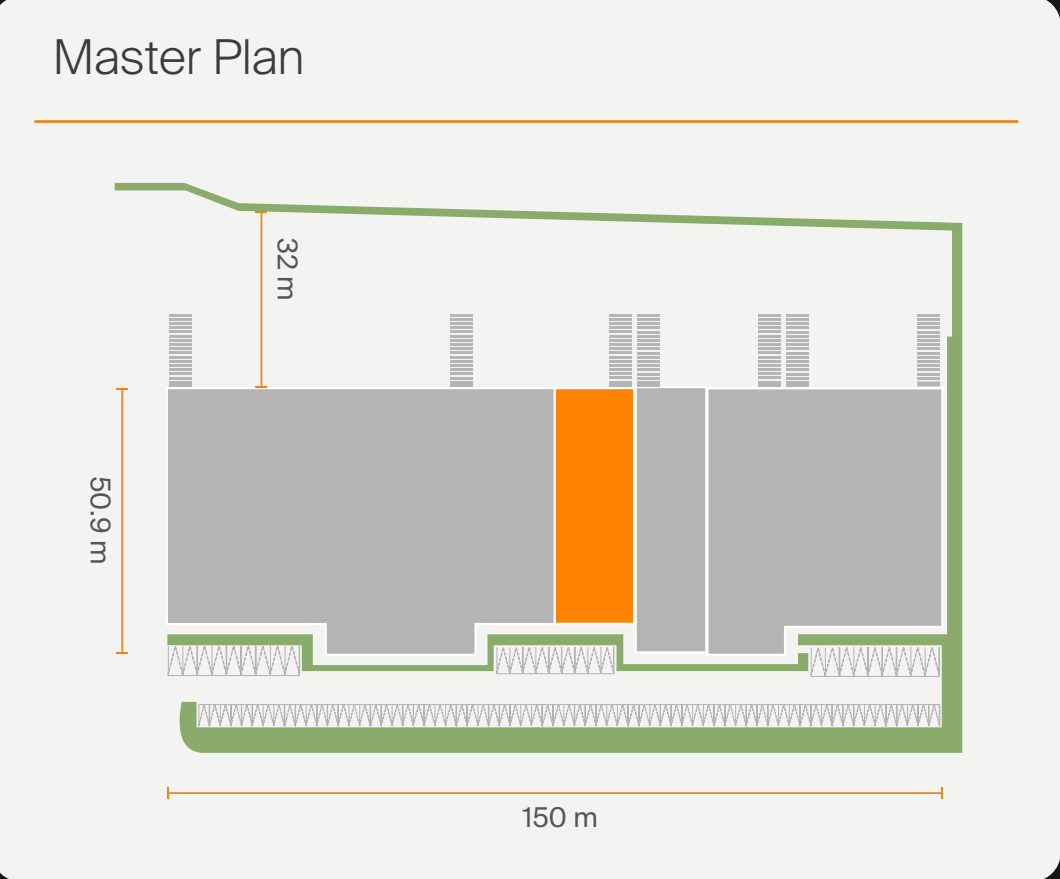
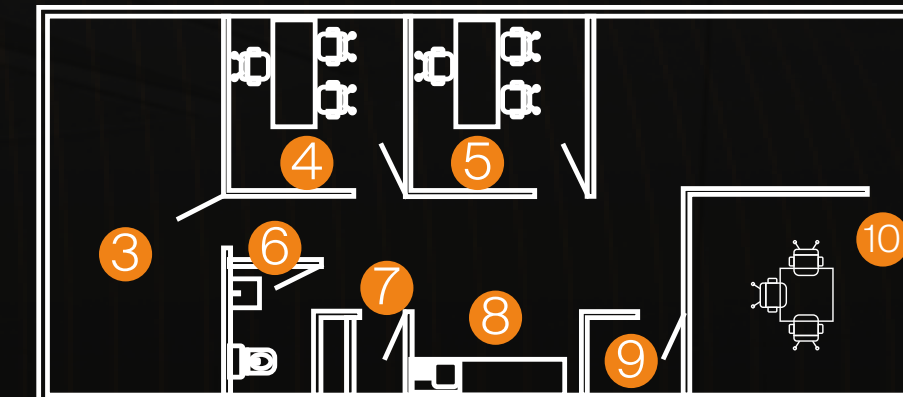


Office area: 196 sqm

Ground Floor



Top Floor



SPEC B Module 12

Inside Parque Industrial
Advance Queretaro



Available Area:
999.42 sqm

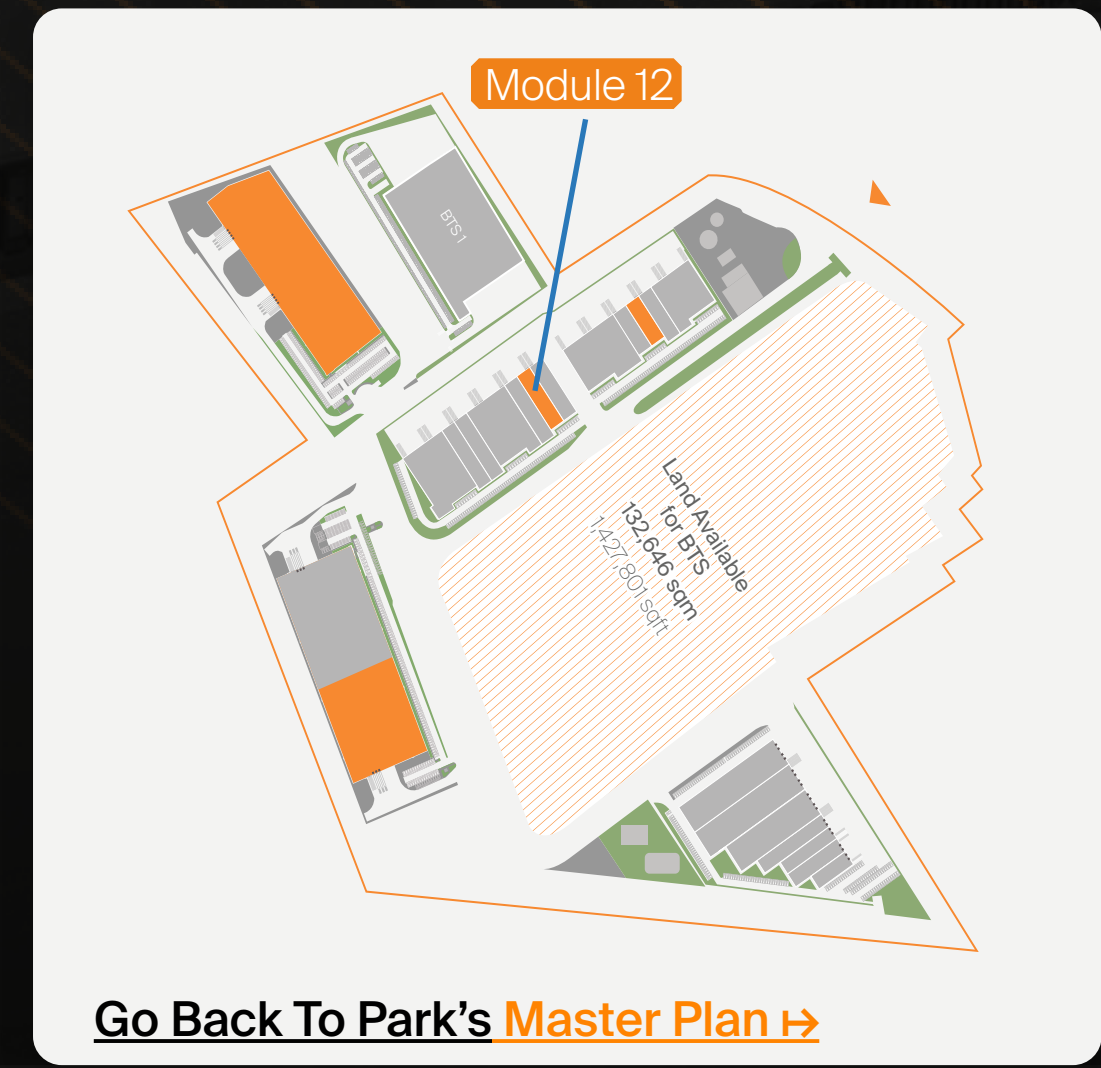
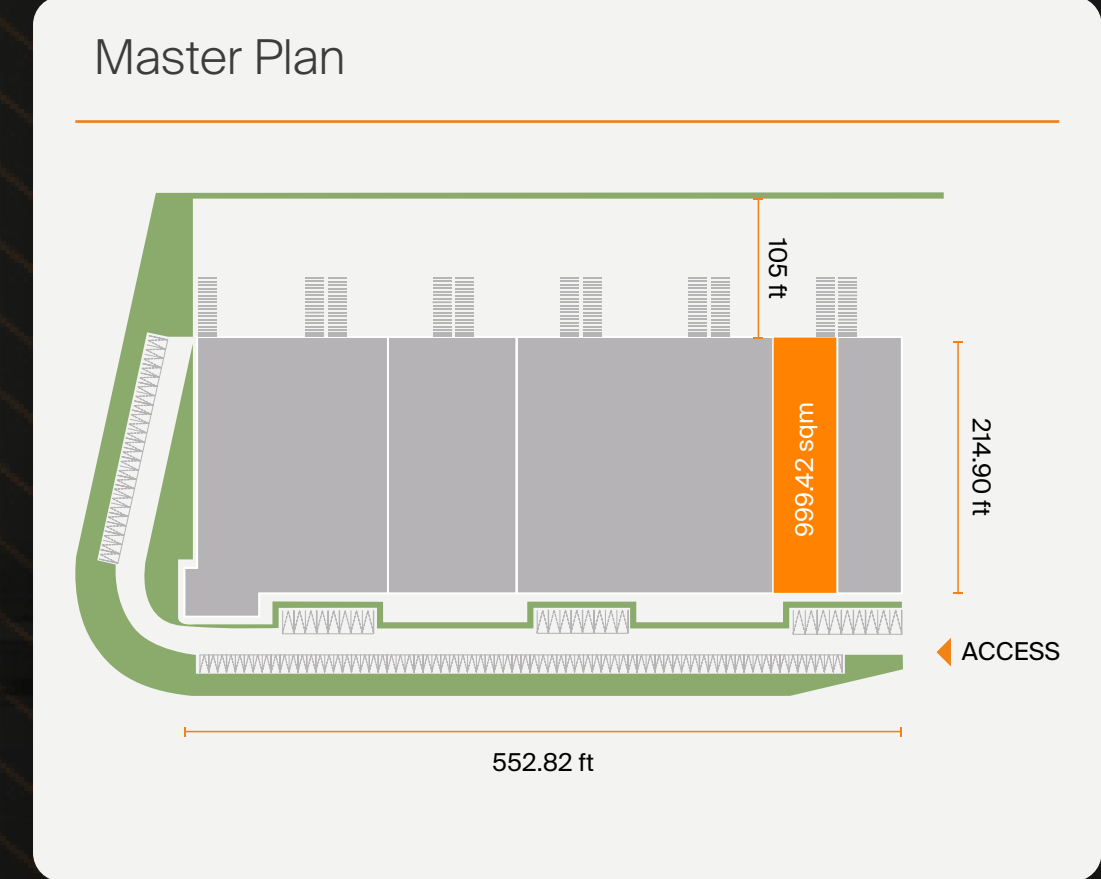
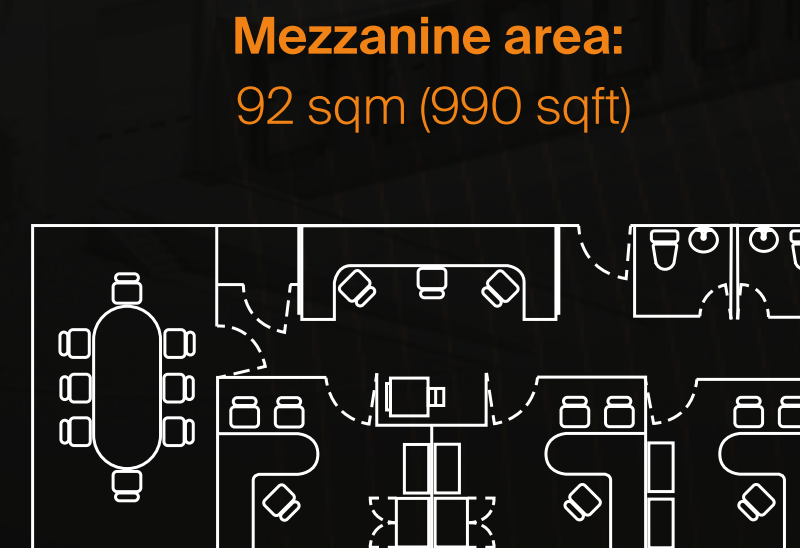
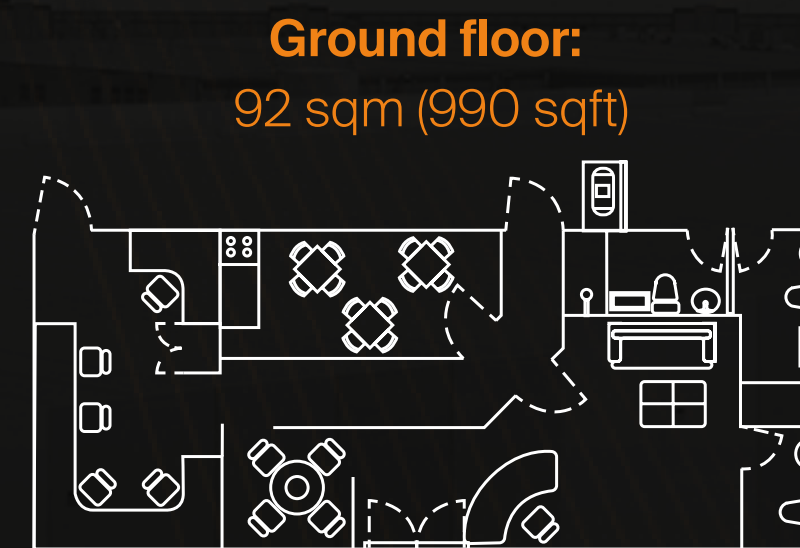


GLA:
11,800 sqm



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● Available ● Leased



SPEC E

Inside Parque Industrial
Advance Queretaro

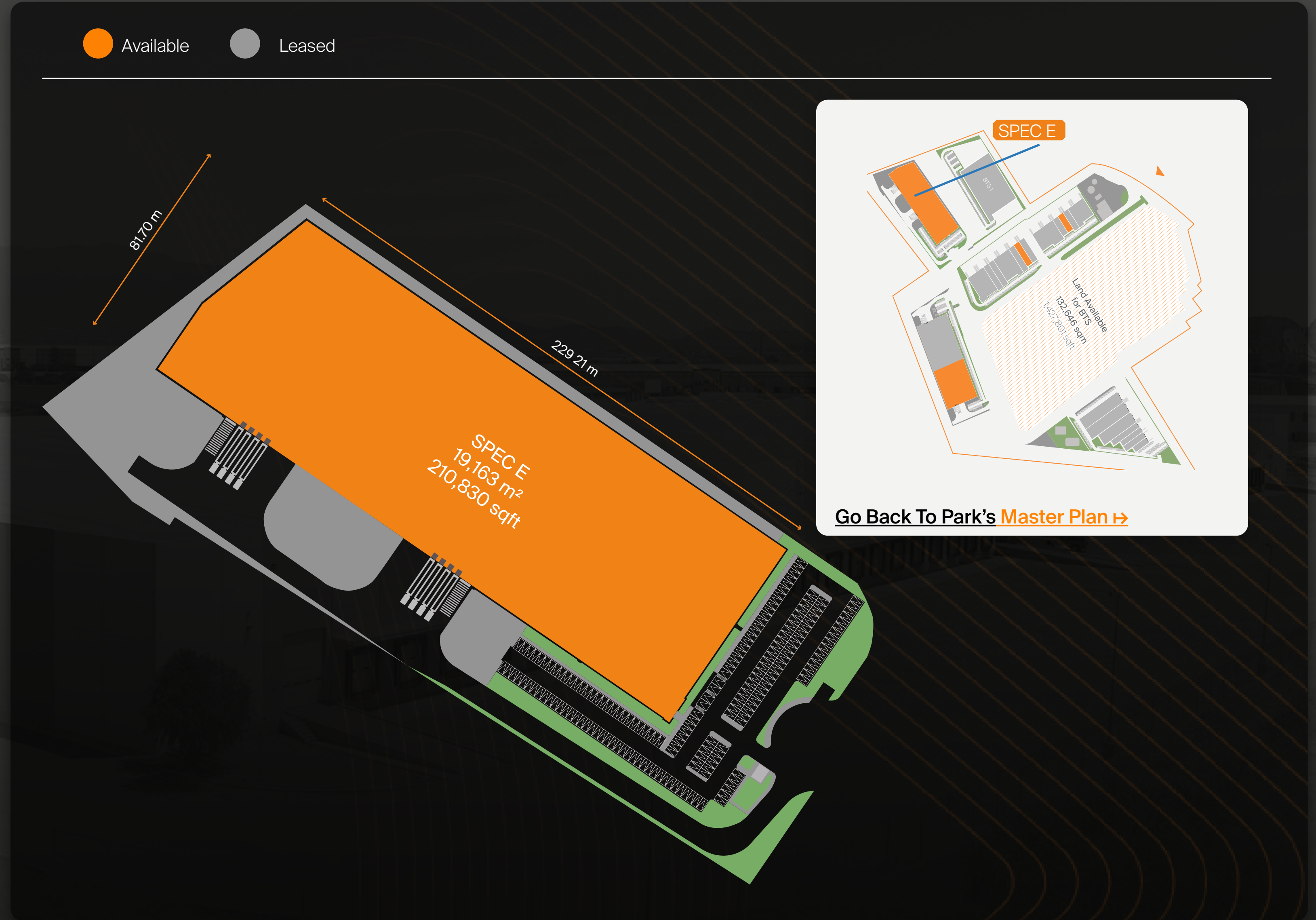


Available Area:
19,163 sqm



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[Go to Index](#)



SPEC F

Inside Parque Industrial
Advance Queretaro

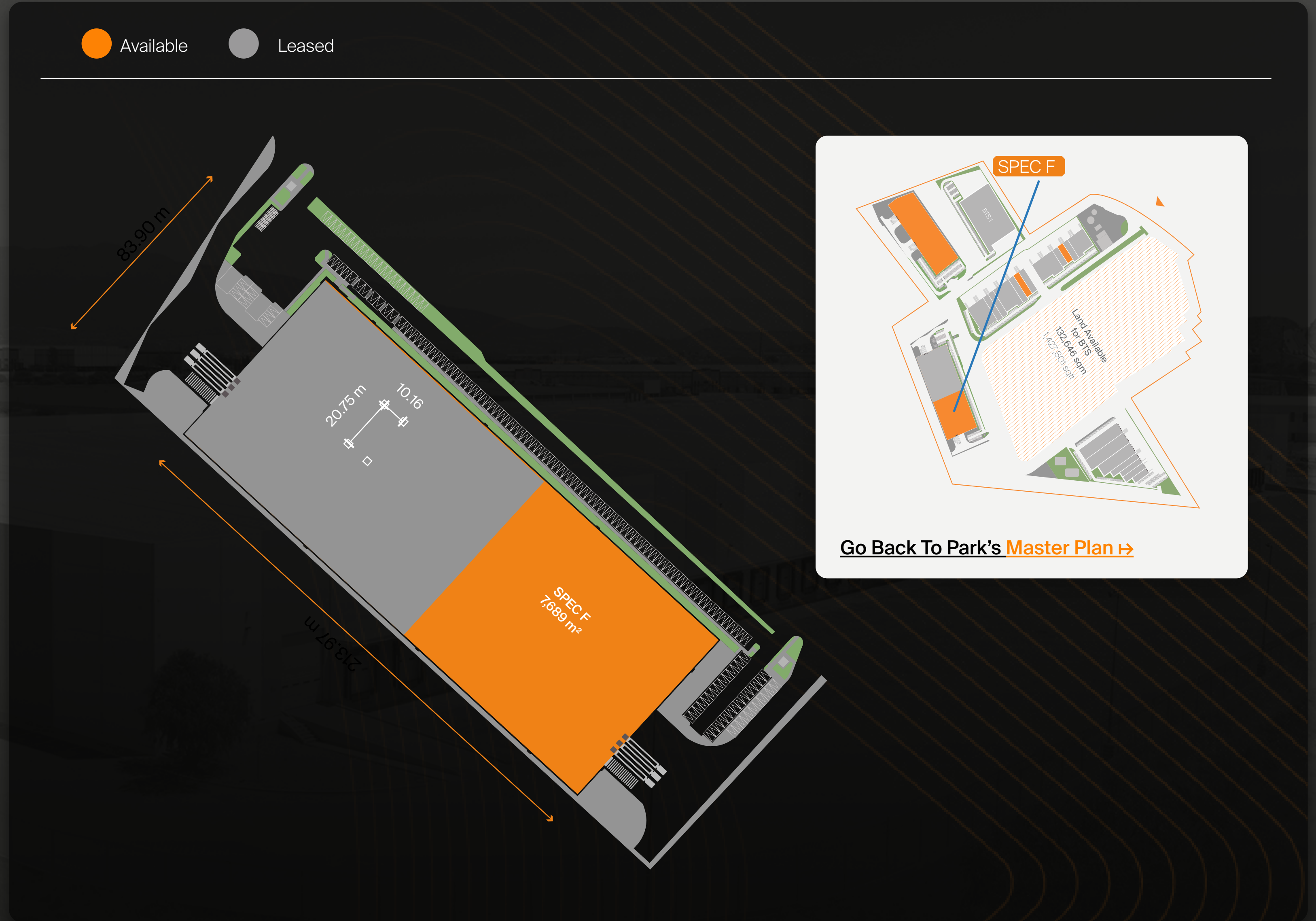



Leasable Area:
7,689 sqm



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[Go to Index](#)



 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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Go to Index

Available Land Reserve



Spec 01-A

Inside Parque Industrial
Advance Monterrey



GLA:

121,729 sqft
11,309 sqm



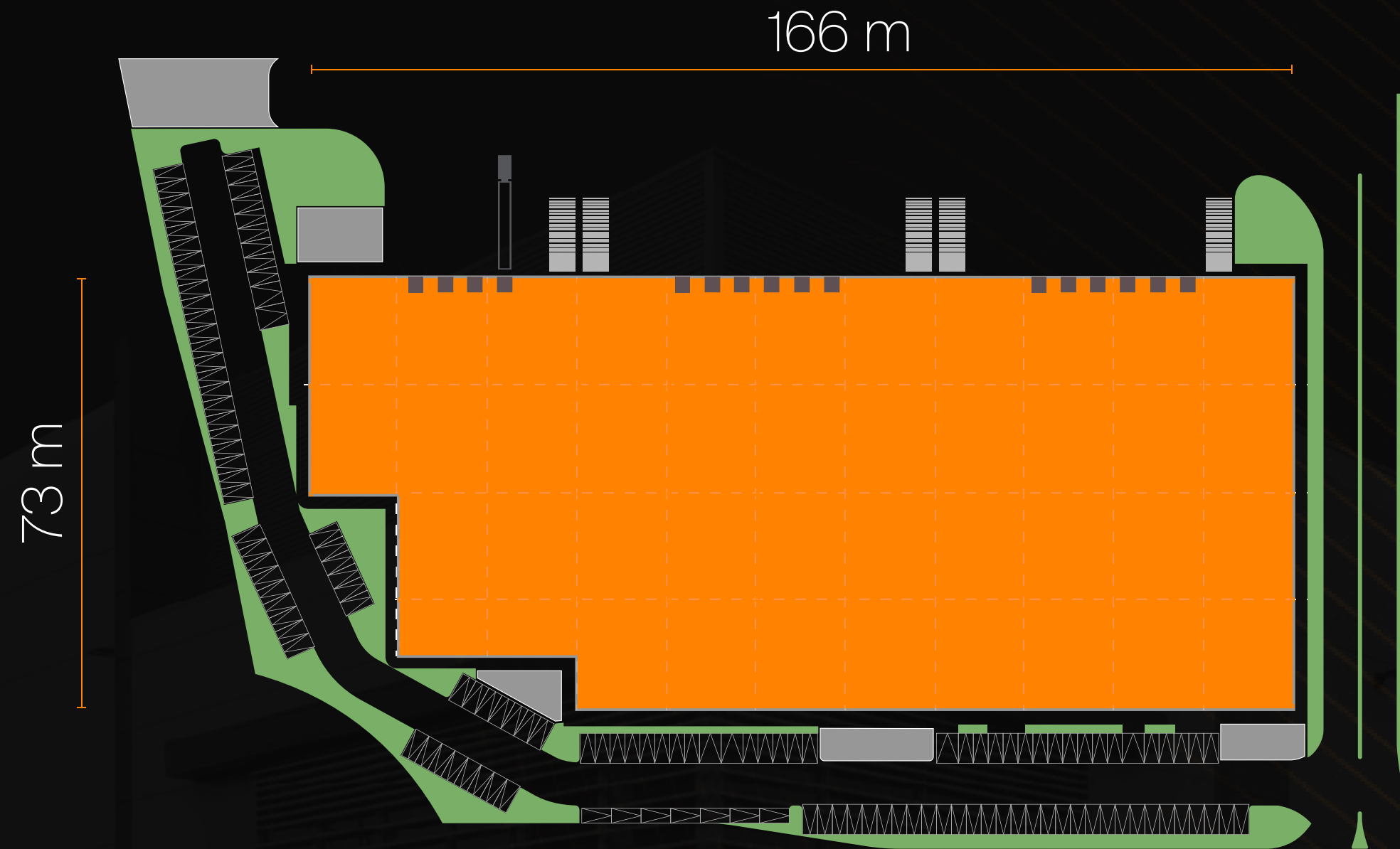
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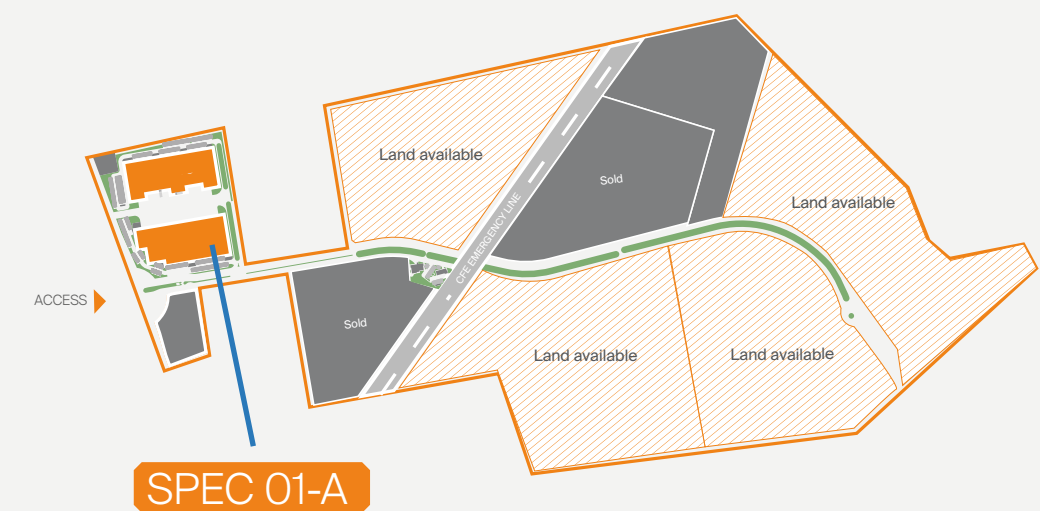
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Go to Index ↗

● Available ● Leased



Master Plan



[Go Back To Park's Master Plan ↗](#)

Spec 01-B

Inside Parque Industrial
Advance Monterrey



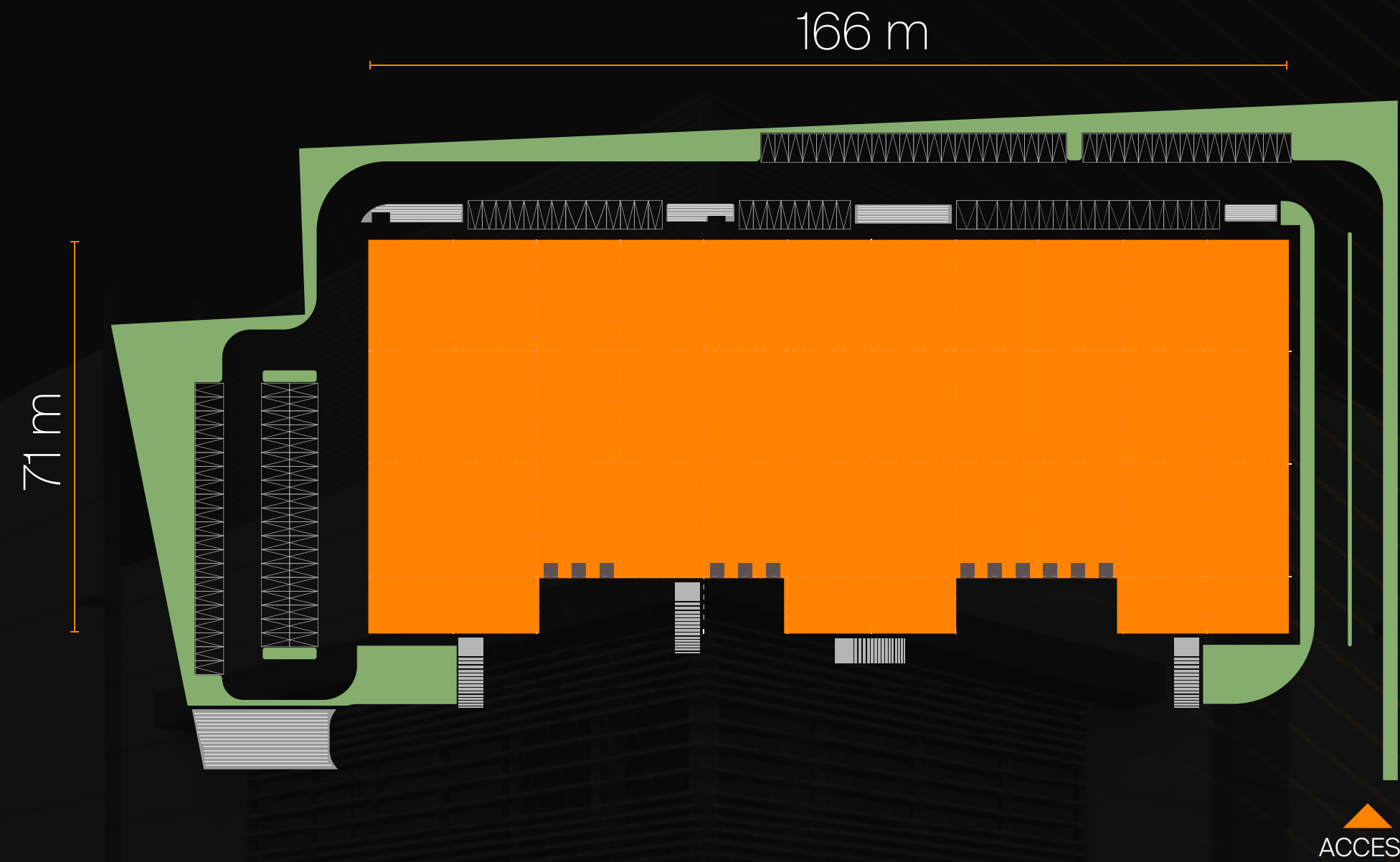
GLA:
119,006 sqft
11,056 sqm



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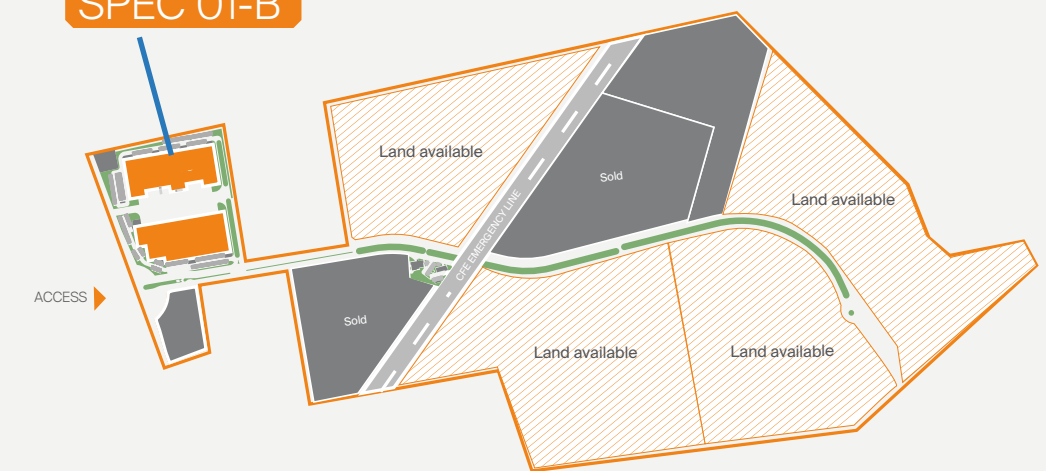
Go to Index ↗

● Available ● Leased



Master Plan

SPEC 01-B



[Go Back To Park's Master Plan ↗](#)

 El Florido

Tijuana Market



Tijuana

Industrial Parks

Advance Tijuana I

Standalone Alamar



GLA:
154,582 sqft
14,361 sqm

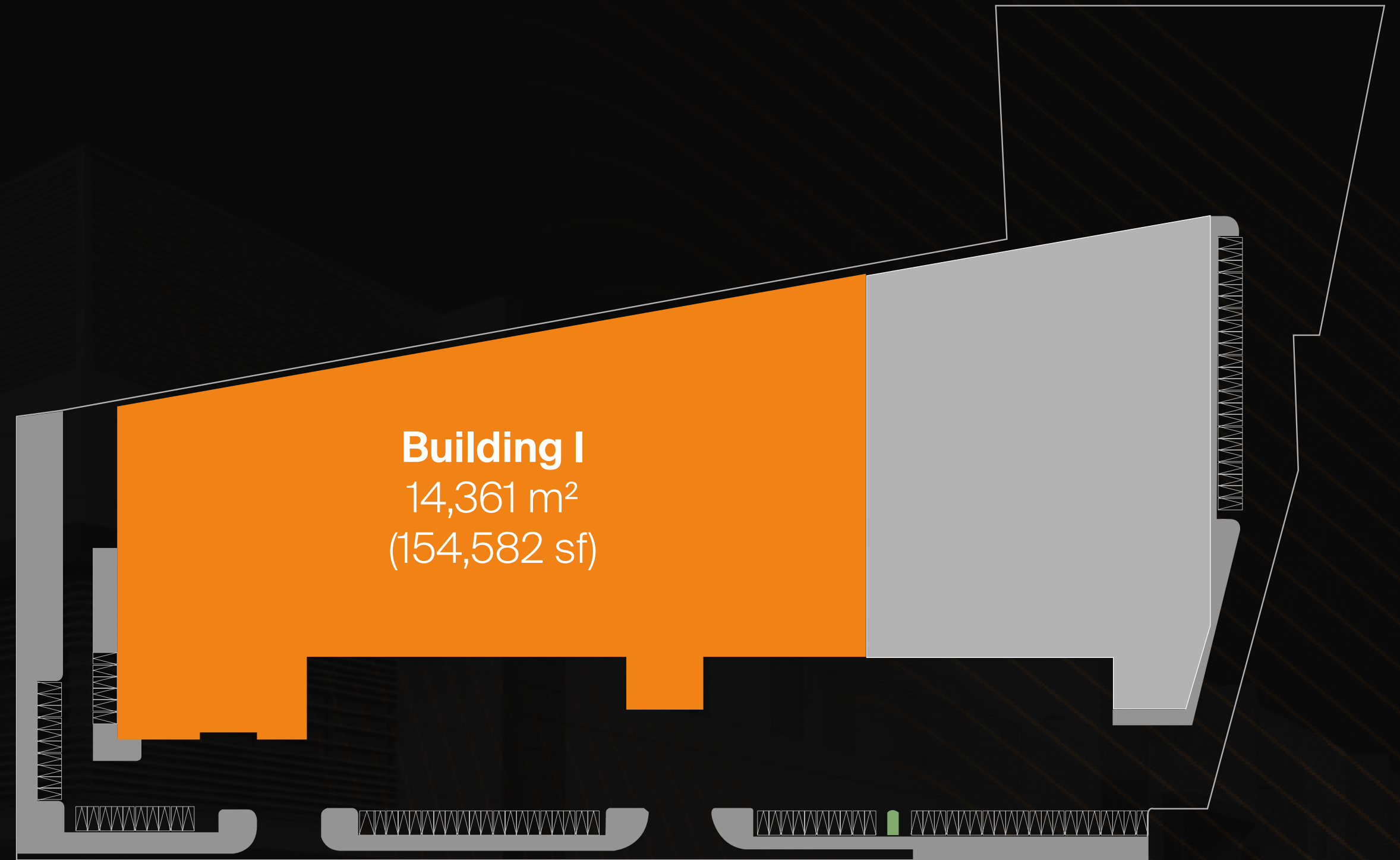


Development
Location:
**Bvd. Licenciado Hector
Teran Terán 20627,
Centenario,
P.C. 22203, Tijuana, B.C.**



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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





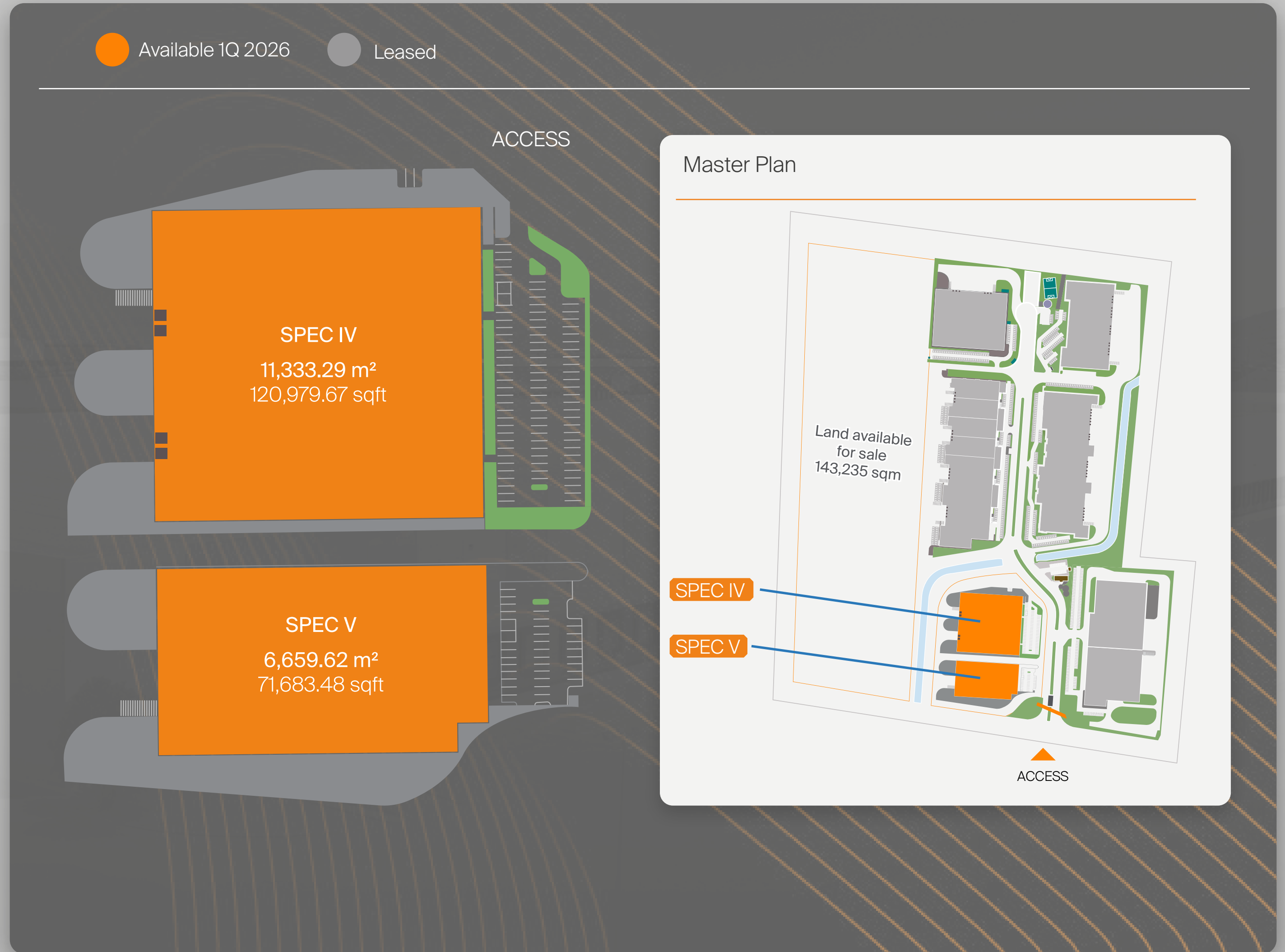
Projects Under Construction

SPEC IV & V

Inside Advance Puerto Interior

Available Area Spec IV:
11,333 sqm

Available Area Spec V:
6,659 sqm





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