



Availability portfolio **July 2025**

Industrial spaces in Mexico



Summary

Region	Market	Submarket	Project	Industrial Park	Building	Module	Total available
OFFICES							
Bajio	Queretaro	5 de Febrero	Offices I	PIQ	-	-	271
						TOTAL	271
Region	Market	Submarket	Project	Industrial Park	Building	Module	Total available
Bajio	Queretaro	Airport	Industrial Park	Advance Queretaro	SPEC A	Module 5	789
					SPEC A	Modules 6-8	2,506
					SPEC B	Module 12	999
					SPEC C	Module 10	644
	Queretaro	Qro - SLP	Industrial Park	Parque Industrial Qro.	SPEC PIQ	-	40,032
TOTAL QUERETARO						44,970	
Central Mex	CDMX	CTT, Tepotzotlán	Industrial Park	Advance Tepotzotlán I	Building III	-	2,200
TOTAL CDMX						2,200	
North	Monterrey	García	Industrial Park	Advance Monterrey	SPEC 01 A	-	11,309
					SPEC 01 B	-	11,056
TOTAL MONTERREY						22,365	
ADVANCE TOTAL						69,535	

Projects under construction

Region	Market	Submarket	Project	Industrial Park	Building	Module	Total available
Bajío	Querétaro	Airport	Industrial Park	Advance Querétaro	SPEC A	-	19,587
					SPEC B	-	17,952
						TOTAL QUERETARO	37,539
Bajío	Guanajuato	Silao	Industrial Park	Advance Puerto Interior	SPEC IV	-	11,333
					SPEC V	-	6,659
						TOTAL GUANAJUATO	17,992

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Queretaro

Offices PIQ	04
SPEC PIQ	07
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CDMX

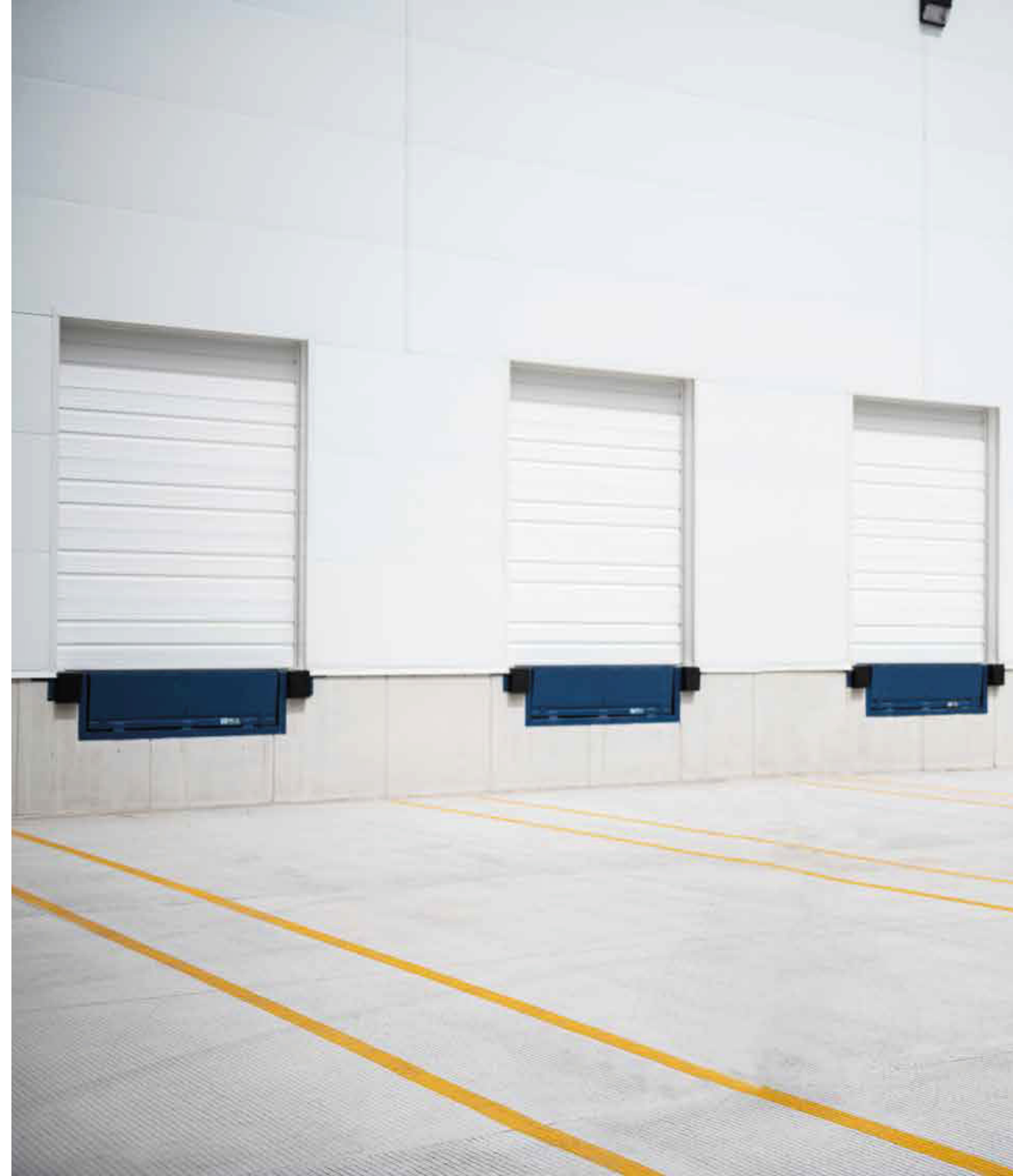
Advance Tepotzotlan I	13
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MONTERREY

Advance Monterrey	16
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PROJECTS UNDER CONSTRUCTION

Advance Queretaro	21
Advance Puerto Interior	23





Offices

Inside Parque Industrial Queretaro



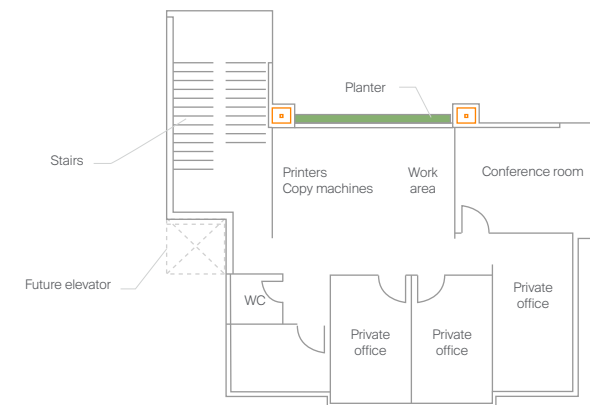
Available Area:
271 sqm

- 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.

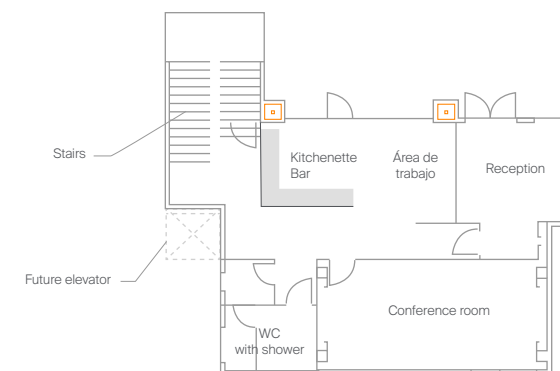
Level 1

Available area: 137 sqm



Ground Level

Available area: 134 sqm

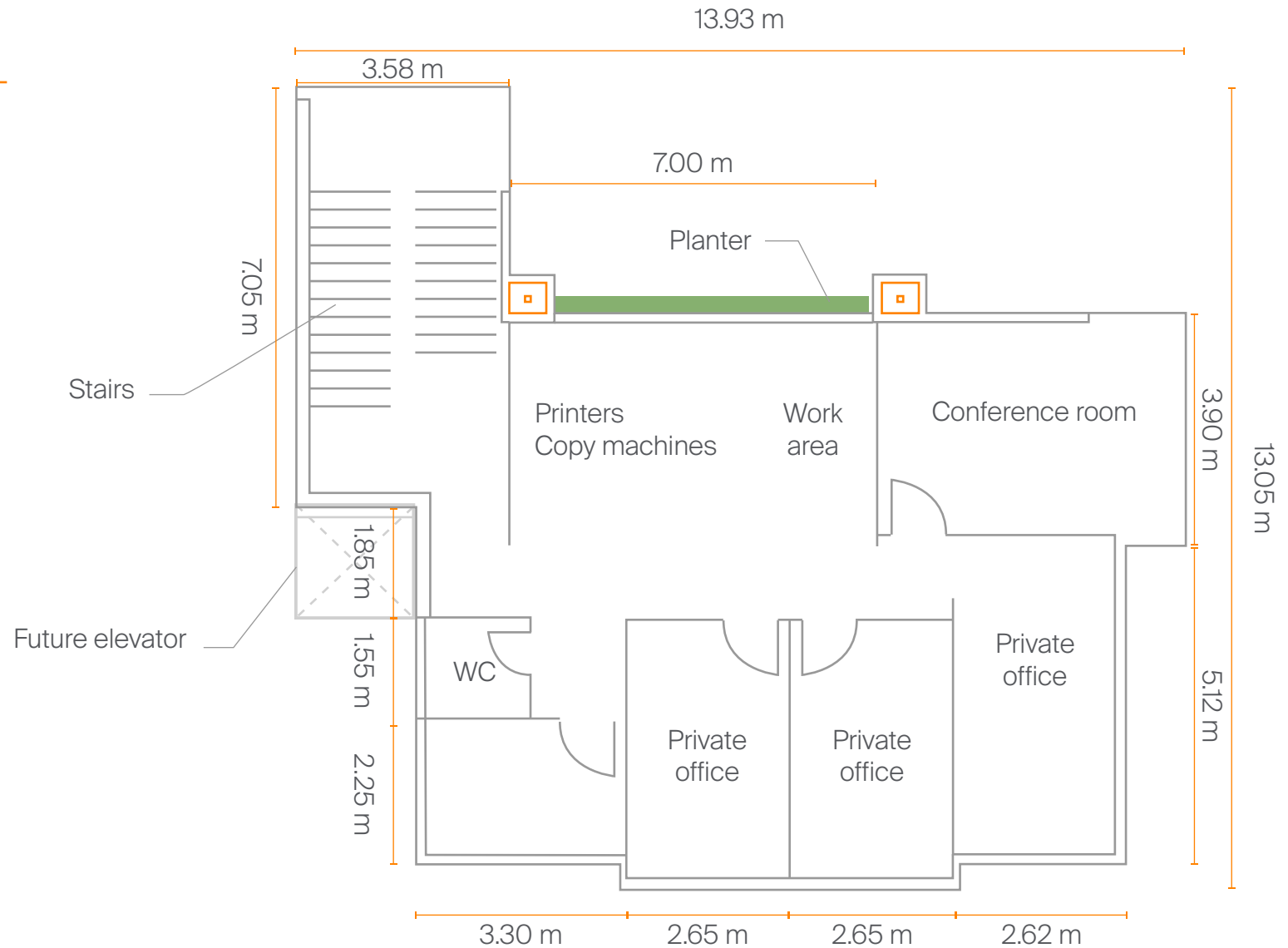


Level 1

Inside Parque Industrial Queretaro



GLA:
137 sqm

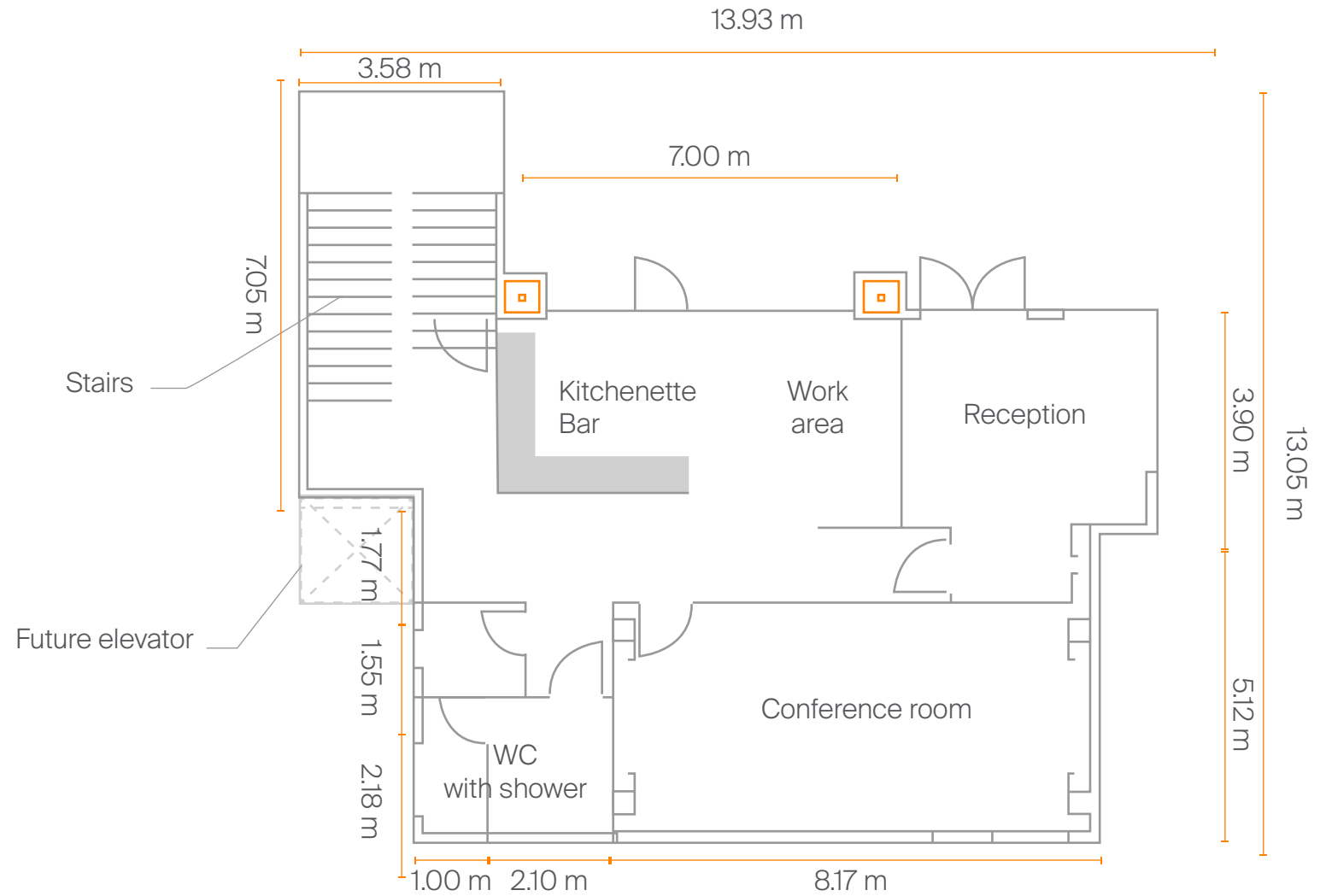


Ground Level

Inside Parque Industrial Queretaro



GLA:
134 sqm



SPEC PIQ

Inside Parque Industrial Queretaro



Available Area:
40,032 sqm

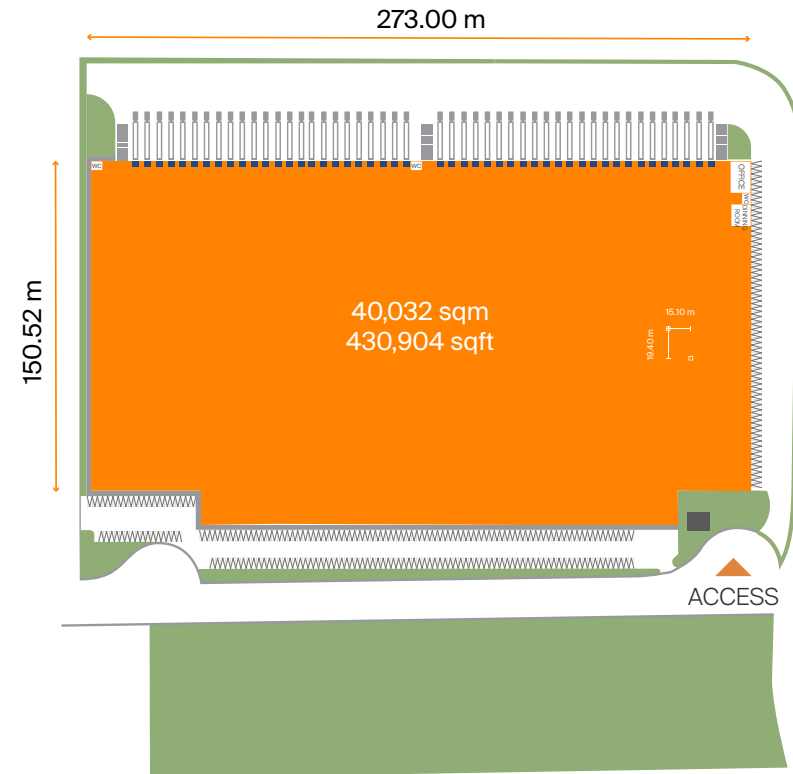


Built:
40,032 sqm

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



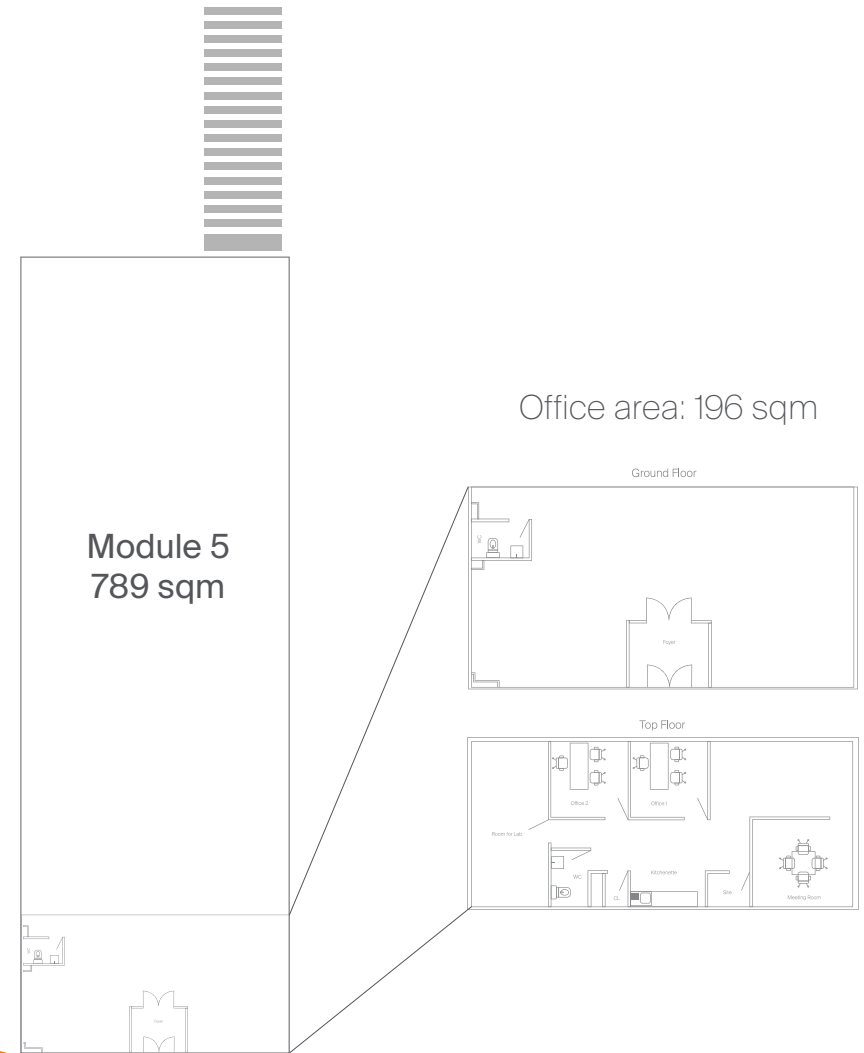
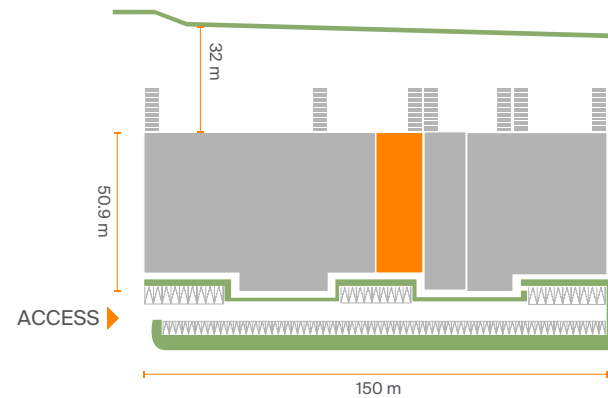
Available area:
789 sqm



GLA:
11,800 sqm

Available

Leased



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SPEC A | Modules 6 - 8

Inside Parque Industrial Advance Queretaro



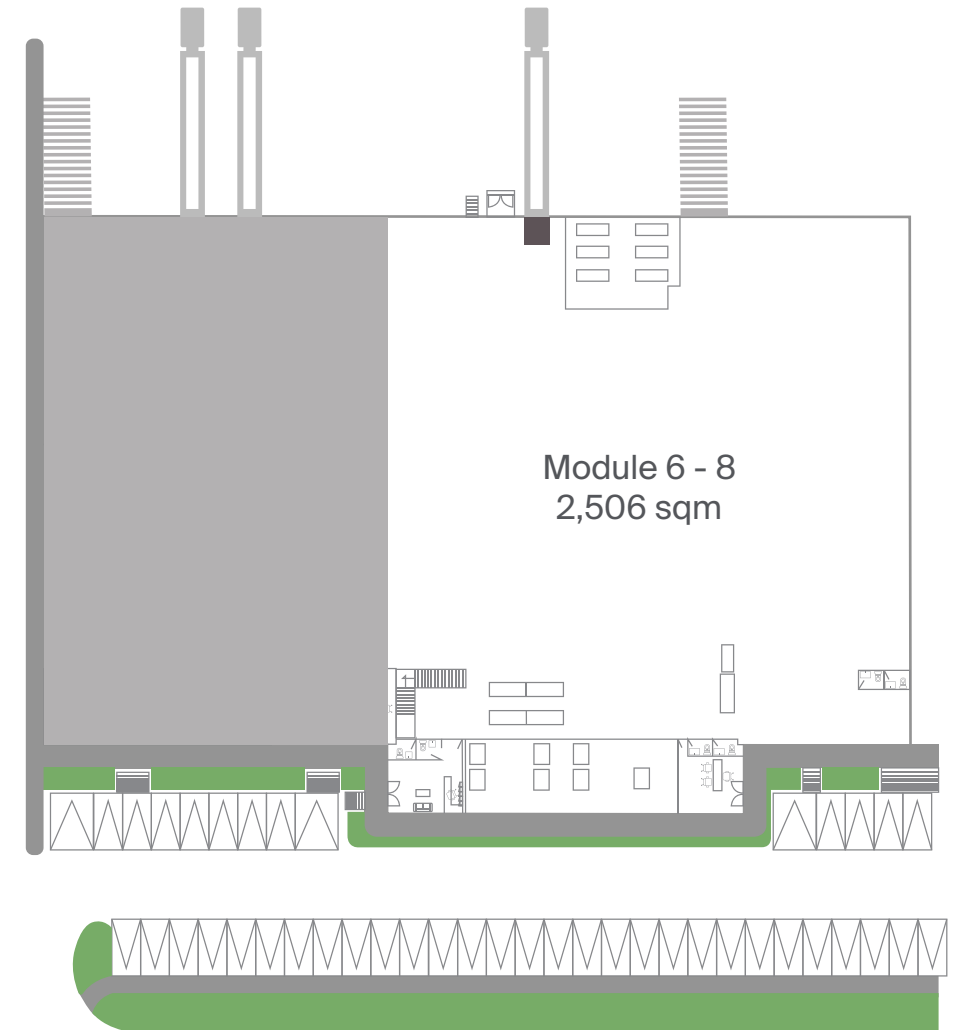
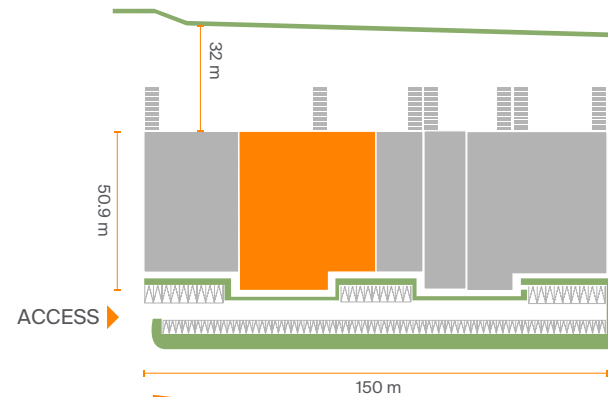
Available area:
2,506 sqm



GLA:
11,800 sqm

Available

Leased



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SPEC B | Module 12

Inside Parque Industrial Advance Queretaro



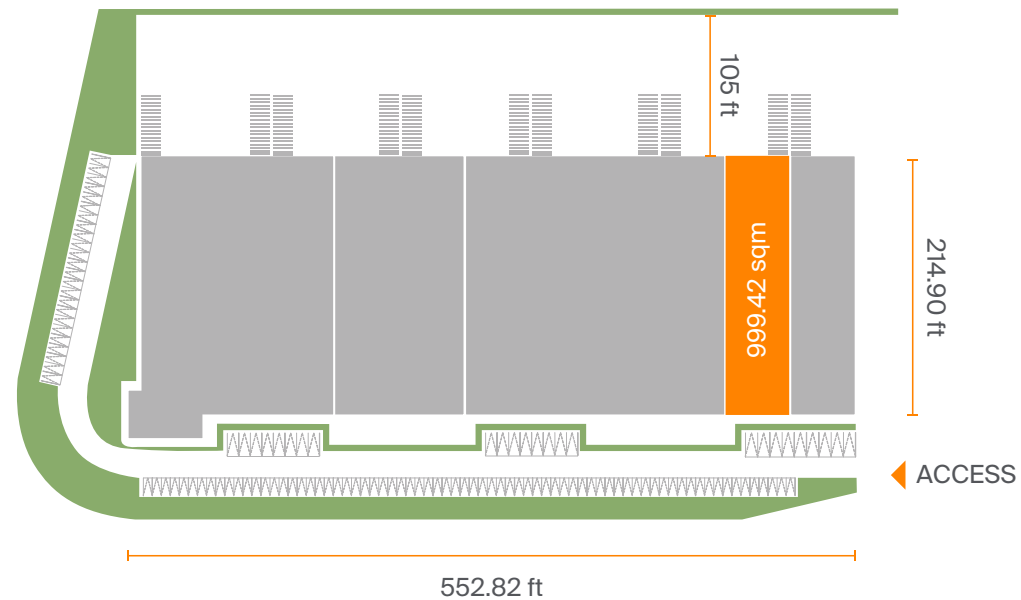
Available area:
999.42 sqm



GLA:
11,800 sqm

Available

Leased



SPEC C | Module 10

Inside Parque Industrial Advance Queretaro



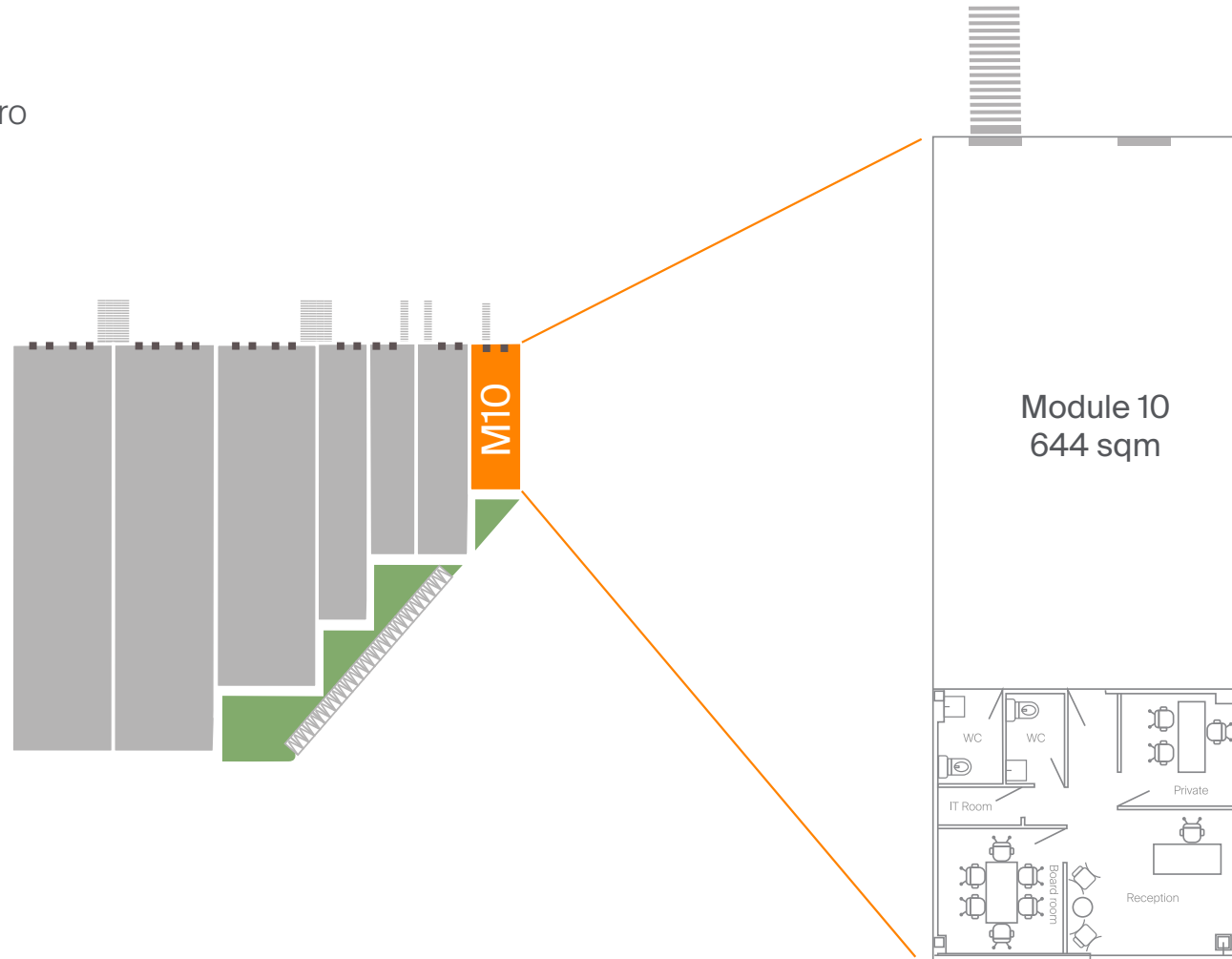
Available area:
644 sqm



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

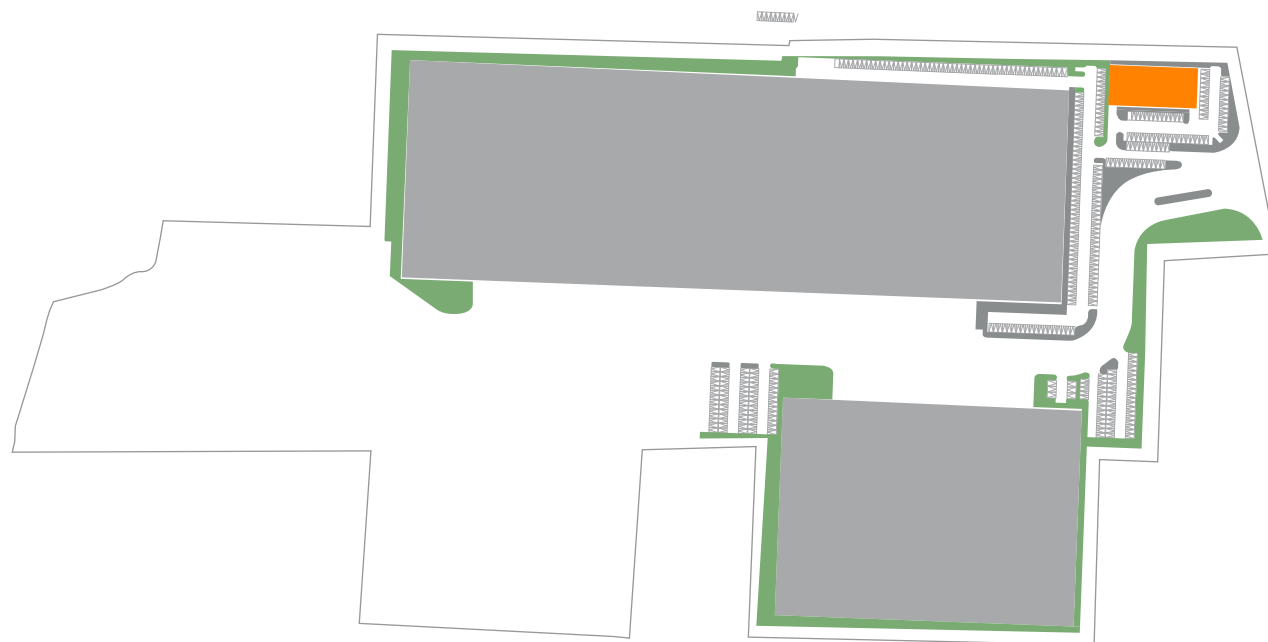
Available

Leased



Development Location

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



Building III

Inside Advance Tepotzotlán I



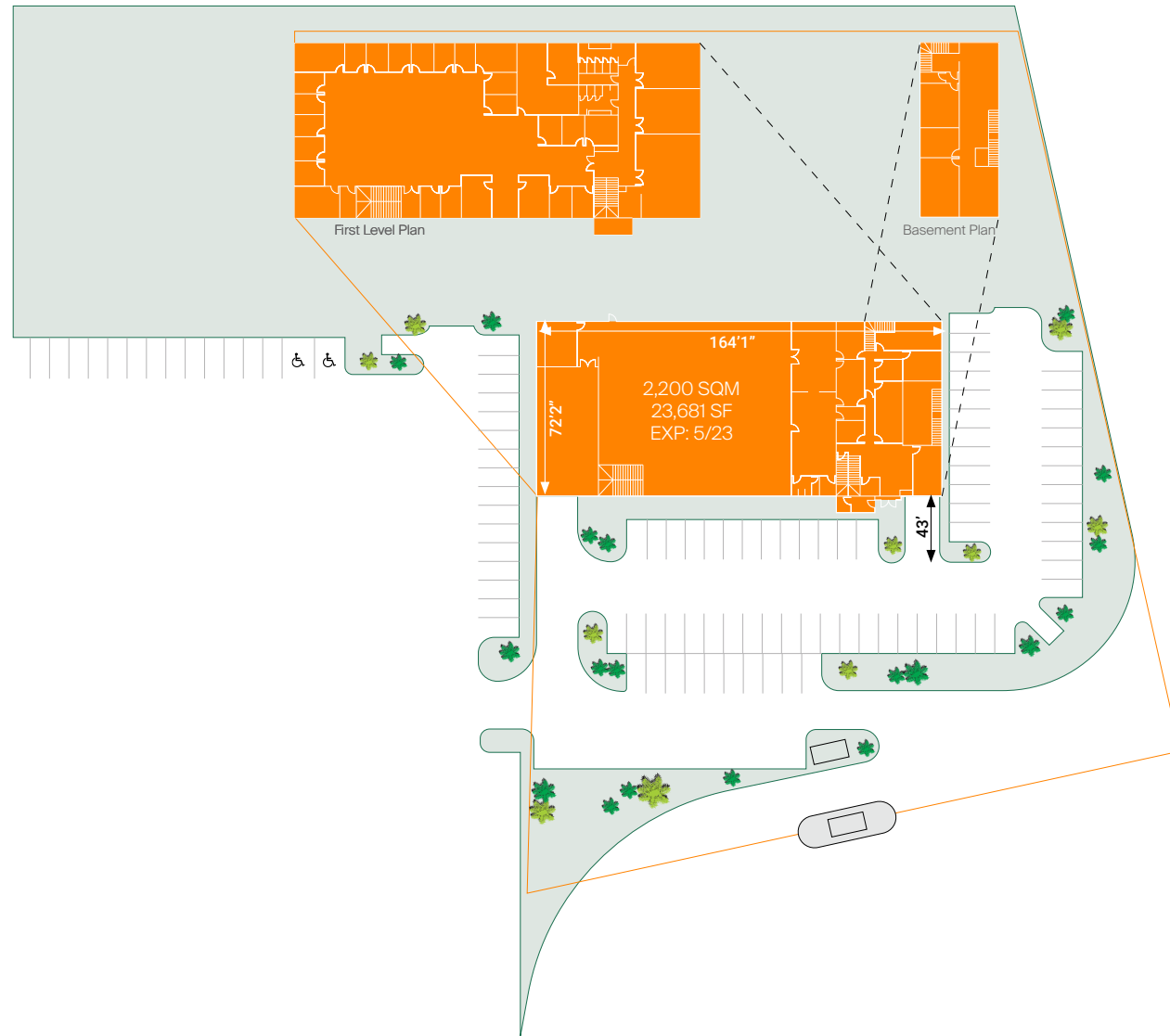
Available area:
2,200 sqm



GLA:
2,200 sqm

Available*

Leased



Contact

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Leasing Manager Qro & CDMX

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Parque Industrial Advance Monterrey

Master Plan

PIAM



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

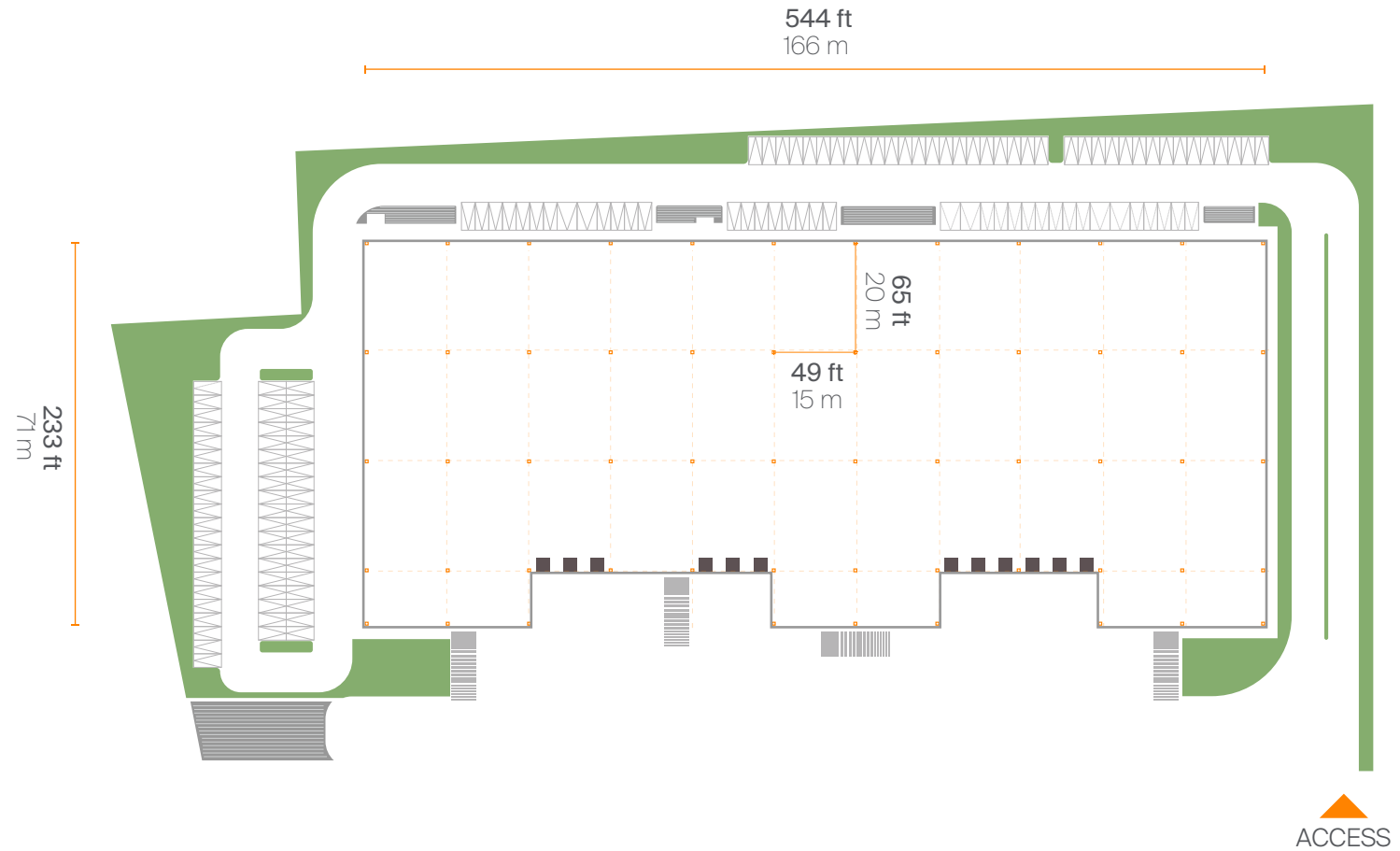
Spec 01 B

Inside PIAM



GLA:
119,006 sqft
11,056 sqm

- Available
- Leased



Spec 01 A

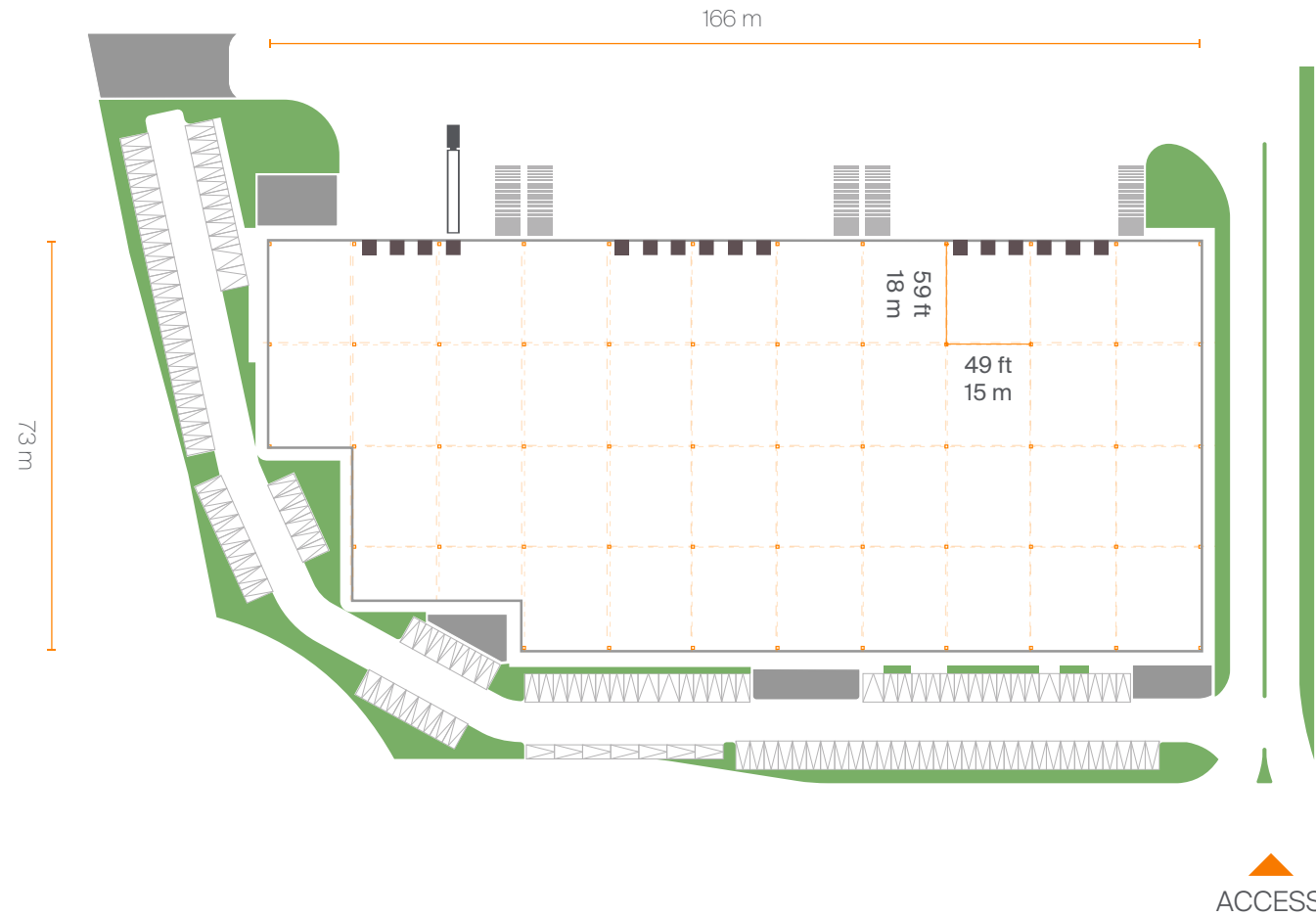
Inside PIAM



GLA:
121,729 sqft
11,309 sqm

Available by July 2025

Leased



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Contact



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Projects Under **Construction**

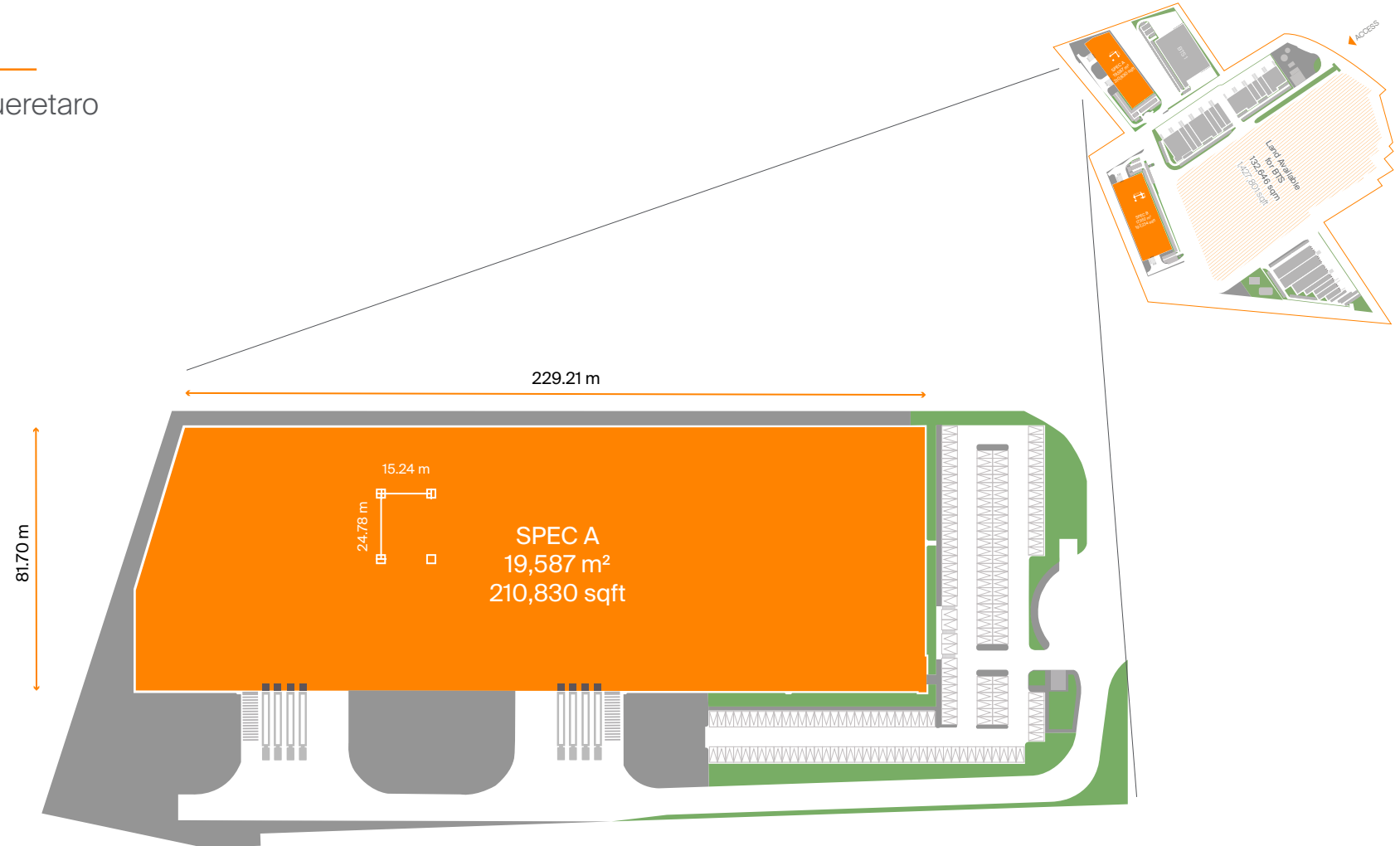


SPEC A

Inside Parque Industrial Advance Queretaro
Available 2025



Leasable Area:
19,587 sqm



Available

Leased

Antonio Francisco
Leasing Manager

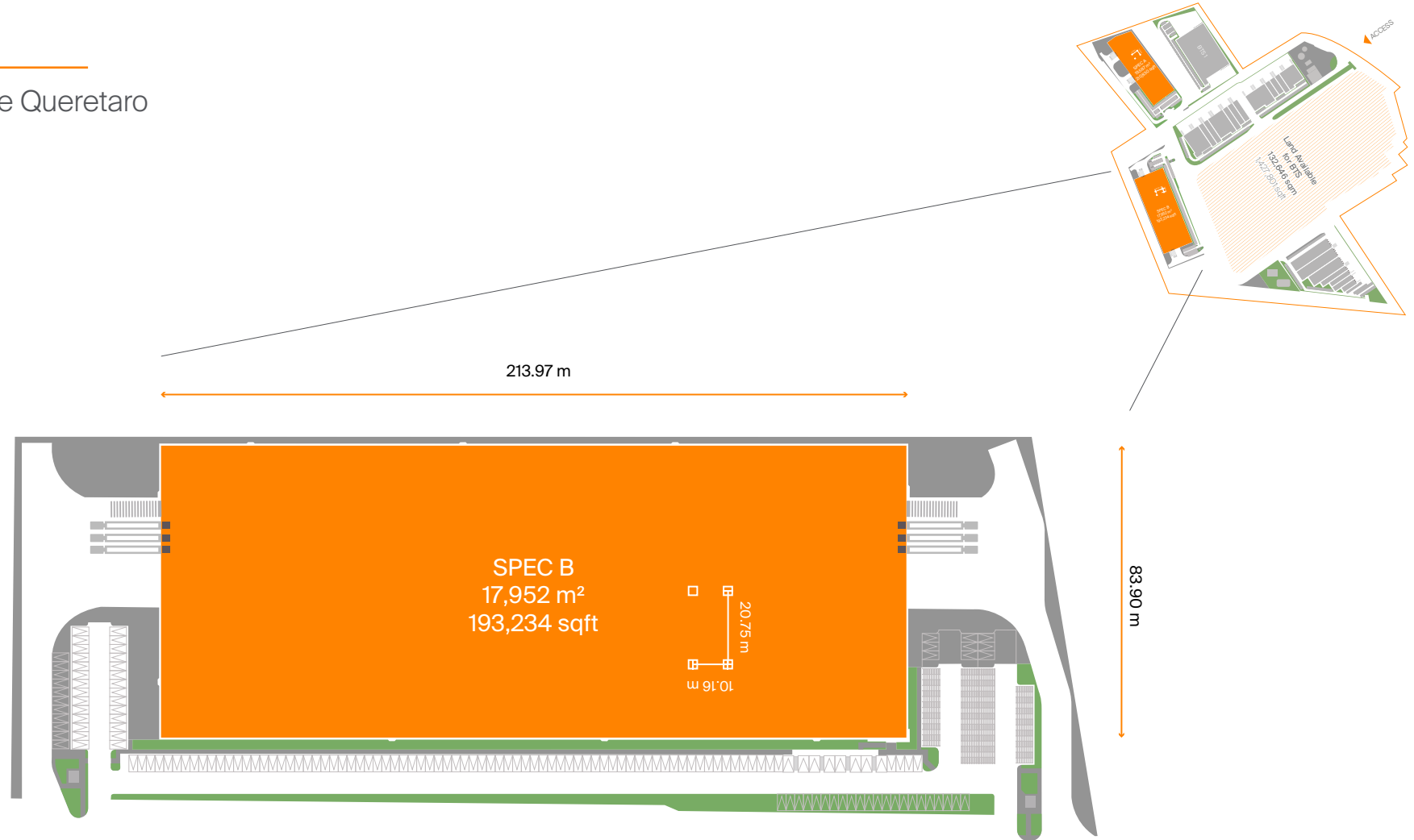
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SPEC B

Inside Parque Industrial Advance Queretaro
Now Available



Leasable Area:
17,952 sqm



Available

Leased

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SPEC IV & V

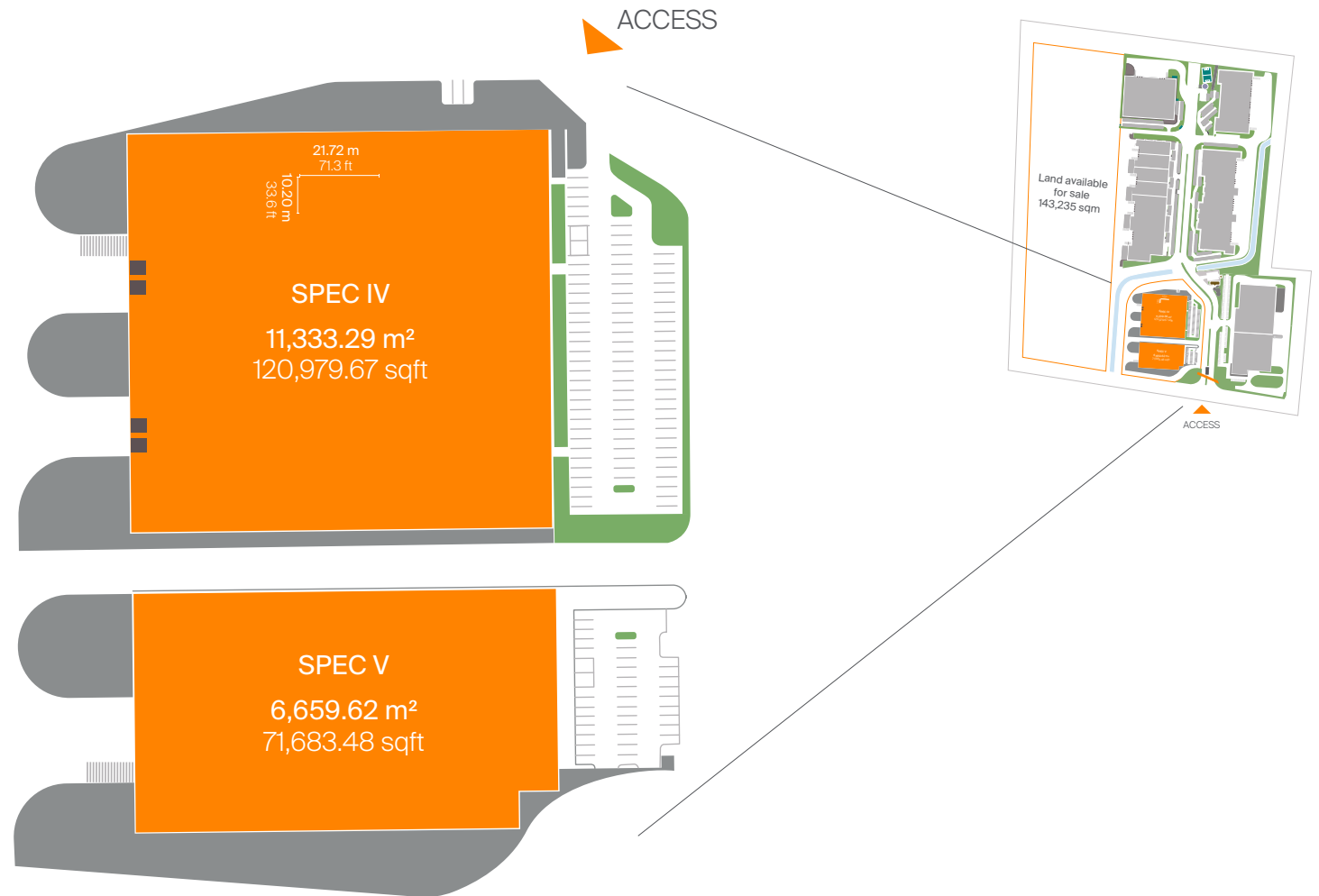
Inside Advance Puerto Interior



Leasable Area:

Spec IV - 11,333 sqm (Available Dec 2025)

Spec V - 6,659 sqm (Available Jan 2026)



Available

Leased

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