



RESEARCH 1H 2021

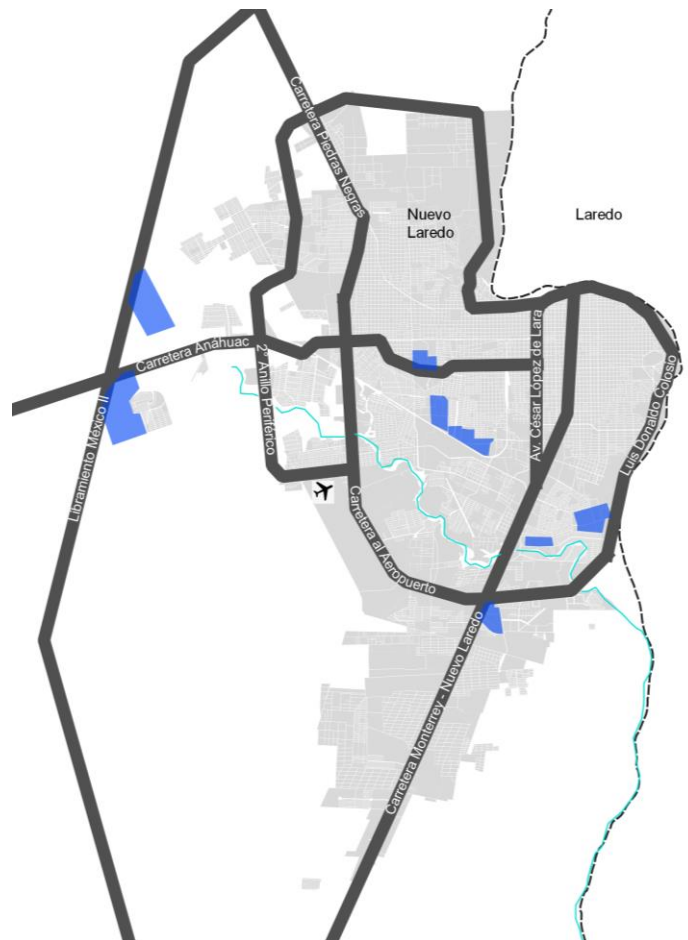
Nuevo Laredo Industrial Market

Market Summary (Class A/B/C)

	Current Quarter	Prior Quarter	12-Month Forecast
Total Inventory (SF)	10.4M	10.4M	↑
Vacancy Rate	7.9%	8.5%	→
Average Asking Rent (SF/Year)	\$4.59	\$4.63	↓
Under Construction (000's SF)	0	0	→
New Supply (000's SF)	0	0	↑

Current Conditions

- Industrial inventory in 1H 2021 remains with no change with more than 10.4 million square feet. The inventory is expected to grow due to a speculative building planned to be developed in 3Q 2021 and finished in 2022.
- Gross absorption recorded a figure of 64,000 square feet.
- Asking rent has remained stable in the last 3 years, this semester recorded a figure of US\$4.59 per square feet per year.
- Space under construction has not been registered since 2018.

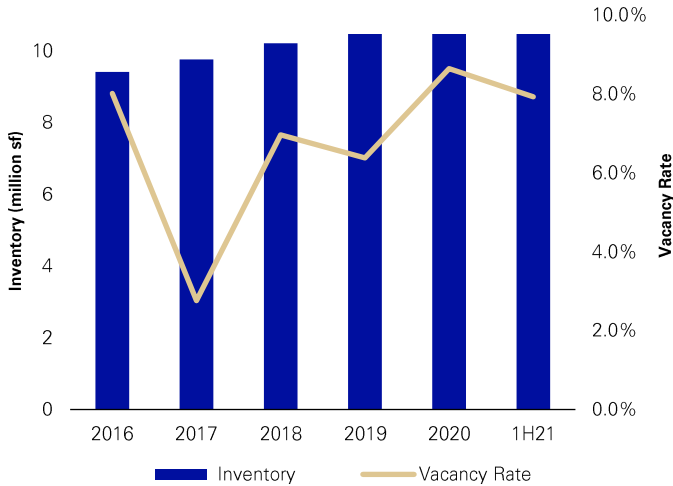


Market Indicators

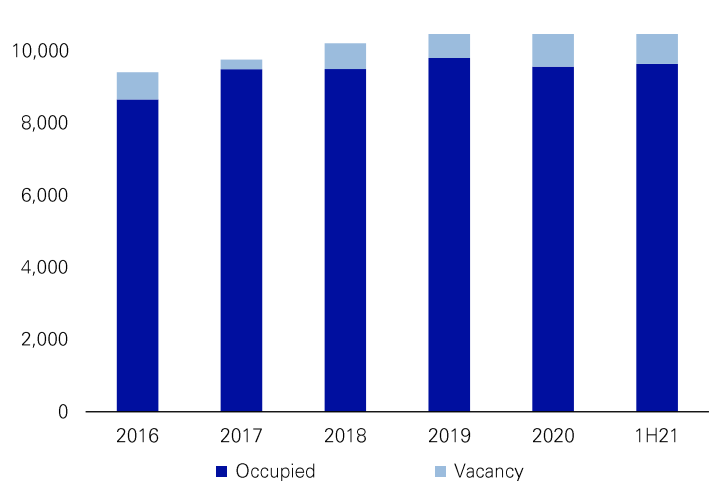
Market	Total Inventory (million SF)	Total Vacancy (million SF)	Total Vacancy Rate	Total Asking Rent (USD/SF/Year)
	10.4	0.8	7.9%	\$4.59

Market Analysis

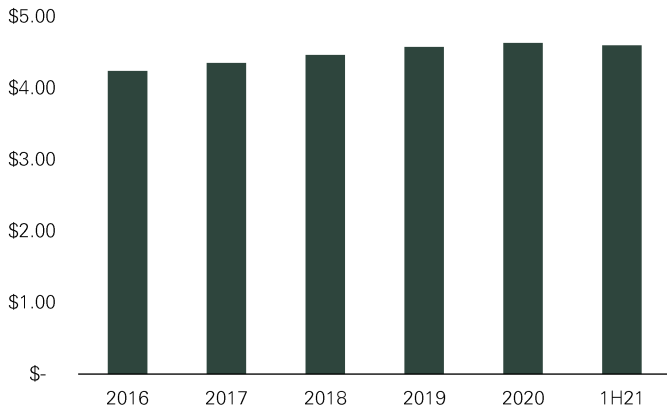
INVENTORY & VACANCY RATE



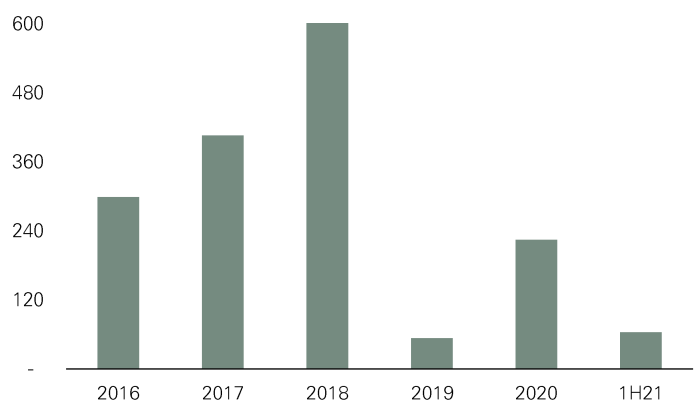
OCCUPIED SPACE & VACANT SPACE (000'S SF)



AVERAGE ASKING RENT (USD/SF/YEAR)



GROSS ABSORPTION (000'S SF)



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Newmark has implemented a proprietary database and our tracking methodology has been revised. With this expansion and refinement in our data, there may be adjustments in historical statistics including availability, asking rents, absorption and effective rents. Newmark Research Reports are available at <https://nmrk.lat/reportes-de-mercado/>.

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