

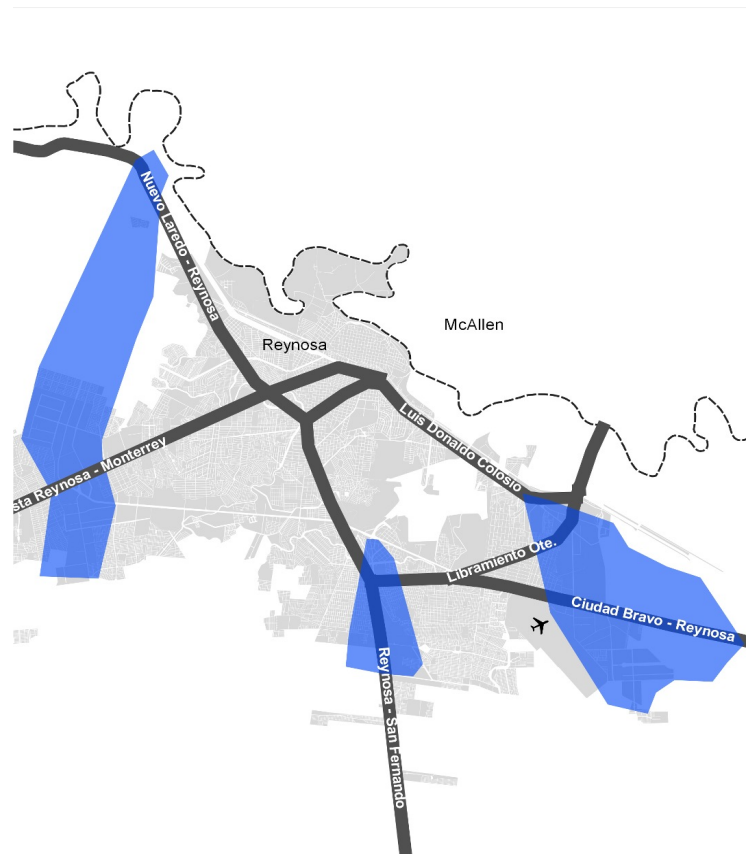
Reynosa Industrial Market

Market Summary (Class A/B/C)

	Current Quarter	Prior Quarter	12-Month Forecast
Total Inventory (SF)	34.6M	33.9M	↑
Vacancy Rate	1.3%	2.8%	→
Quarterly Net Absorption (SF)	844,000	704,000	↑
Avg. Asking Rent (SF/Year)	\$4.73	\$4.25	→
Under Construction (SF)	1.4M	1.7M	↓
New Supply (SF)	634,000	0	↑

Current Conditions

- A new record is registered in terms of vacancy rate, a figure of 1.3%.
- Accumulated gross absorption as of 2Q 2022 showed a figure over 1.7 million square feet, higher than the accumulated figure of a year ago which was 932,000 square feet. While the submarket with the highest demand in the semester was Pharr Bridge with more than 1.2 million square feet commercialized.
- Average asking rent registered US\$4.73 per square feet per year.

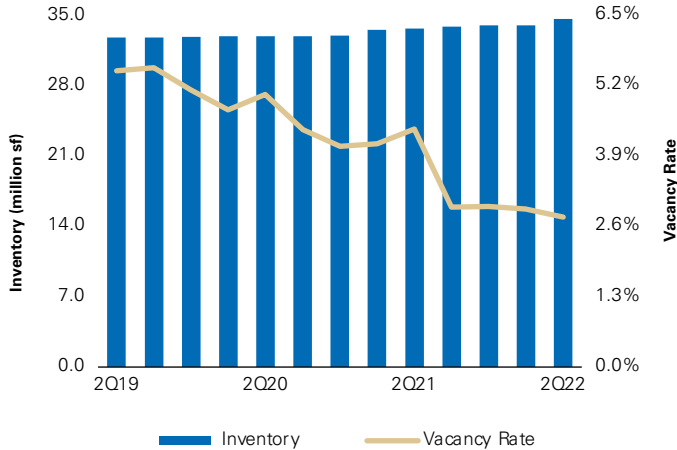


Market Indicators

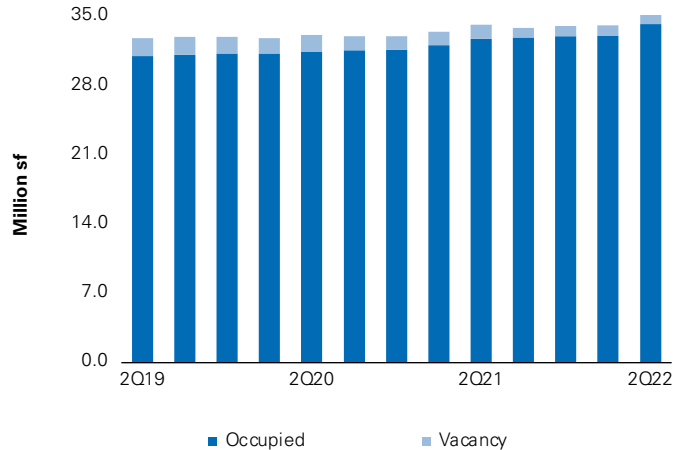
	Total	Inventory (million SF)	Under Construction (million SF)	Total Total Vacancy (million SF)	Vacancy Rate	Total Asking Rent (USD/SF/Year)
Pharr Bridge		17.9	0.5	0.1	1.1%	\$5.56
Poniente		15.8	0.8	0.2	1.6%	\$4.10
San Fernando		0.8	0	0	0.0%	-
Market		34.6	1.4	0.4	1.3%	\$4.73

Market Analysis

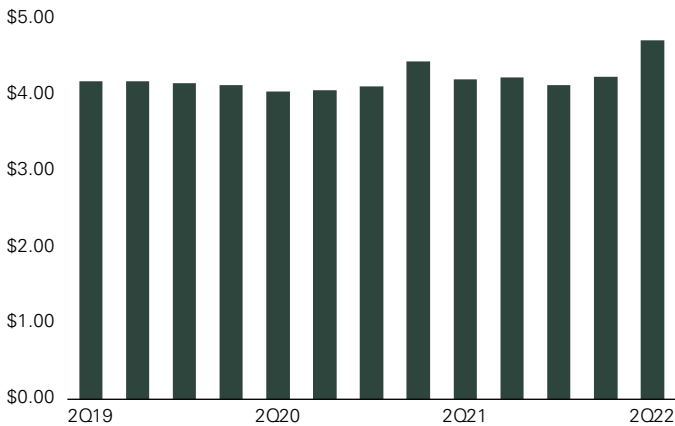
INVENTORY & VACANCY RATE



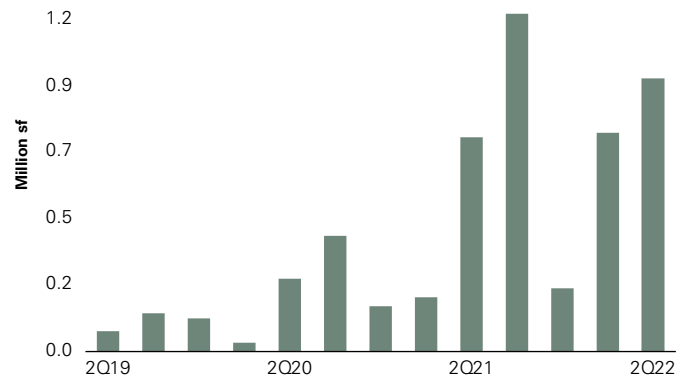
OCCUPIED SPACE & VACANT SPACE



AVERAGE ASKING RENT (USD/SF/YEAR)



GROSS ABSORPTION



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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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