

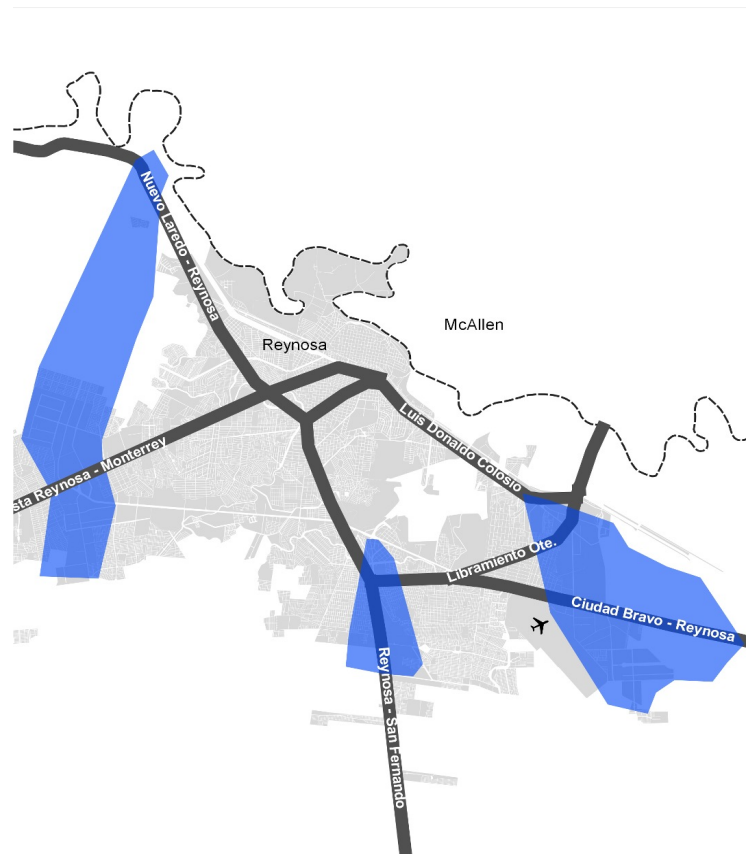
# Reynosa Industrial Market

## Market Summary (Class A/B/C)

	Current Quarter	Prior Quarter	12-Month Forecast
Total Inventory (SF)	35.0M	34.6M	↑
Vacancy Rate	0.7%	1.3%	↑
Quarterly Net Absorption (SF)	1.2M	844,000	→
Avg. Asking Rent (SF/Year)	\$4.11	\$4.73	↑
Under Construction (SF)	2.1M	1.4M	↓
New Supply (SF)	408,900	634,000	↑

## Current Conditions

- A new record is registered in terms of vacancy rate, a figure of 0.7%.
- Average asking rent registered US\$4.11 per square feet per year.
- Gross absorption recorded in this quarter, a figure of more than 1.2 million square feet. The accumulated gross absorption as of 3Q 2022 was 2.9 million square feet, exceeding the historical record as of 4Q 2021, which was 2.3 million square feet.

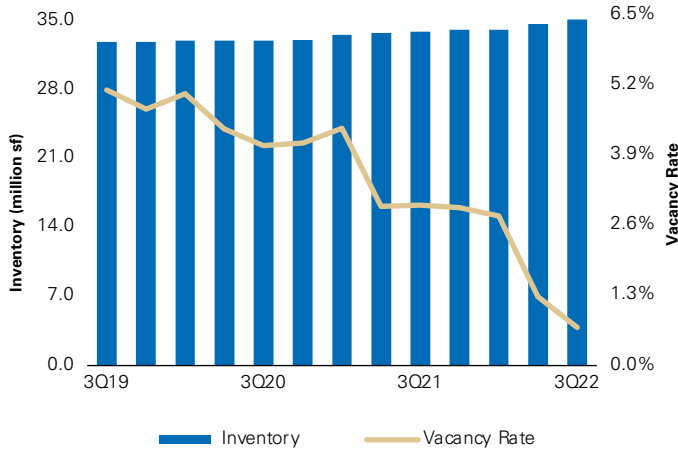


## Market Indicators

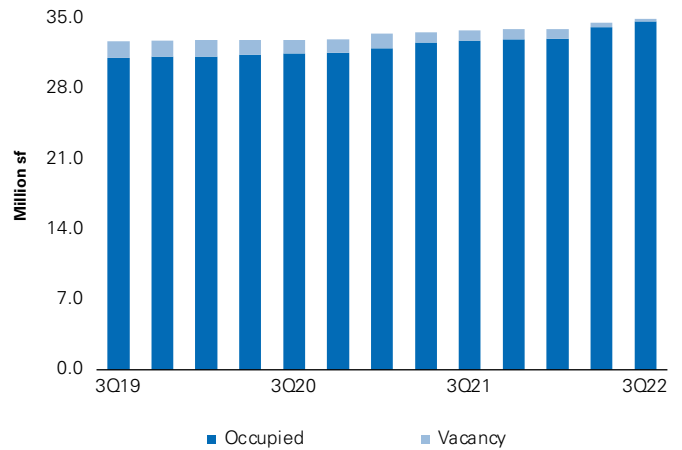
	Total Inventory (million SF)	Under Construction (million SF)	Total Vacancy (million SF)	Total Vacancy Rate	Total Asking Rent (USD/SF/Year)
Pharr Bridge	17.9	1.1	0	0.0%	-
Poniente	16.2	1.0	0.2	1.5%	\$4.11
San Fernando	0.8	0	0	0.0%	-
<b>Market</b>	<b>35.0</b>	<b>2.1</b>	<b>0.2</b>	<b>0.7%</b>	<b>\$4.11</b>

Market Analysis

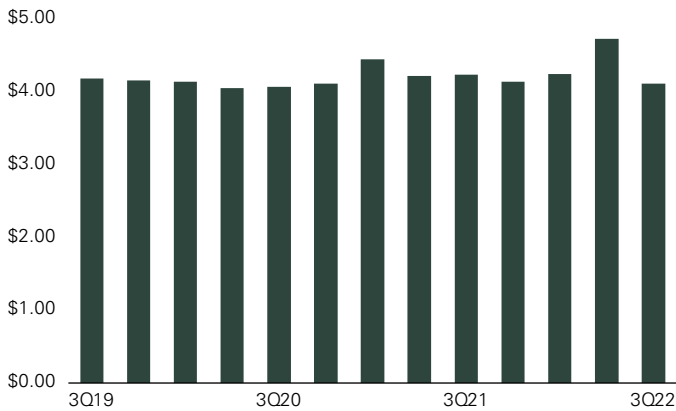
INVENTORY & VACANCY RATE



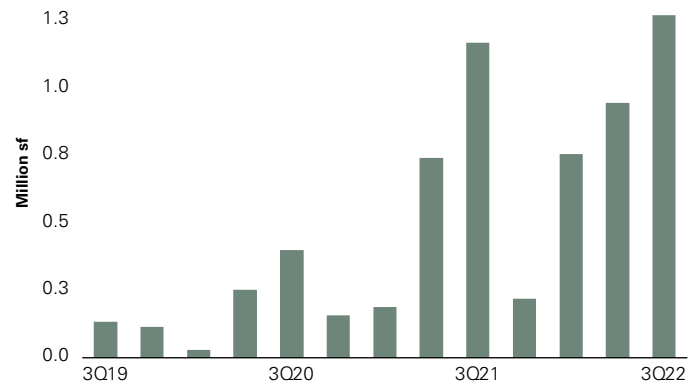
OCCUPIED SPACE & VACANT SPACE



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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