

Saltillo Industrial Market

Market Summary (Class A/B)

	Current Quarter	Prior Quarter	12-Month Forecast
Total Inventory (SF)	35.7M	34.8M	↑
Vacancy Rate	3.0%	2.9%	↓
Quarterly Net Absorption (SF)	530,000	1.1M	↑
Avg. Asking Rent (SF/Year)	\$4.75	\$4.67	→
Under Construction (SF)	2.7M	2.7M	↓
New Supply (SF)	476,000	1.2M	↑

Current Conditions

- In the third quarter, a gross absorption of 683,000 square feet was registered and an accumulated gross absorption of 3.6 million square feet was recorded.
- The vacancy rate in this quarter was 3.0%.
- Regarding the space under construction, 86.7% corresponds to build-to-suit projects, where 77.5% is under construction in the Ramos Arizpe submarket.

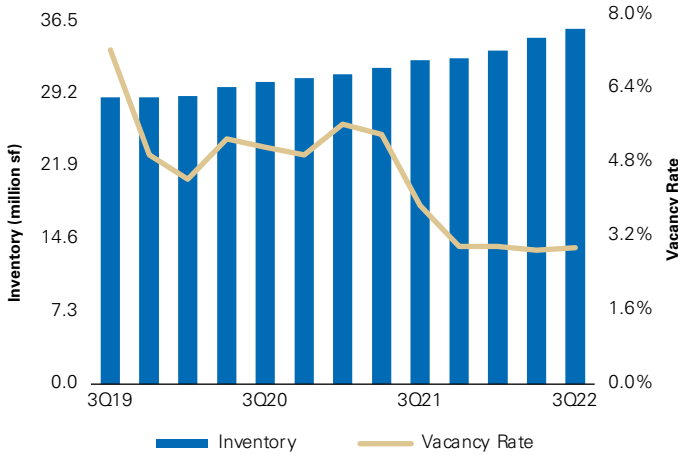


Market Indicators

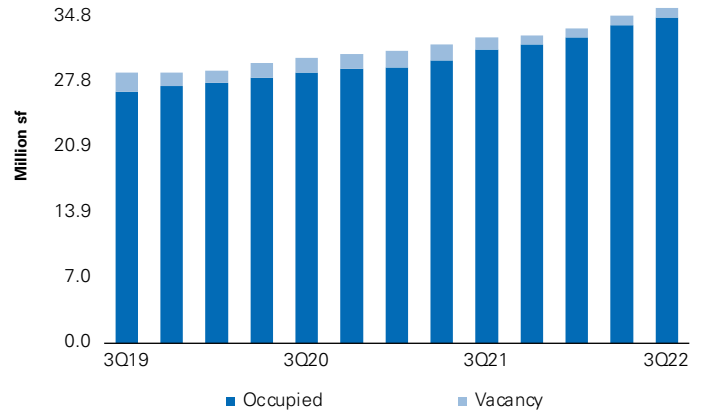
	Total Inventory (million SF)	Under Construction (million SF)	Total Vacancy (million SF)	Total Vacancy Rate	Total Asking Rent (USD/SF/Year)
Arteaga	5.7	0.5	0.0	0.0%	-
Ramos Arizpe	23.5	2.2	0.7	3.1%	\$470
Saltillo	6.4	0.0	0.3	5.2%	\$4.86
Market	35.7	2.7	1.0	3.0%	\$4.75

Market Analysis

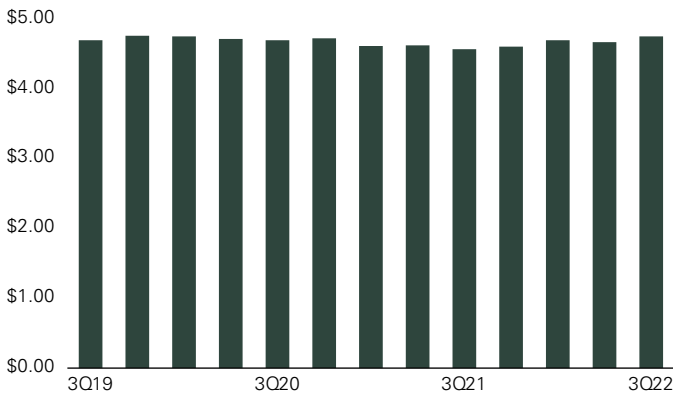
INVENTORY & VACANCY RATE



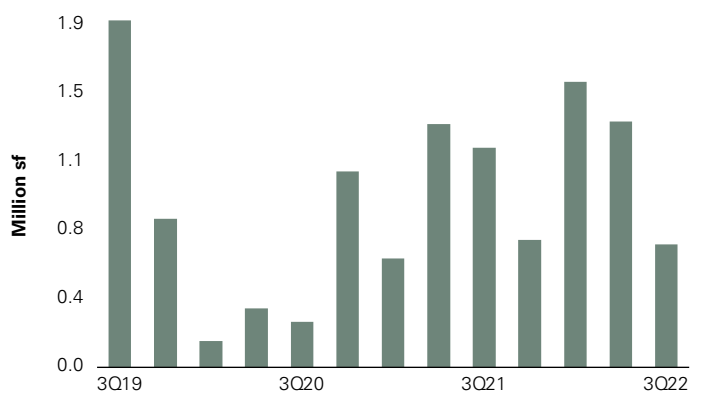
OCCUPIED SPACE & VACANT SPACE



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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