



# Ciudad Juárez Industrial Market

## The Border Grows and Prices Soar

With the whole border being at a historically hot moment, Juárez has undergone an increase in lease prices and an explosion of speculative construction. Urban density in the city continues pushing for construction in the south of the city. The benefits of infrastructure make the southeastern market the most interesting for buildings, with 45% of all construction concentrated only in this area.

We observed a historically low vacancy rate, with only 3 buildings waiting for closing, 2 of which are already at the stage of letters of intent. We can expect vacancy to remain under 1% with the closing of these buildings and of some buildings currently under construction due in the next quarter. Considering the limited number of buildings available, we can expect that prices next year will reach up to \$8.00 USD per square meter in some areas of the city.

We will continue with a 2023 where the market continues enjoying high levels of interest. Business wish to continue expanding all over the border, including new developments and parks. This includes many build-to-suit opportunities. The border will not stop.

### Current Conditions

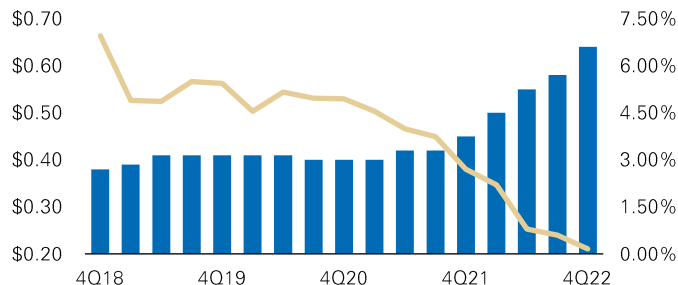
- Class A spaces reached \$0.65 dollars per square foot in the southern side of the city, an all-time record.
- With most of the land vacancy in the Southwest submarket, 45% of the projects under construction are in that area.
- All construction in the city focuses on the southern area, with more than 4,200,000 square feet currently under speculative construction.

### Market Summary

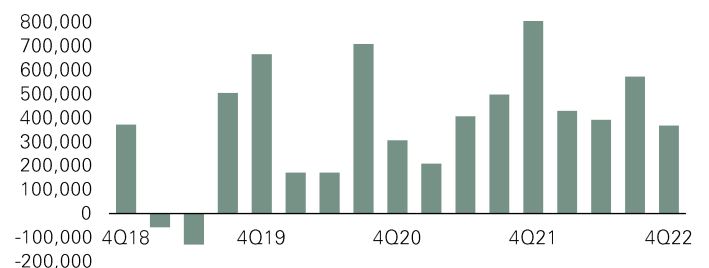
	Current Quarter	Prior Quarter	Year Ago Period	12 Month Forecast
Total Inventory (SF)	80.5M	77.5M	71.0M	↑
Vacancy Rate	0.2%	0.3%	0.8%	→
Quarter Net Absorption (SF)	367,291	571,531	844,245	↑
Avg. Asking Rent (USD/SF/Year)	\$0.64	\$0.58	\$0.45	↑
Under Construction (SF)	4,217,063	2,625,595	563,383	↑

### Market Analysis

#### ASKING LEASE AND VACANCY RATES



#### NET ABSORPTION (SF)



## Submarket Summary

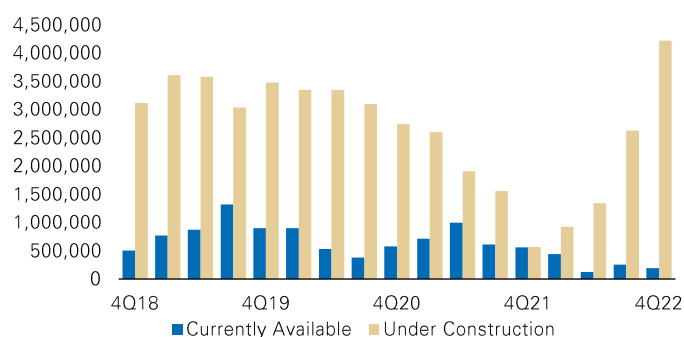
	Total Inventory (SF)	Under Construction (SF)	Current Availability (SF)	Vacancy Rate (%)	Gross Absorption (SF)	Net Absorption (SF)	Asking Lease Rates for Under Construction (USD/SF/Mo.)	Asking Lease Rates for Available Space (USD/SF/Mo.)
Central	9.4M	0	0	0.0%	0	0	\$0.00	\$0.00
Norte	6.8M	0	0	0.0%	0	0	\$0.00	\$0.00
Oriente	5.4M	0	0	0.0%	0	0	\$0.55	\$0.00
Poniente	10.7M	0	131,955	1.2%	0	-75,724	\$0.62	\$0.56
San Jeronimo	0.2M	0	0	0.0%	0	0	\$0.00	\$0.00
Sur	8.8M	765,043	0	0.0%	0	0	\$0.58	\$0.00
Sureste	28.2M	1,896,338	58,785	0.2%	169,392	169,392	\$0.62	\$0.64
Suroeste	10.9M	1,555,682	0	0.0%	273,623	273,623	\$0.70	\$0.00
<b>Ciudad Juárez</b>	<b>80.5M</b>	<b>4,217,063</b>	<b>160,740</b>	<b>0.2%</b>	<b>443,015</b>	<b>367,291</b>	<b>\$0.64</b>	<b>\$0.58</b>

## Important Transactions

Building	Industrial Park	Submarket	Type	Square Feet
REIS	Roca CDJ	Suroeste	Lease	210,700
CJS 04	Upsite CJS	Sureste	Lease	104,700
JUA013	Intermex	Sureste	Lease	64,700
Coast Aluminium	Roca CDJ	Suroeste	Lease	62,900

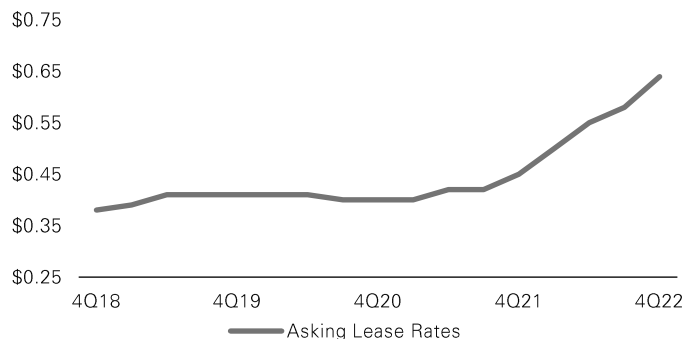
## Current and Availability 2018-2022

SF



## Asking Lease Rates 2018 – 2022

USD/SF/month



*Para mayor información:*

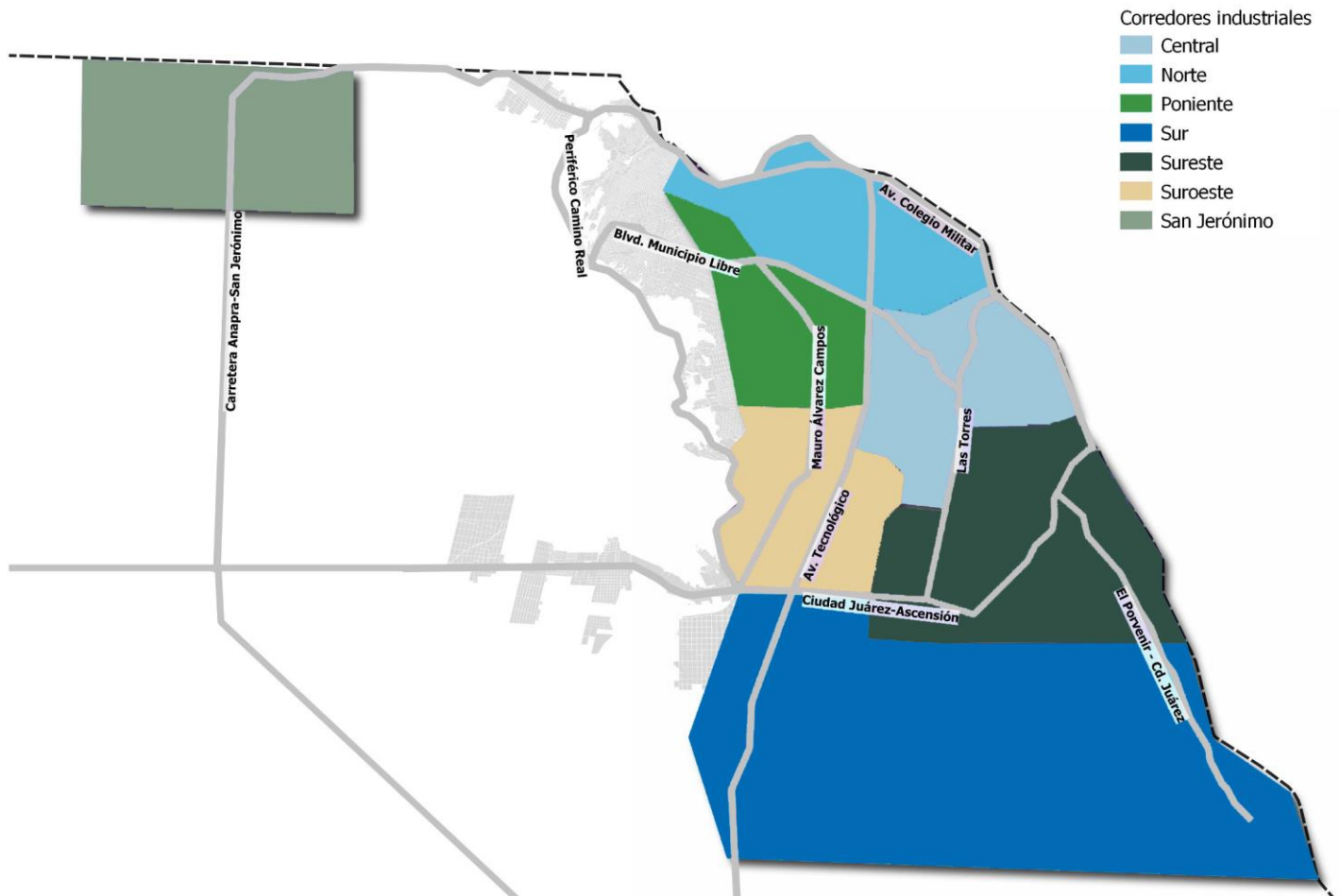
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Newmark ha implementado una base de datos propia y la metodología de seguimiento ha sido revisada. Con esta expansión y refinamiento en nuestros datos, puede haber ajustes en las estadísticas históricas, incluyendo la disponibilidad, precios de renta, absorción y rentas efectivas. Nuestros reportes de mercado se encuentran disponibles en [nrmk.lat/reportes-de-mercado/](http://nrmk.lat/reportes-de-mercado/)

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