



Ciudad Juárez Industrial Market

Betting on the North

The Juárez market continues to be a beacon for investment and development. With one of the most active quarters in recent years, absorption reached nearly 100,000 m². Several FIBRAs continue to bet on the border, including FIBRA NOCA with four spec spaces in a class A park and FIBRA Macquarie with one of the most aggressive macro-projects in the history of the city: an industrial park of nearly a quarter of a million square meter distribute in ten buildings. The first will be the JUA045 building, which will be ready before the end of the third quarter.

Interest in nearshoring and the benefits of e-commerce continue driving demand, with EP Logistics leasing the largest space of Centro Industrial Juárez in PROLOGIS, a class A building of over 42,700 square meters in the Poniente submarket. Vacancy remains at record lows, with only three spaces vacant, while current constructions either sold or leased already.

All cities in the border continue and will continue to display strong demand throughout the rest of the year, and perhaps even through the start of the next year.

Current Conditions

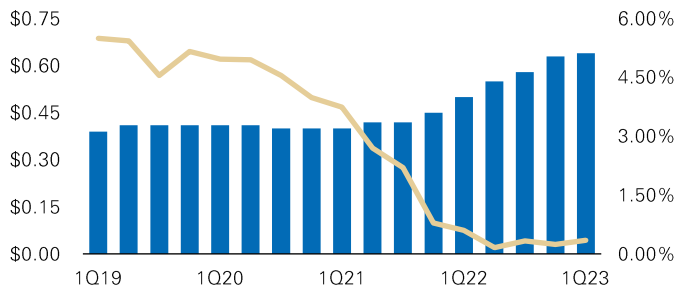
- Prices for class A space remains at record highs, with all options offered at over \$6.00 USD/m².
- Most vacant lands are in the Surest submarket, where nearly 60% of construction projects are located.
- With the logistical benefit for Ciudad Juárez, 50% of absorption was for 3PL and Supply Chain services.

Market Summary

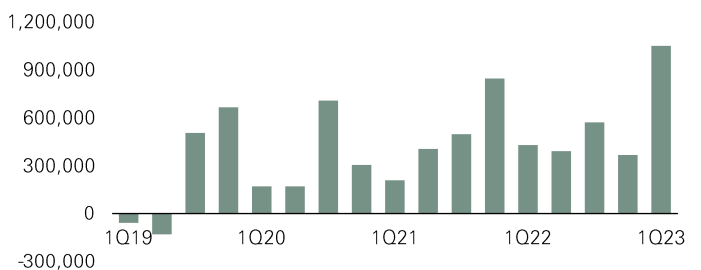
	Current Quarter	Prior Quarter	Year Ago Period	12 Month Forecast
Total Inventory (SF)	7.6M	7.5M	6.8M	↑
Vacancy Rate	0.4%	0.2%	0.6%	→
Quarter Net Absorption (SF)	97,549	34,122	39,793	→
Avg. Asking Rent (USD/SF/Year)	\$6.86	\$6.73	\$5.38	↑
Under Construction (SF)	296,726	391,778	85,428	→

Market Analysis

ASKING LEASE AND VACANCY RATES

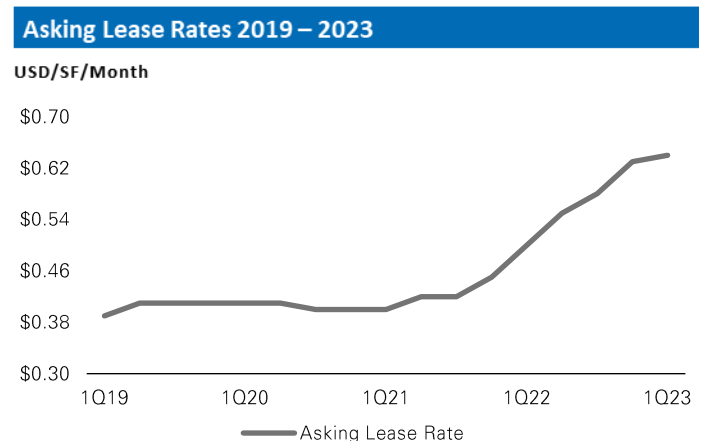
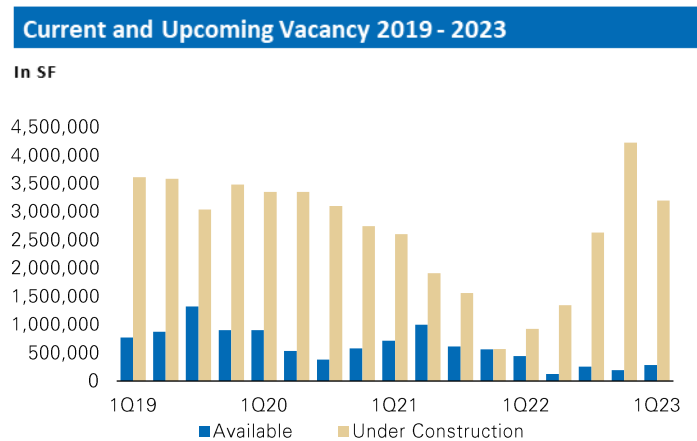


NET ABSORPTION (SF)



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	511,854	0	0.0%	0	0	\$0.55	\$0.00
Poniente	10.7M	214,195	131,955	1.2%	42,743	42,743	\$0.65	\$0.56
San Jerónimo	0.2M	0	0	0.0%	0	0	\$0.00	\$0.00
Sur	9.1M	465,046	150,000	1.7%	0	0	\$0.66	\$0.60
Sureste	28.3M	1,831,010	0	0.0%	54,806	54,806	\$0.66	\$0.64
Suroeste	11.6M	171,830	0	0.0%	0	0	\$0.60	\$0.00
Ciudad Juárez	81.5M	3,193,932	281,855	0.4%	97,549	97,549	\$0.64	\$0.58

Important Transactions				
Building	Industrial Park	Submarket	Type	Square Feet
Prologis II	Centro Industrial Juarez	Poniente	Renta	460,081
CJS 06A	Upsite CJS	Sureste	Renta	197,722
CJS 05	Upsite CJS	Sureste	Renta	197,711
Southpark III	IGS Southpark	Suroeste	Renta	58,785



Para mayor información:

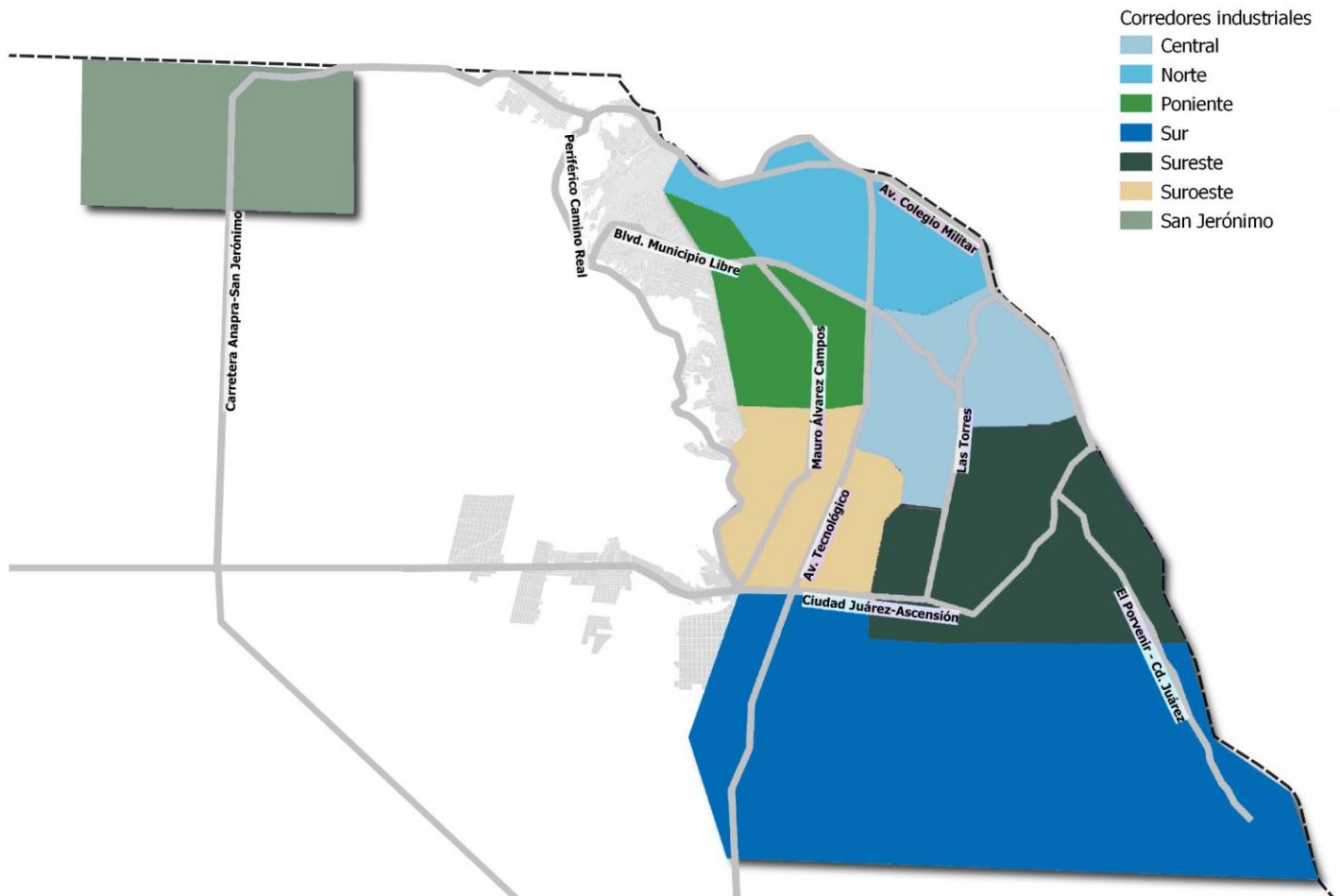
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Newmark ha implementado una base de datos propia y la metodología de seguimiento ha sido revisada. Con esta expansión y refinamiento en nuestros datos, puede haber ajustes en las estadísticas históricas, incluyendo la disponibilidad, precios de renta,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

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