

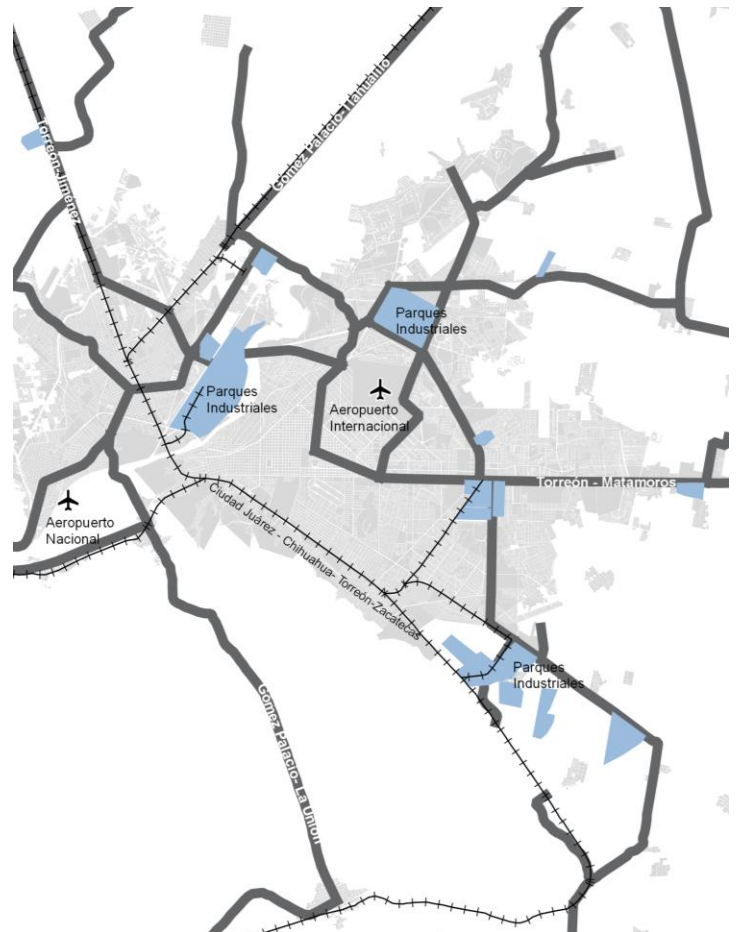
# La Laguna Industrial Market

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

	Current Semester	Prior Semester	12-Month Forecast
Inventory (SF)	15.7M	15.5M	↑
Vacancy Rate	3.2%	3.5%	↑
Semestral Net Absorption (SF)	146,000	-1,100	↑
Avg. Asking Rent (SF/Year)	\$5.09	\$4.99	↑
Under Construction (SF)	247,000	80,700	↓
New Supply (SF)	80,700	488,000	↑

## Current Conditions

- In the industrial market a stable dynamism was observed, registering a gross absorption in the semester of just 226,000 square feet and a net absorption of 146,000 square feet, reflecting a vacancy rate of 3.2%.
- New supply of 80,700 square feet corresponding to a speculative building was registered.
- Likewise, the space under construction was 247,000 square feet corresponding to a build-to-suit project and a speculative building.
- Average asking rent showed an upward trend, going from US\$4.99 (2S 2022) to US\$5.09 square feet per year.

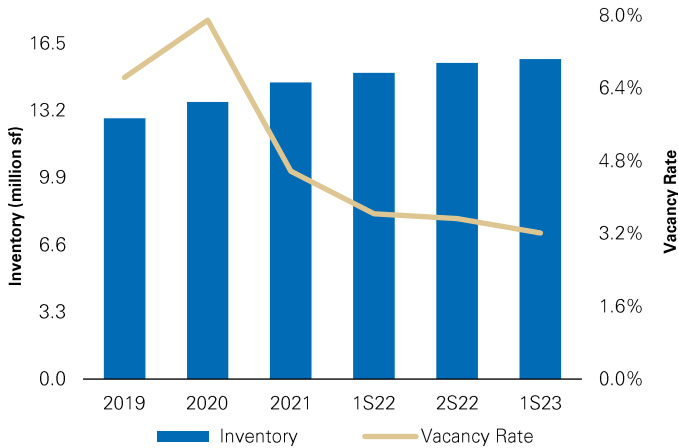


## Market Indicators

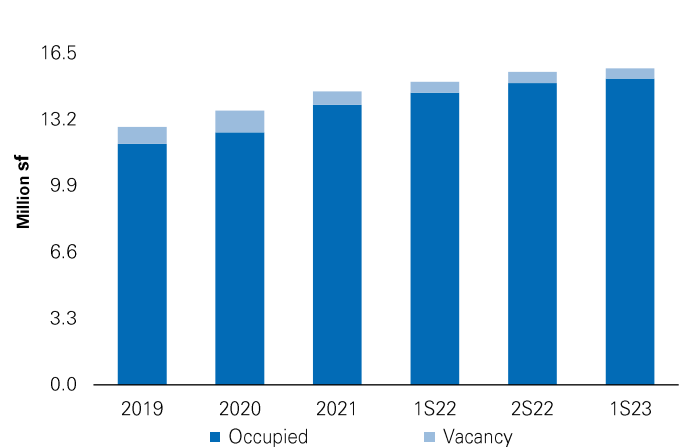
	Inventory (million SF)	Under Construction (million SF)	Vacancy (million SF)	Vacancy Rate	Net Absorption (million SF)	Total Asking Rent (USD/SF/Year)
Market	15.7	0.2	0.5	3.2%	0.1	\$5.09

Market Analysis

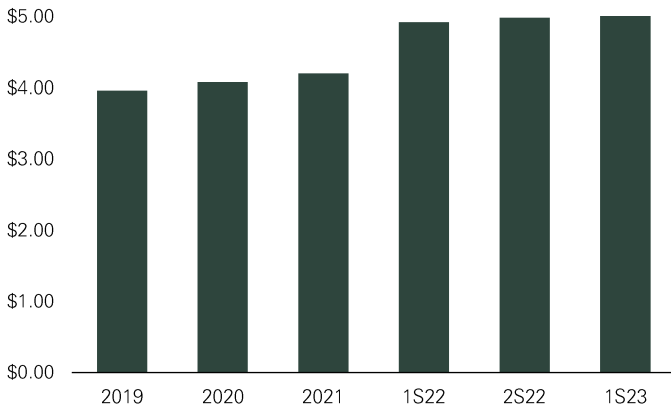
INVENTORY & VACANCY RATE



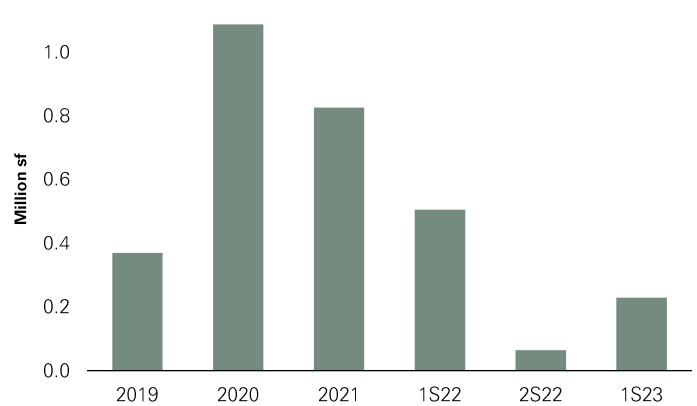
OCCUPIED SPACE & VACANT SPACE



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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