

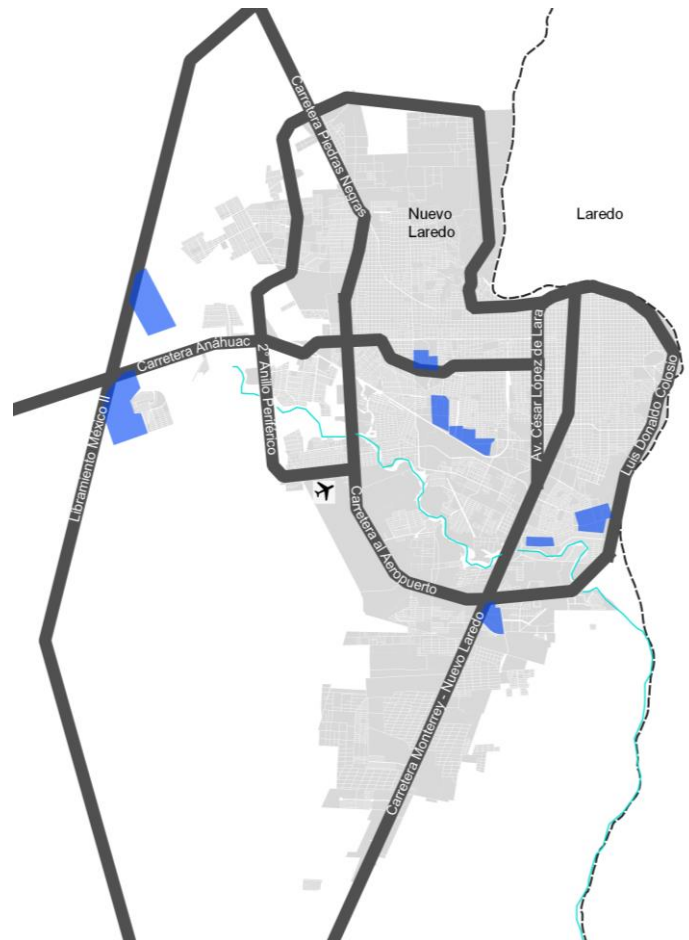
Nuevo Laredo Industrial Market

Market Summary (Class A/B/C)

	Current Semester	Prior Semester	12-Month Forecast
Inventory (SF)	10.6M	10.6M	↑
Vacancy Rate	0.0%	5.0%	→
Semestral Net Absorption (SF)	404,000	48,900	↓
Avg. Asking Rent (SF/Year)	\$0.0	\$4.48	→
Under Construction (SF)	0.2M	0.2M	↓
New Supply (SF)	0	0.1M	↑

Condiciones Actuales

- At the first half of 2023 there was gross absorption of just over 404,000 square feet. This caused the vacancy rate in the market to be 0.0%.
- Gross absorption materialized in two operations which were generated in two speculative buildings, to the west of the city.
- Net absorption showed an upward trend, going from 48,000 square feet in 2S 2022 to 404,000 square feet in 1S 2023.
- Due to de lack of speculative buildings in the region, the average asking rent registered a figure of US\$0.0 per square feet per year.
- New Class A speculative projects are expected to be announced in the coming months.

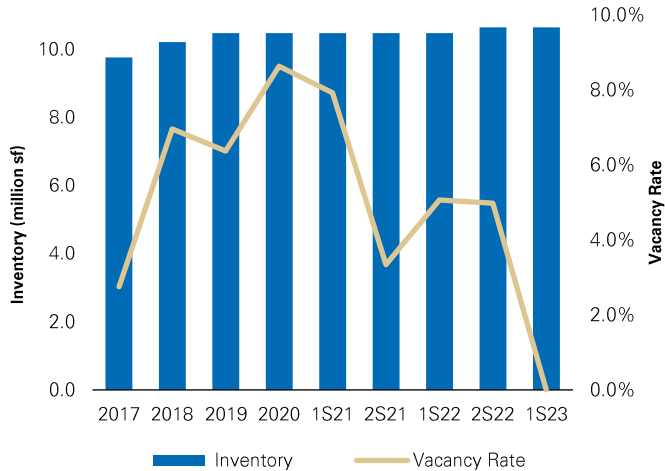


Market Indicators

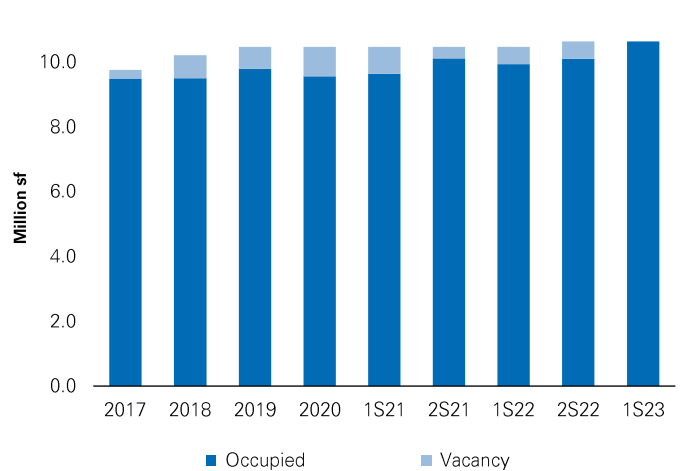
	Inventory (million SF)	Under Construction (million SF)	Vacancy (million SF)	Vacancy Rate	Net Absorption (million SF)	Total Asking Rent (USD/SF/Year)
Market	10.6	0.2	0	0.0%	0.4	-

Market Analysis

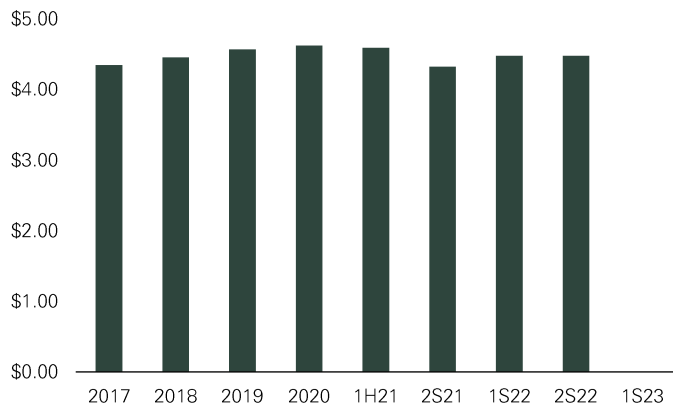
INVENTORY & VACANCY RATE



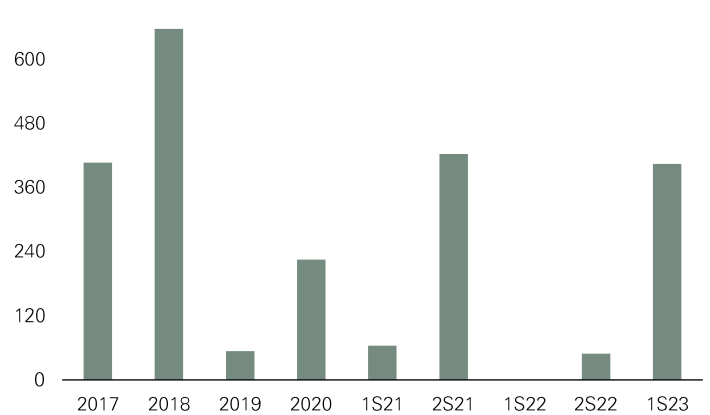
OCCUPIED SPACE & VACANT SPACE



AVERAGE ASKING RENT (USD/SF/YEAR)



GROSS ABSORPTION (000'S SF)



Monterrey

Torre Cytrus, Floor 11
 Av. Roble 660, Valle del Campestre,
 San Pedro Garza Garcia, N.L. 66265
 t 52-81-8356-2020

Luis Moreno

Senior Market
 Research Analyst
 luis.moreno@nmrk.com

Armando de la Fuente

Senior Managing
 Director
 armando.delafuente@nmrk.com

Mexico City

Espacio Santa Fe
 Carr. Mexico-Toluca 5420-PH1
 Santa Fe, Mexico, CDMX, 05320
 t 52-55-5980-2000

Juan Flores

Market Research
 Director LATAM
 juan.flores@nmrk.com

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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