

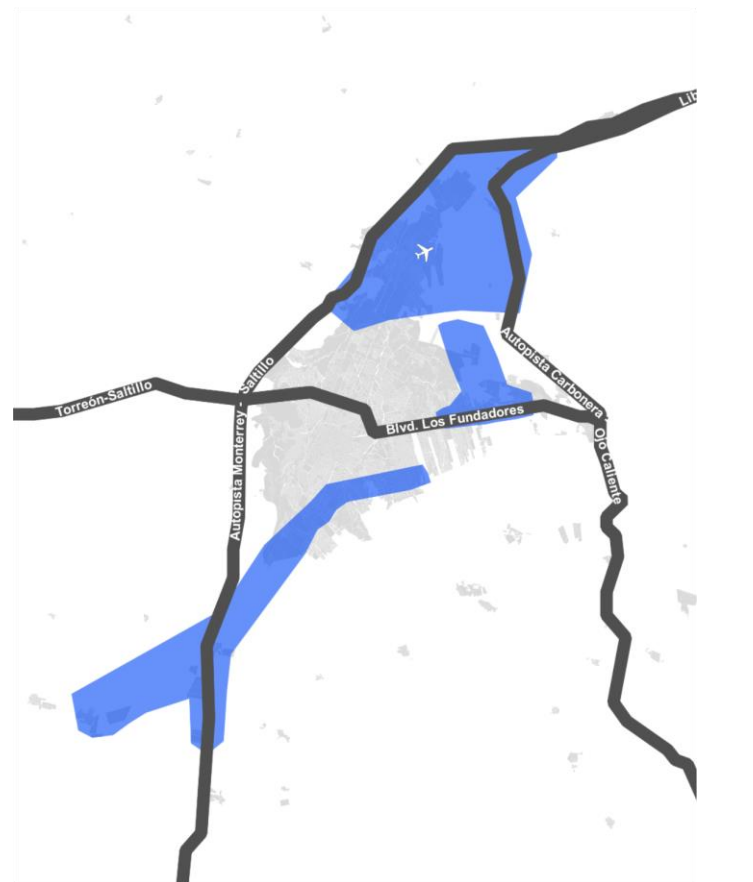
Saltillo Industrial Market

Market Summary (Class A/B)

	Current Quarter	Prior Quarter	12-Month Forecast
Inventory (SF)	39.1M	37.6M	↑
Vacancy Rate	1.0%	1.4%	↑
Quarterly Net Absorption (SF)	0.5M	0.5M	↑
Avg. Asking Rent (SF/Year)	\$5.02	\$4.95	↑
Under Construction (SF)	4.7M	5.8M	↑
New Supply (SF)	1.4M	0.5M	↓

Current Conditions

- Accumulated gross absorption as of 2Q 2023 was almost 1.0 million square feet which in relation to the accumulated absorption as of 2Q 2022 was 2.9 million square feet, has a downward trend.
- With the completion of more than 1.4 million square feet that were under construction and previously occupied, the vacancy rate was 1.0%.
- More than 4.7 million square feet under construction were registered, 73.6% are build-to-suit projects. Likewise, 82.8% of the space under construction is in the Ramos Arizpe submarket.



Market Indicators

	Inventory (million SF)	Under Construction (million SF)	Vacancy (million SF)	Vacancy Rate	Net Absorption (million SF)	Total Asking Rent (USD/SF/Year)
Arteaga	6.9	0.7	0	0.0%	0	-
Ramos Arizpe	26.1	3.9	0.2	0.8%	0.5	\$4.61
Saltillo	6.4	0.05	0.1	2.5%	0	\$5.55
Market	39.1	4.7	0.3	1.0%	0.5	\$5.02

