# Saltillo Industrial Market

Market Summary (Class A/B)								
	Current Quarter	Prior Quarter	12-Month Forecast					
Inventory (SF)	39.1M	37.6M	1					
Vacancy Rate	1.0%	1.4%	Ť					
Quarterly Net Absorption (SF)	0.5M	0.5M	ſ					
Avg. Asking Rent (SF/Year)	\$5.02	\$4.95	1					
Under Construction (SF)	4.7M	5.8M	1					
New Supply (SF)	1.4M	0.5M	Ļ					

## **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.



	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

### **Market Indicators**

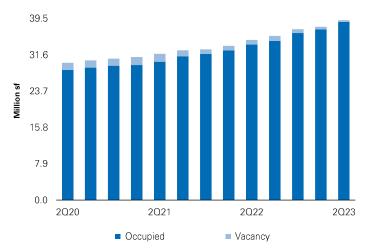
## NEWMARK

#### RESEARCH 2Q 2023

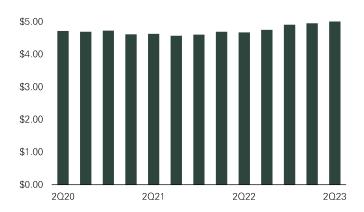
#### **Market Analysis**



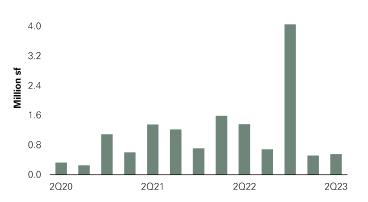
**OCCUPIED SPACE & VACANT SPACE** 



#### AVERAGE ASKING RENT (USD/SF/YEAR)



#### GROSS ABSORPTION



#### Monterrey

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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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