# Reynosa Industrial Market



### Market Analysis

### Leasing Market Fundamentals

	Current Quarter	Prior Quarter	One Year Ago	12-Month Forecast
Inventory (SF)	39.4M	39.1M	38.6M	<b>↑</b>
Vacancy Rate	7.5%	5.6%	4.0%	<b>↑</b>
Gross Absorption (SF)	87,700	282,200	93,300	<b>→</b>
Net Absorption (SF)	-618,800	31,700	-574,900	$\rightarrow$
Asking Rent (USD/SF/Year)	\$7.40	\$7.64	\$7.19	<b>→</b>
U. Construction (SF)	0.1M	0.2M	0.6M	Ţ



### Outlook

- A vacancy rate of nearly 8.0% is expected in the next quarter due to low demand in the market.
- Likewise, the asking price is expected to remain stable, possibly with an upward trend.



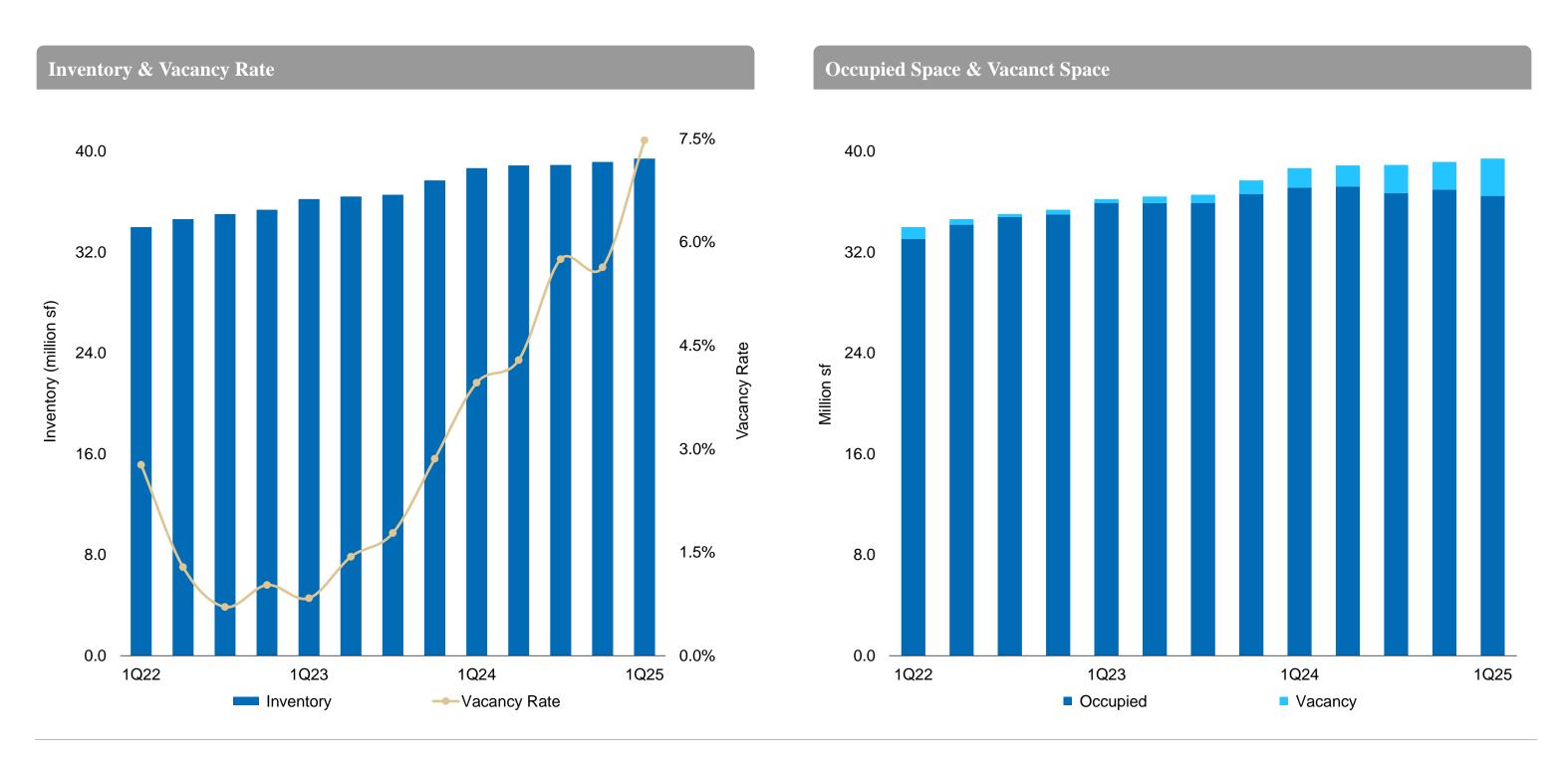
	Inventory (million SF)	Construction (SF)	Vacancy (SF)	Vacancy Rate	-	Net Absorption (SF)	Asking Lease Rent (USD/SF/Year)
Pharr Bridge	19.9	191,800	1,234,700	6.2%	0	-204,000	\$7.94
Poniente	18.5	0	1,553,500	8.4%	87,700	-414,700	\$7.01
San Fernando	0.9	0	157,500	17.2%	0	0	\$6.96
Market	39.4	191,800	2,945,800	7.5%	87,700	-618,800	\$7.40

# Leasing Market Fundamentals



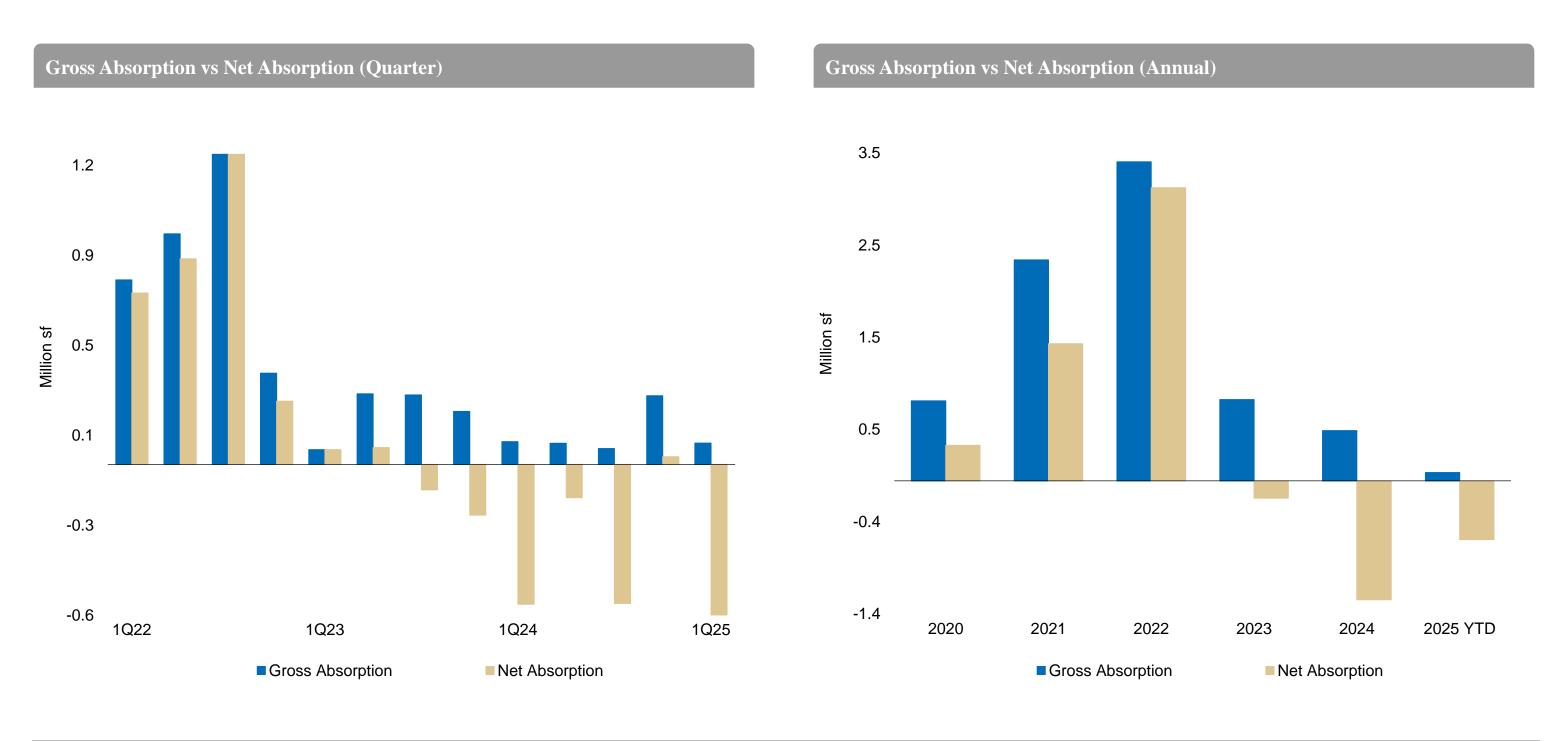
#### Market Demand

With declining demand for industrial space, the vacancy rate closed the quarter at 7.5%, representing just over 2.9 million square feet. The largest amount of vacant space is in the Poniente submarket, with approximately 1.5 million square feet.



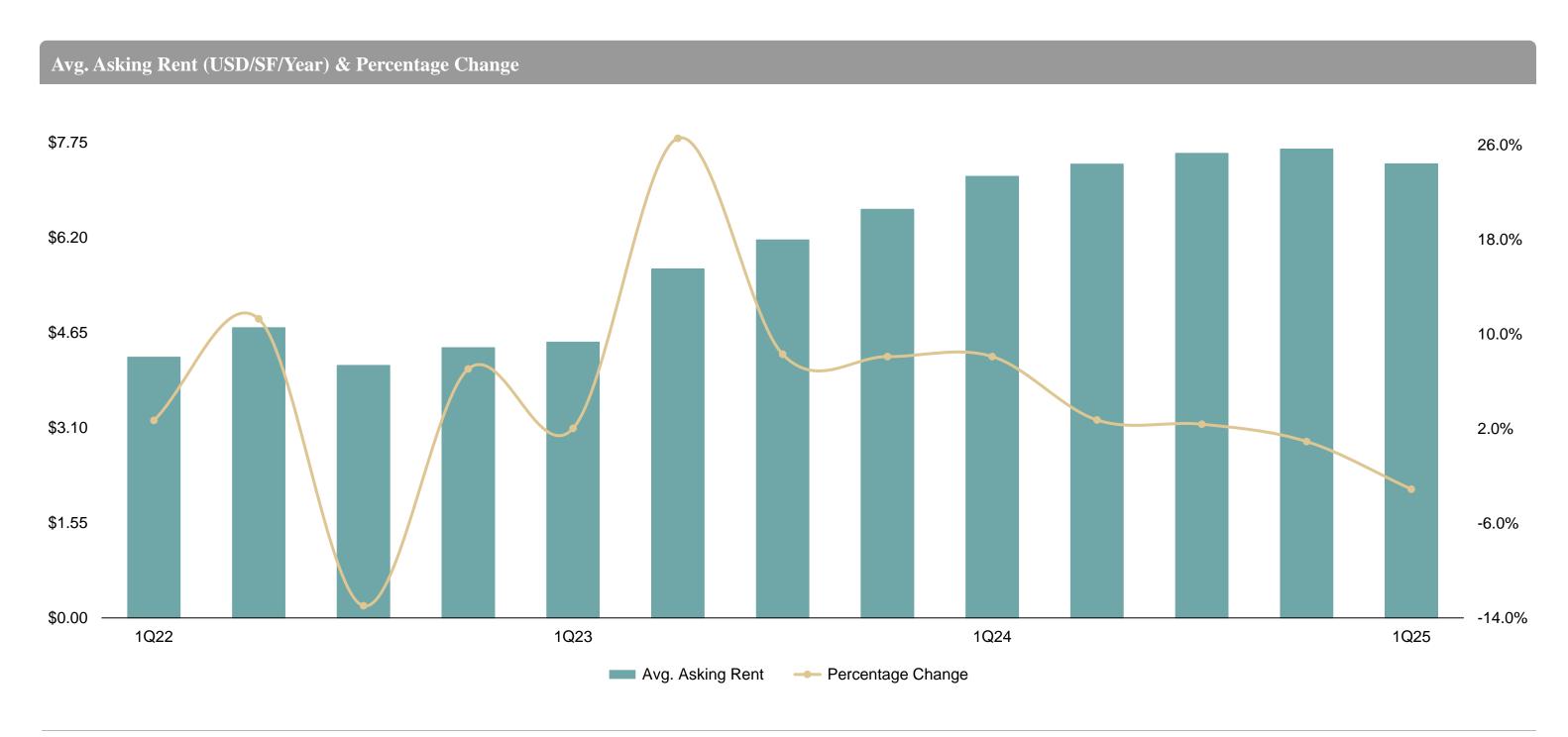
### Absorptions

During the quarter, a gross absorption of 87,700 square feet was recorded, corresponding to an operation in the Poniente submarket. Meanwhile, the net absorption was -618,800 square feet. This behavior is due to the completion of a new speculative building and the vacancy of existing industrial space.



# Average Asking Rent

The asking price closed the quarter at US\$7.40 per square feet per year, showing a slight downward trend. This is due to the introduction of new industrial space that was previously occupied and is being marketed at lower prices.

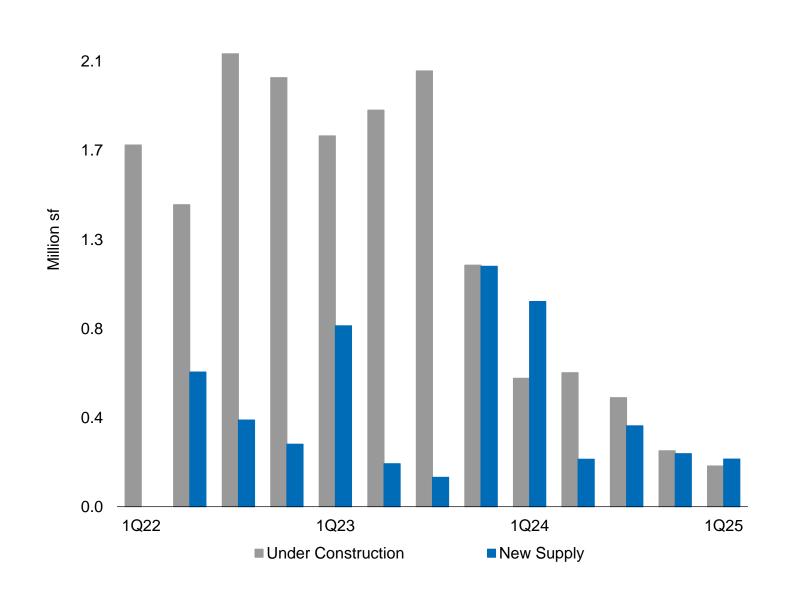


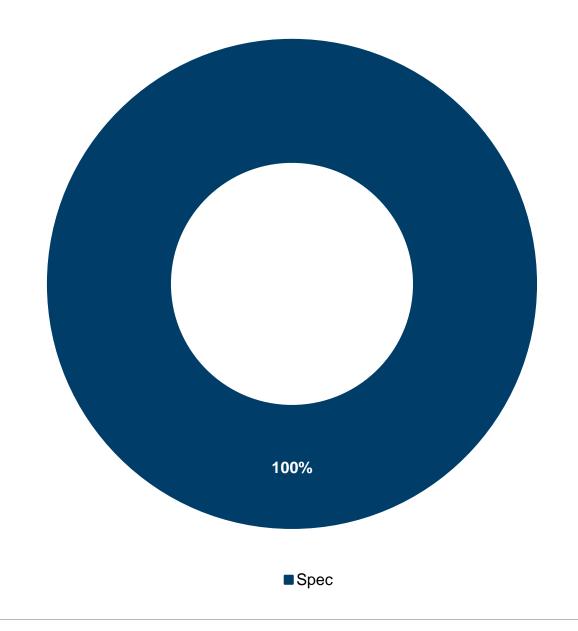
# Space Under Construction

Regarding the space under construction in the area, 191,800 square feet were recorded, corresponding to 2 speculative buildings, while the new supply was 224,900 square feet, belonging to a new speculative building.

**Under Construction & New Supply** 

**Type of Buildings Under Construction (1Q25)** 





For more information:

#### Monterrey

Torre Cytrus, Piso 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

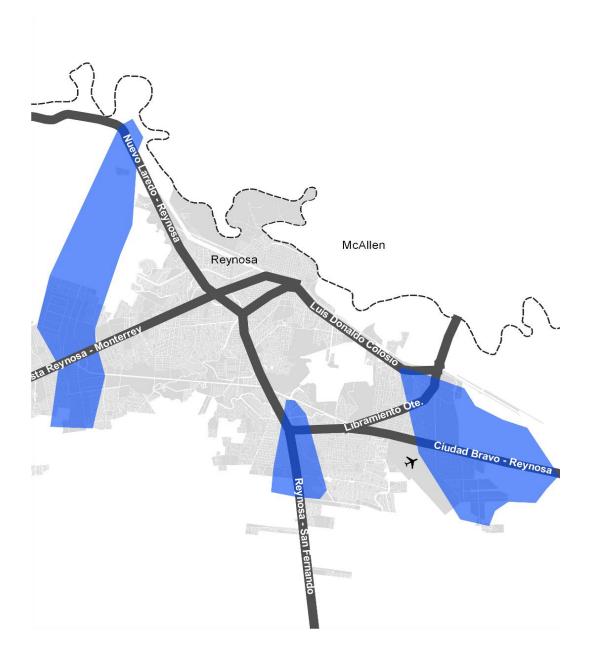
#### Armando de la Fuente

Senior Managing Director
armando.delafuente@nmrk.com

#### **Mexico City**

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

newmark.mx



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 <a href="https://nmrk.lat/reportes-de-mercado/">https://nmrk.lat/reportes-de-mercado/</a>.

All information contained in this publication is derived from sources that are deemed to be reliable. However, Newmark has not verified any such information, and the same constitutes the statements and representations only of the source thereof not of Newmark. Any recipient of this publication should independently verify such information and all other information that may be material to any decision the recipient may make in response to this publication and should consult with professionals of the recipient's choice with regard to all aspects of that decision, including its legal, financial and tax aspects and implications. Any recipient of this publication may not, without the prior written approval of Newmark, distribute, disseminate, publish, transmit, copy, broadcast, upload, download or in any other way reproduce this publication or any of the information it contains. This document is intended for informational purposes only, and none of the content is intended to advise or otherwise recommend a specific strategy. It is not to be relied upon in any way to predict market movement, investment in securities, transactions, investment strategies or any other matter.

