

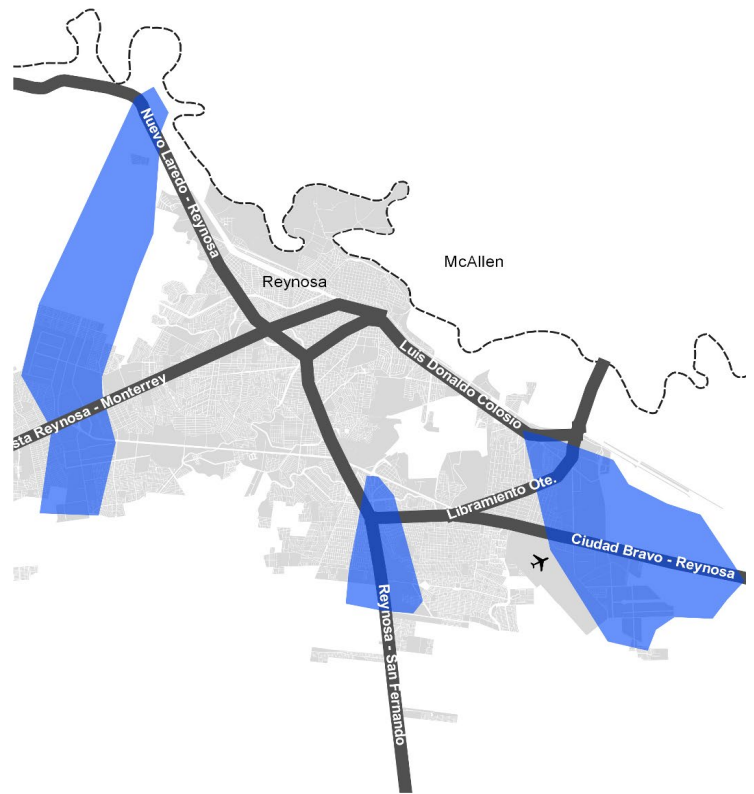
Reynosa Industrial Market

Market Summary (Class A/B/C)

	Current Quarter	Prior Quarter	12-Month Forecast
Total Inventory (SF)	33.9M	33.9M	↑
Vacancy Rate	2.8%	2.9%	→
Quarterly Net Absorption (000's SF)	704,000	219,000	↓
Average Asking Rent (SF/Year)	\$4.25	\$4.14	↑
Under Construction (000's SF)	1.7M	984,000	↓
New Supply (000's SF)	0	139,000	↑

Current Conditions

- First quarter of 2022 registered a gross absorption of more than 758,000 square feet and a net absorption of 704,000 square feet.
- Space under construction recorded more than 1.7 million square feet, 94.0% is located in the Pharr Bridge submarket.
- Average asking rent registered US\$4.25 per square feet per year.

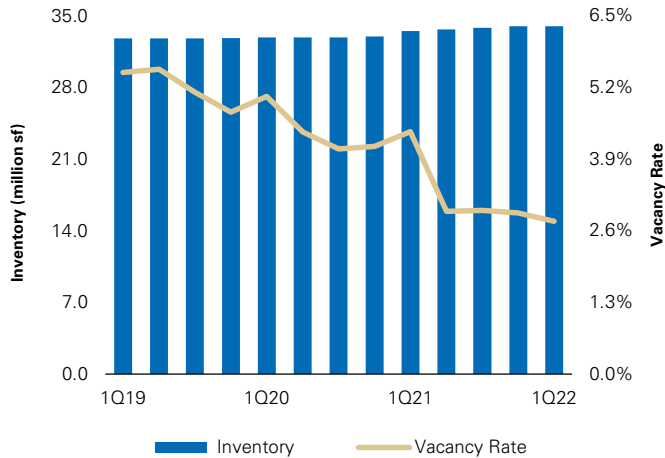


Market Indicators

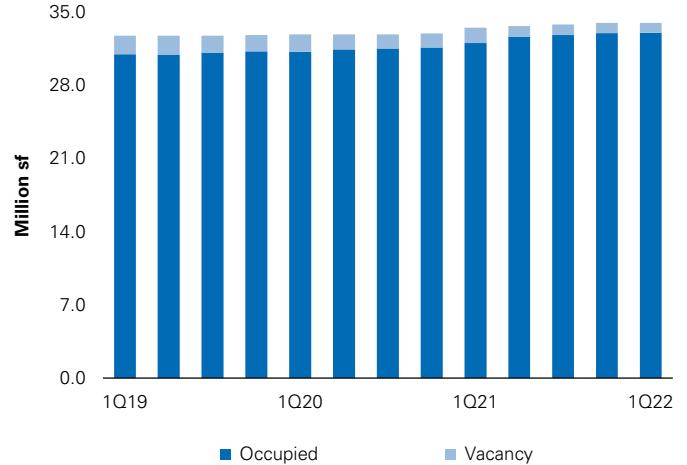
	Total Inventory (million SF)	Under Construction (million SF)	Total Vacancy (million SF)	Total Vacancy Rate	Total Asking Rent (USD/SF/Year)
Pharr Bridge	17.2	1.3	0.3	1.9%	\$4.68
Poniente	15.8	0.3	0.6	3.9%	\$4.01
San Fernando	0.8	0	0	0.0%	-
Market	33.9	1.7	0.9	2.8%	\$4.25

Market Analysis

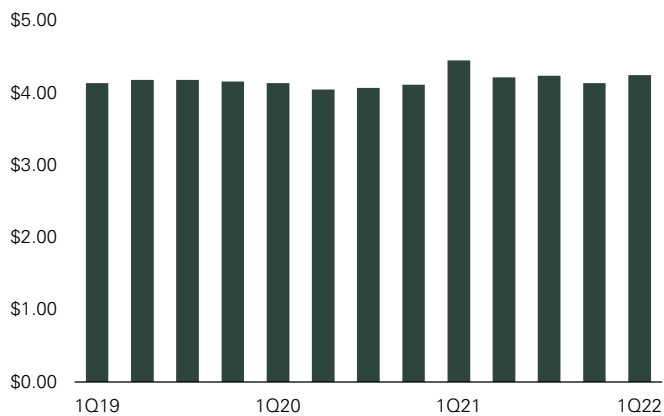
INVENTORY & VACANCY RATE



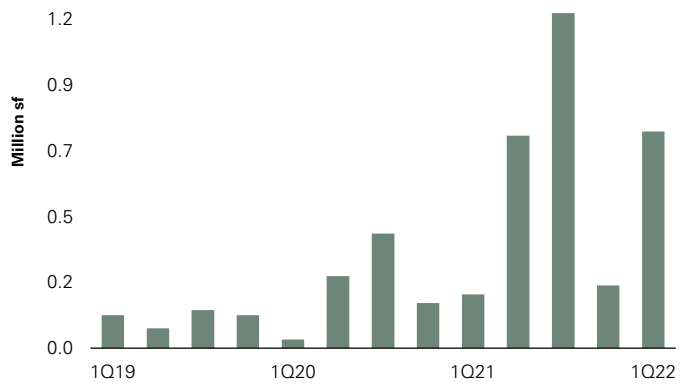
OCCUPIED SPACE & VACANT SPACE



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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