

# Saltillo Industrial Market

Market Summary (Class A/B)						
	Current Quarter	Prior Quarter	12-Month Forecast			
Total Inventory (SF)	34.8M	33.5M	1			
Vacancy Rate	2.9%	3.0%	<b>→</b>			
Quarterly Net Absorption (SF)	1.1M	1.4M	1			
Avg. Asking Rent (SF/Year)	\$4.67	\$4.69	<b>→</b>			
Under Construction (SF)	2.7M	2.6M	1			
New Supply (SF)	1.2M	749,000	1			

## **Current Conditions**

- Accumulated gross absorption recorded more than 2.9 million square feet, higher than that registered in 2021 which was 1.9 million square feet.
- As for the space under construction, a figure of 2.7 million square feet was recorded, where 68.7% corresponds to built to suit projects. Likewise, the new supply was over 1.2 million square feet.
- 99.0% of the commercialized space in this quarter was set down in the Ramos Arizpe submarket.

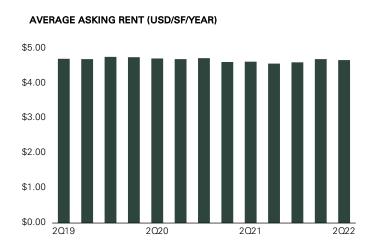


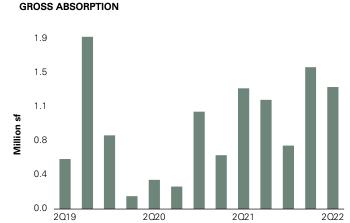
Market Indicators					
	Total Inventory (million SF)	Under Construction (million SF)	Total Vacancy (million SF)	Vacancy Rate	Total Asking Rent (USD/SF/Year)
Arteaga	5.7	0.5	0.0	0.0%	-
Ramos Arizpe	22.6	2.1	0.6	2.8%	\$4.57
Saltillo	6.4	0.0	0.3	5.7%	\$4.84
Market	34.8	2.7	1.0	2.9%	\$4.67



#### RESEARCH 2Q 2022

#### **Market Analysis INVENTORY & VACANCY RATE OCCUPIED SPACE & VACANT SPACE** 8.0% 34.8 34.8 6.4% 27.8 27.8 Inventory (million sf) 4.8% 20.9 20.9 Million sf 3.2% 13.9 13.9 1.6% 7.0 7.0 0.0 0.0% 0.0 2Q19 2022 Inventory Vacancy Rate Occupied Vacancy





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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://nnrk.lat/reportes-de-mercado/.

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