

# Saltillo Industrial Market

## Market Summary (Class A/B)

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

## 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
<b>Market</b>	<b>34.8</b>	<b>2.7</b>	<b>1.0</b>	<b>2.9%</b>	<b>\$4.67</b>

