



NEWMARK

Nuevo Laredo:
Industrial Market

2S25

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Market Analysis



Leasing Market Fundamentals

	Current Quarter	Prior Quarter	One Year Ago	12-Month Forecast
Total Inventory (SF)	11.5M	11.1M	11.1M	↑
Vacancy Rate	10.7%	4.8%	4.5%	↓
Gross Absorption (SF)	182,900	0	0	→
Net Absorption (SF)	-517,900	-37,700	-260,700	↑
Asking Rent (USD/SF/Year)	\$7.45	\$7.27	\$7.22	↓
U. Construction (SF)	182,900	299,900	299,900	↓



Outlook

- Slight decrease in the vacancy rate in the first half of 2026.
- No new speculative projects under construction are anticipated.



Market Indicators

	Inventory (million SF)	Construction (SF)	Vacancy (SF)	Vacancy Rate	Gross Absorption (SF)	Gross Absorption YTD (SF)	Net Absorption (SF)	Net Absorption YTD (SF)	Asking Lease Rate (USD/SF/Year)
Market	11.5	182,900	1,239,600	10.7%	182,900	182,900	-517,900	-555,600	\$7.45

Leasing Market Fundamentals

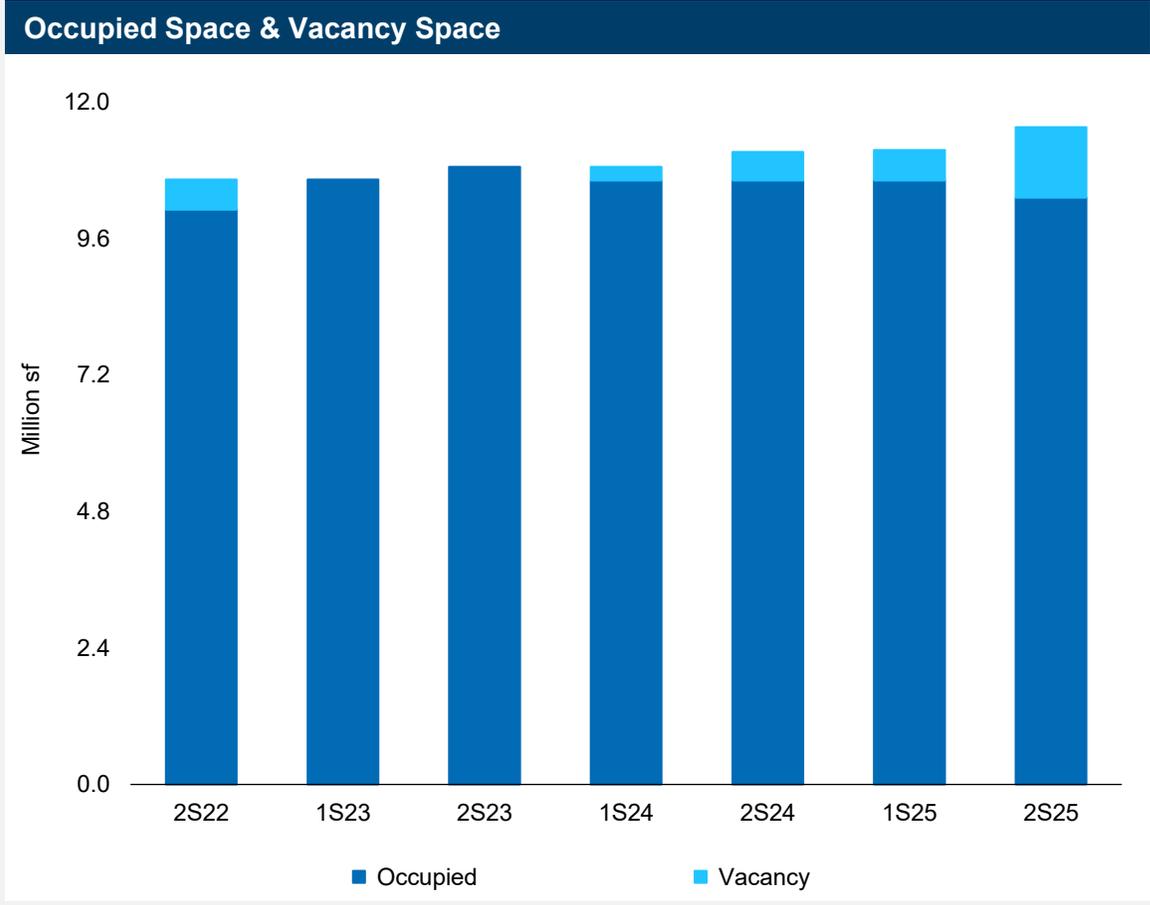
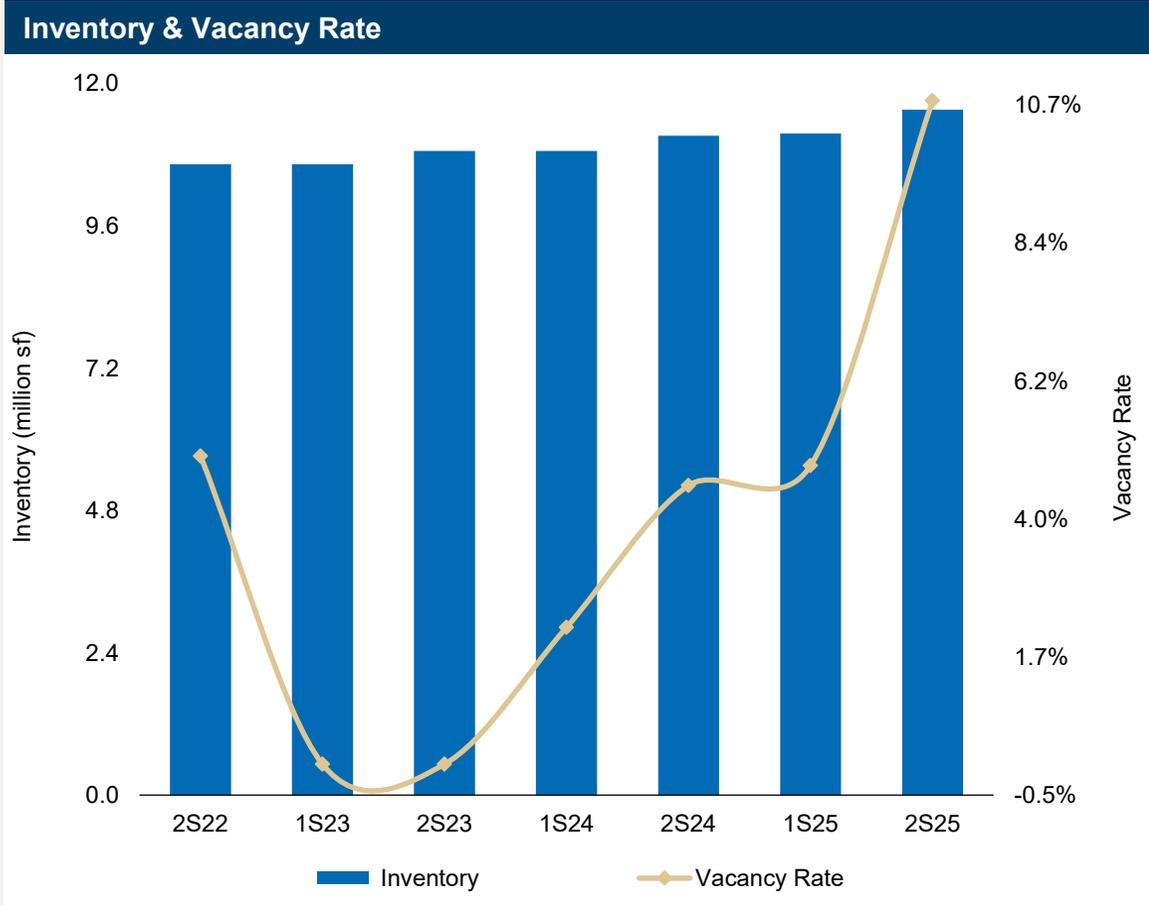
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Market Demand

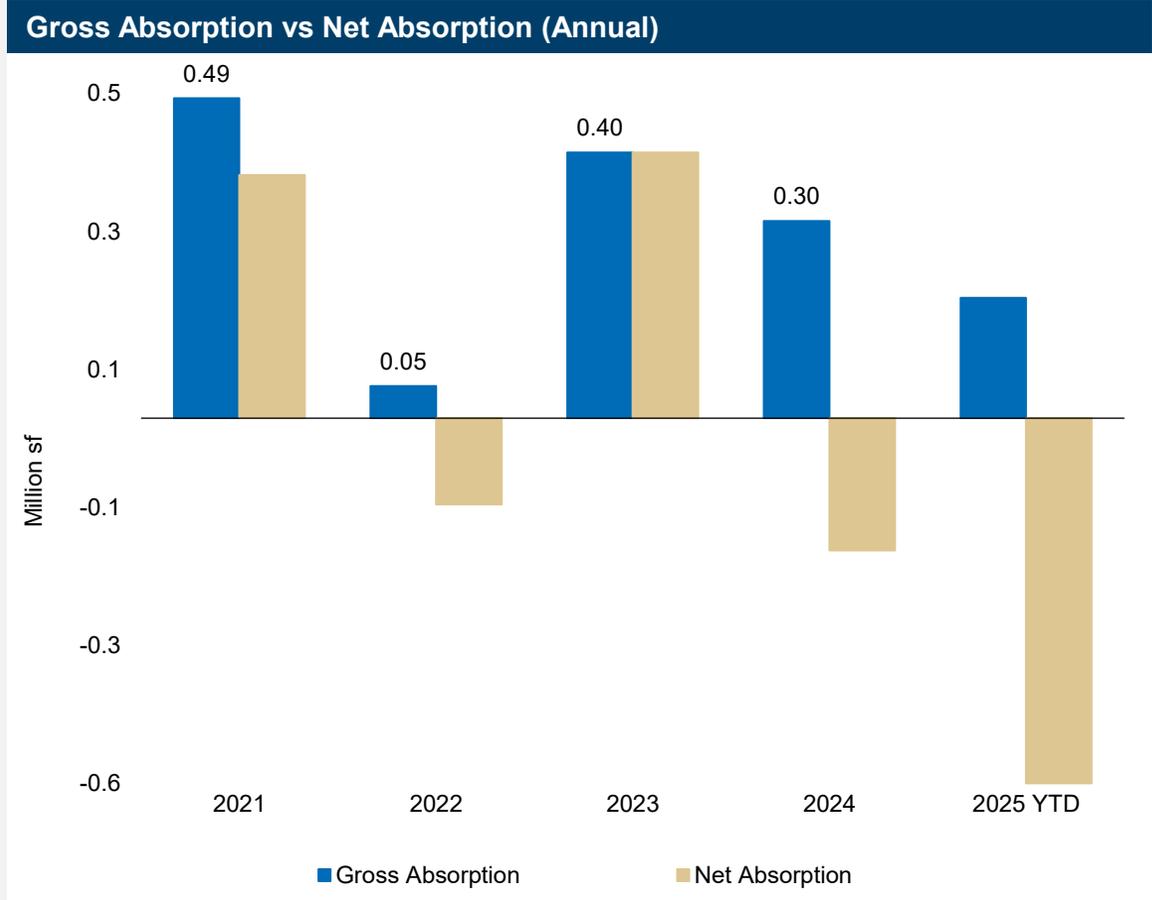
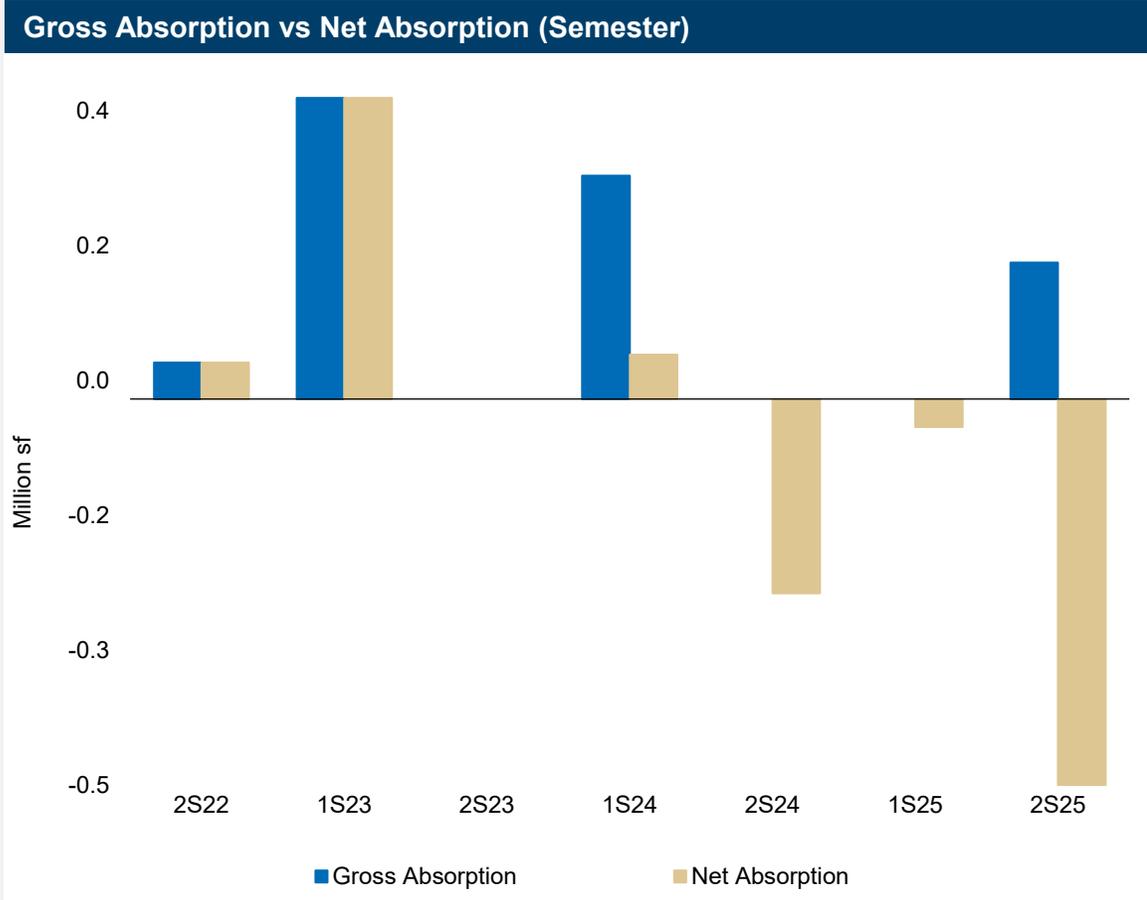
In the latter part of the year, there was some pickup in market activity, but the vacancy rate increased, closing at 10.7%. This rise is due to industrial spaces coming onto the market.



	(million SF)	(SF)	(SF)	Rate	(SF)	YTD (SF)	(SF)	YTD (SF)	(USD/SF/Year)
Market	11.5	182,900	1,239,600	10.7%	182,900	182,900	-517,900	-555,600	\$7.45

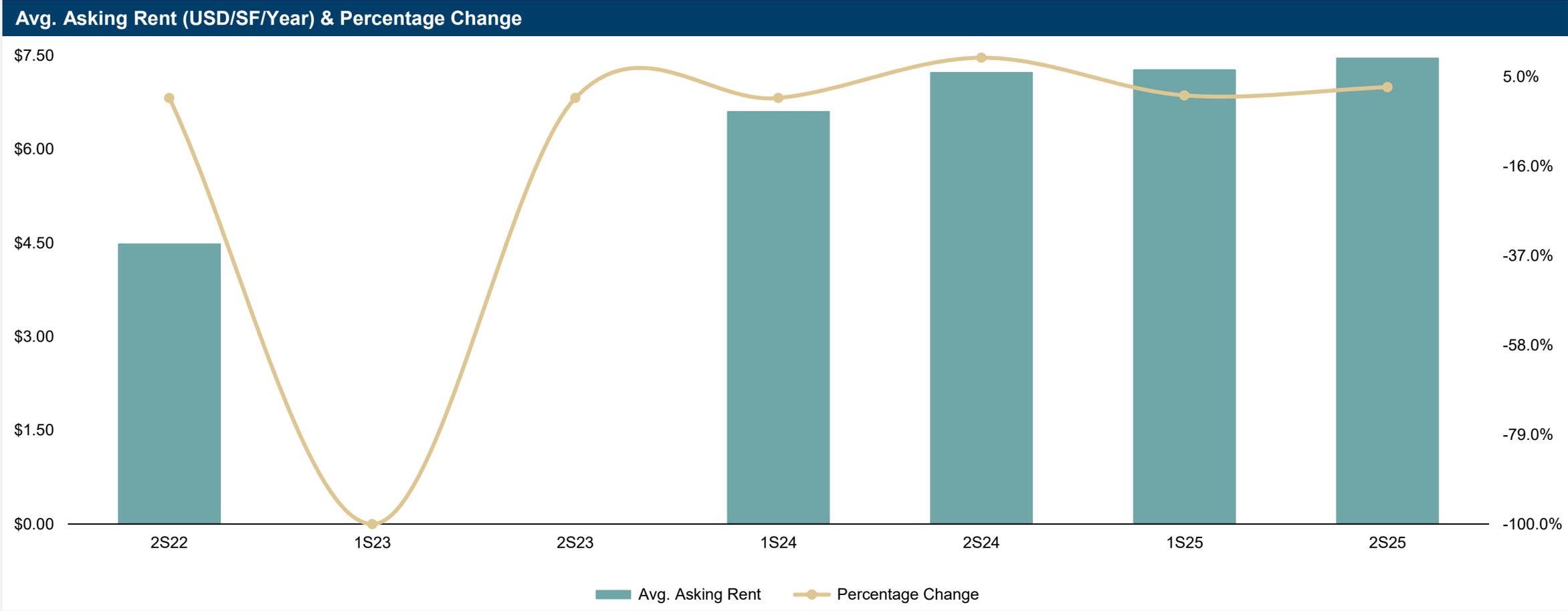
Absorptions

A transaction of 182,900 square feet was observed, and regarding accumulative net absorption, a figure of -555,600 square feet was recorded. This is due to several industrial spaces coming onto the market, primarily in the Dos Laredos Industrial Park.



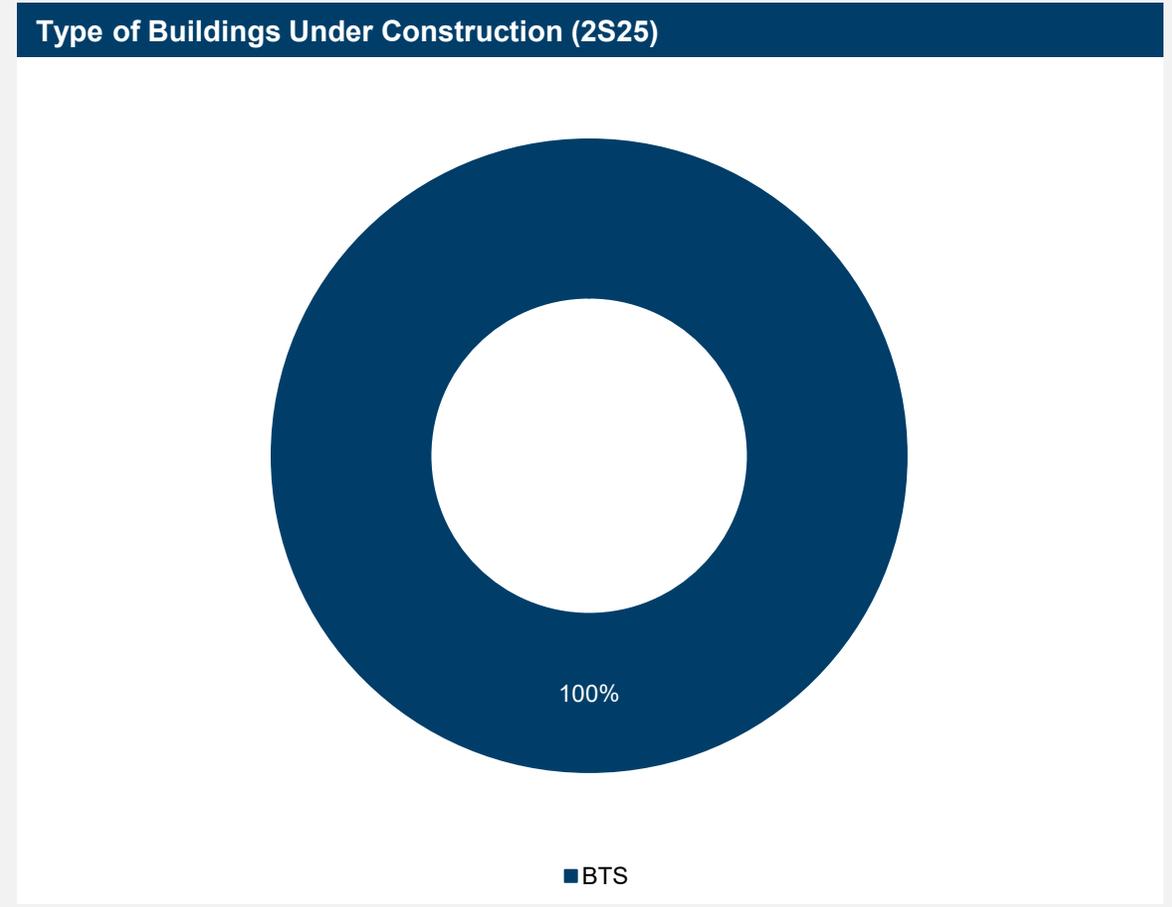
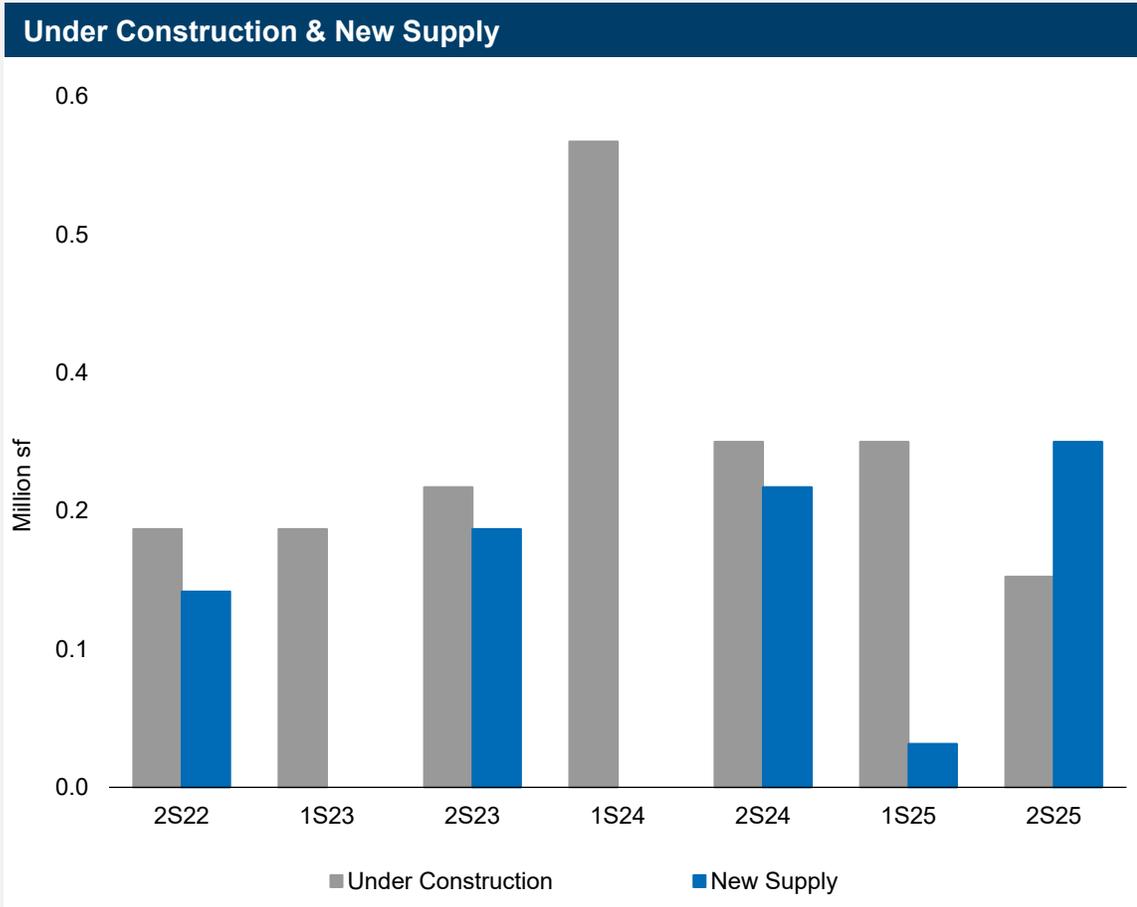
Average Asking Rent

The asking price continued to rise, reaching US\$7.45 per square feet per year, driven by the increase in industrial space in recent months. For 2026, this price is expected to decrease due to the marketing and lease-up of a Class A building.



Space Under Construction

Regarding space under construction, a total of 182,900 square feet is recorded, corresponding to a build-to-suit project, along with new supply of 299,900 square feet. For 2026, there is no information on new speculative projects in the planning stage.



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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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