



NEWMARK

Reynosa:
Industrial Market

4Q25

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Market Analysis



Leasing Market Fundamentals

	Current Quarter	Prior Quarter	One Year Ago	12-Month Forecast
Total Inventory (SF)	39.5M	39.5M	39.1M	↑
Vacancy Rate	6.5%	6.8%	5.6%	↓
Gross Absorption (SF)	298,800	623,900	282,200	→
Net Absorption (SF)	298,800	623,900	31,700	→
Asking Rent (USD/SF/Year)	\$7.28	\$7.29	\$7.64	→
U. Construction (SF)	0.4M	0.07M	0.2M	↓



Outlook

- Increased market activity in the first months of 2026, reflected in a decrease in the vacancy rate, close to 6.3%.
- Stability in asking prices, around US\$7.25 per square feet per year.
- Decrease in space under construction.



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)
Pharr Bridge	20.1	488,600	1,284,800	6.4%	298,800	552,900	298,800	64,600	\$7.85
Poniente	18.5	0	1,135,300	6.1%	0	532,500	0	29,900	\$6.75
San Fernando	0.91	0	157,500	17.2%	0	0	0	0	\$6.36
Market	39.5	488,600	2,577,700	6.5%	298,800	1,085,400	298,800	94,600	\$7.28

Leasing Market Fundamentals

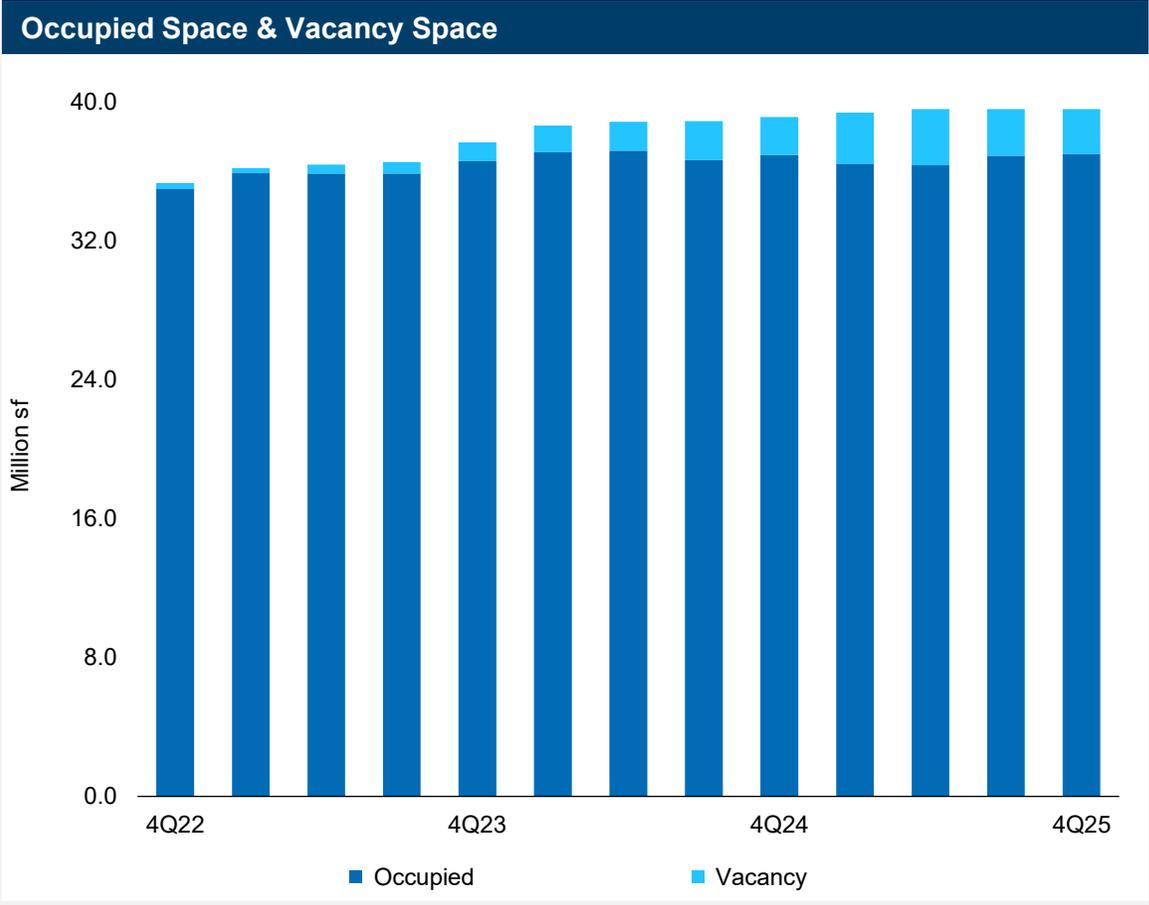
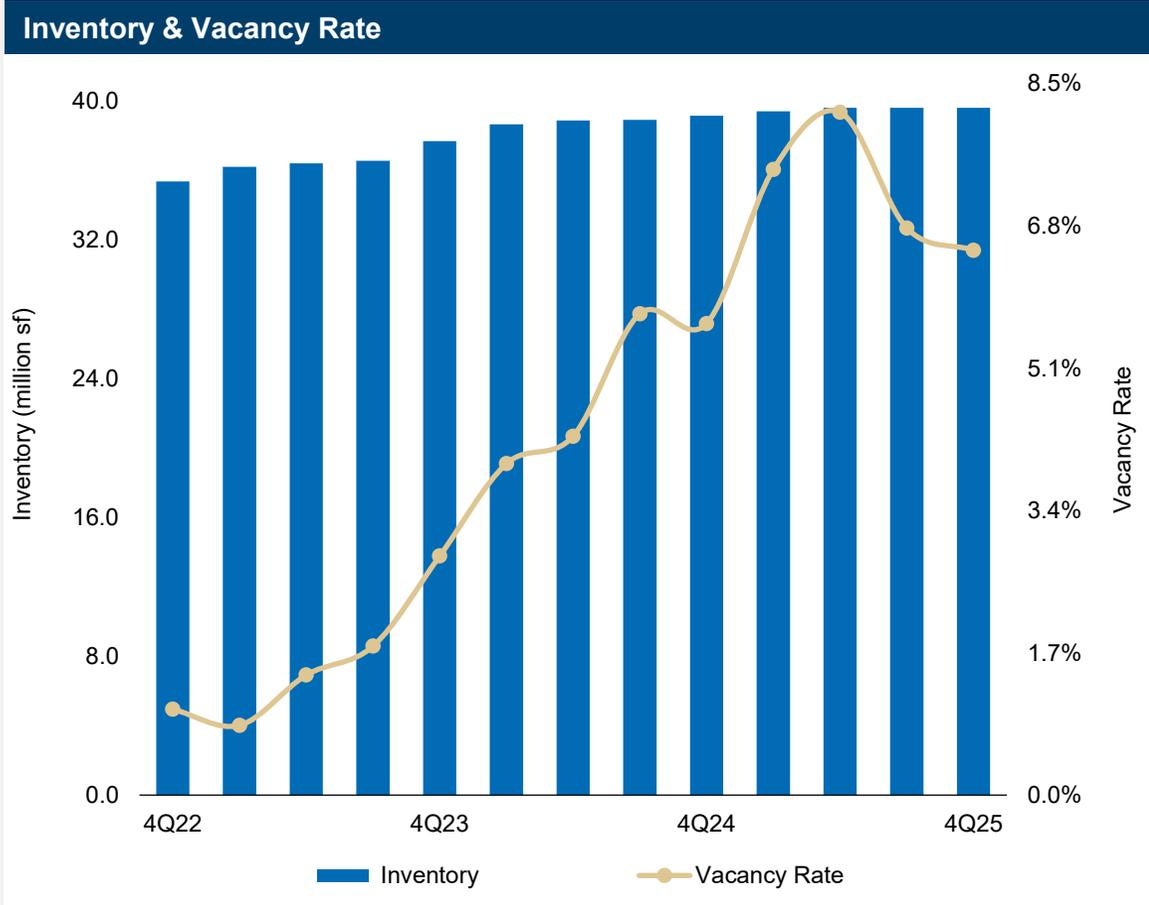
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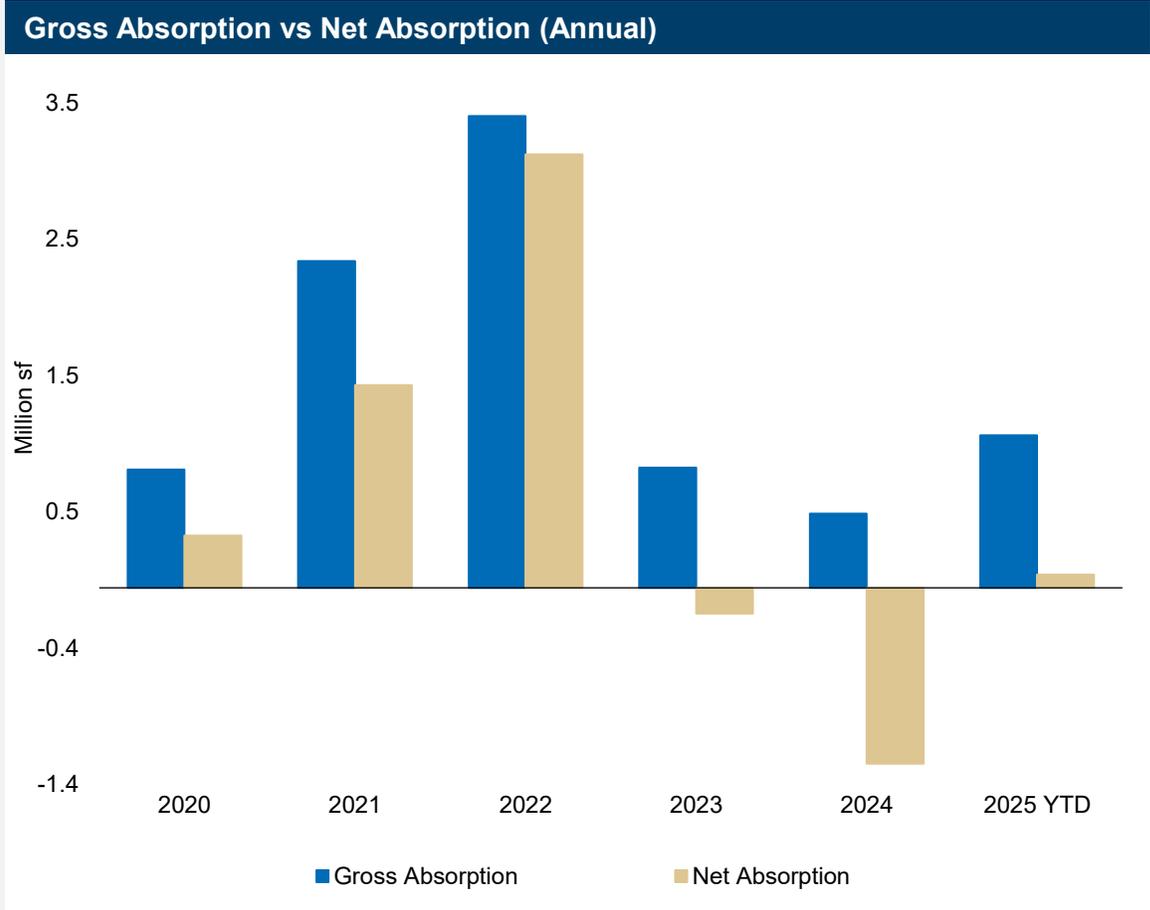
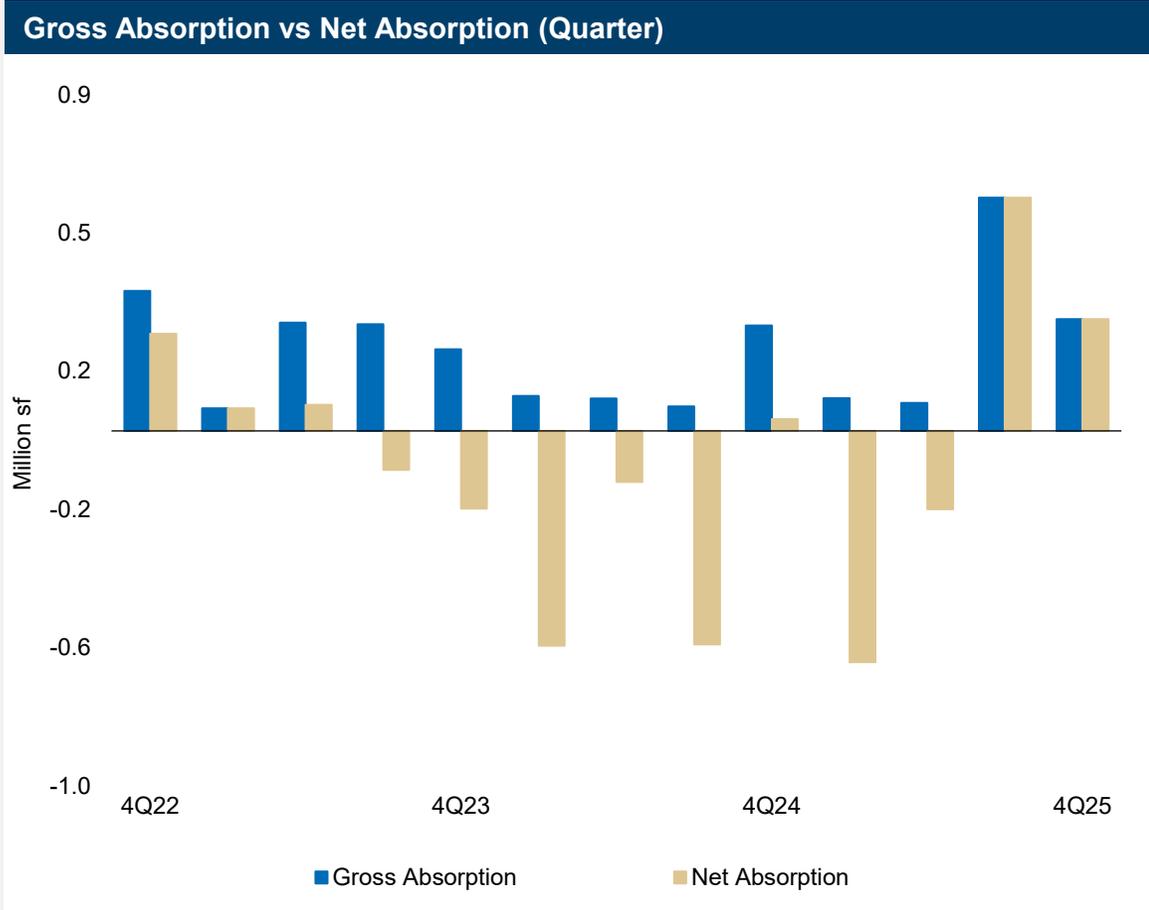
Market Demand

A stable year-end was observed in 2025, with the vacancy rate decreasing to 6.5%. This was driven by year-end demand and the absence of new speculative space being brought to market.



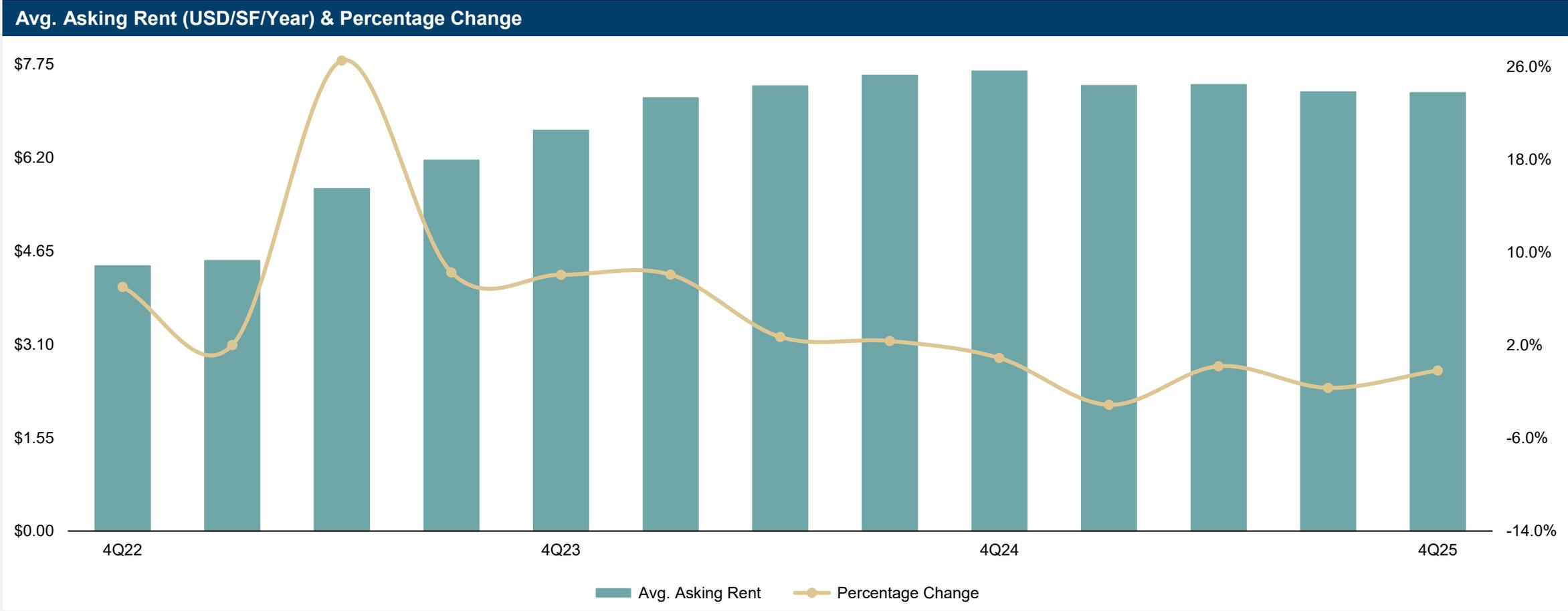
Absorptions

Regarding leased space, accumulative gross absorption totaled just over 1.0 million square feet. This momentum began last quarter, concentrating in the Pharr Bridge submarket.



Average Asking Rent

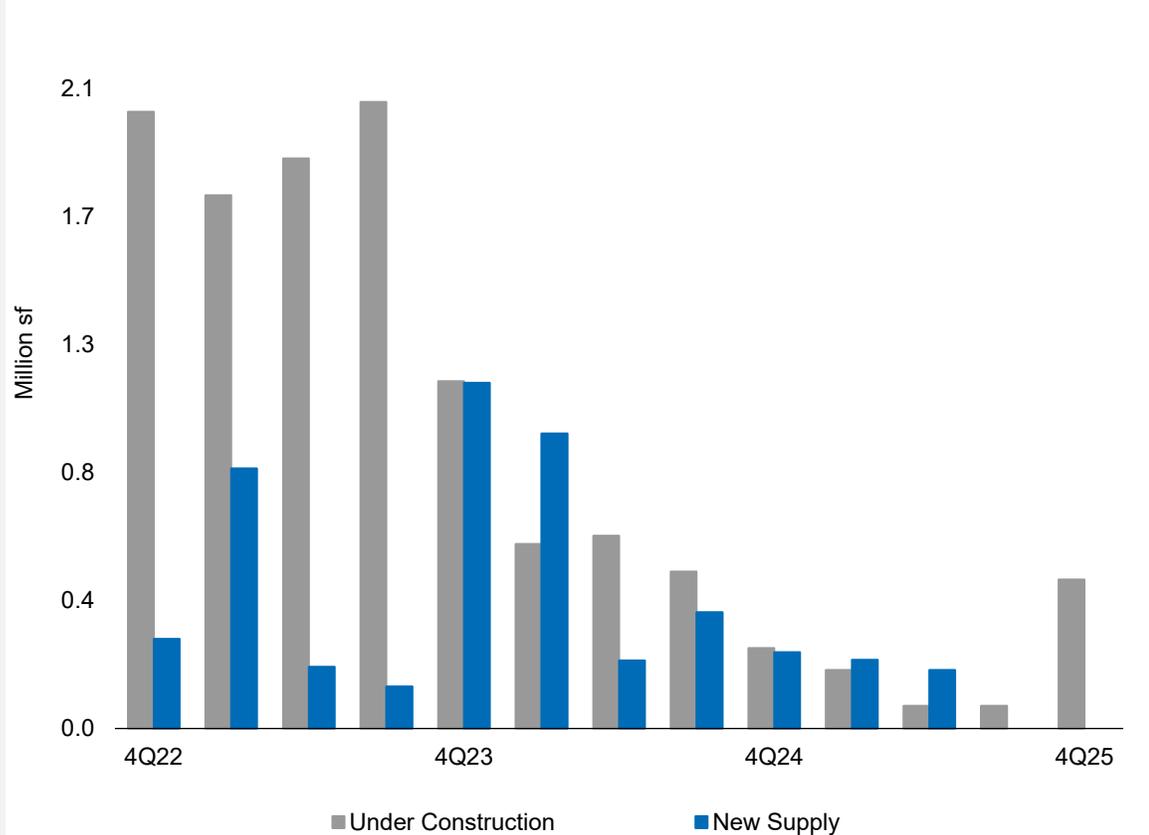
Since 4Q 2024, asking prices have been declining, moving from US\$7.64 to US\$7.28 per square feet per year. Given the large amount of industrial space on the market and the absence of new speculative space under construction set to enter the market, a price level like the year-end figure is expected for the first months of 2026.



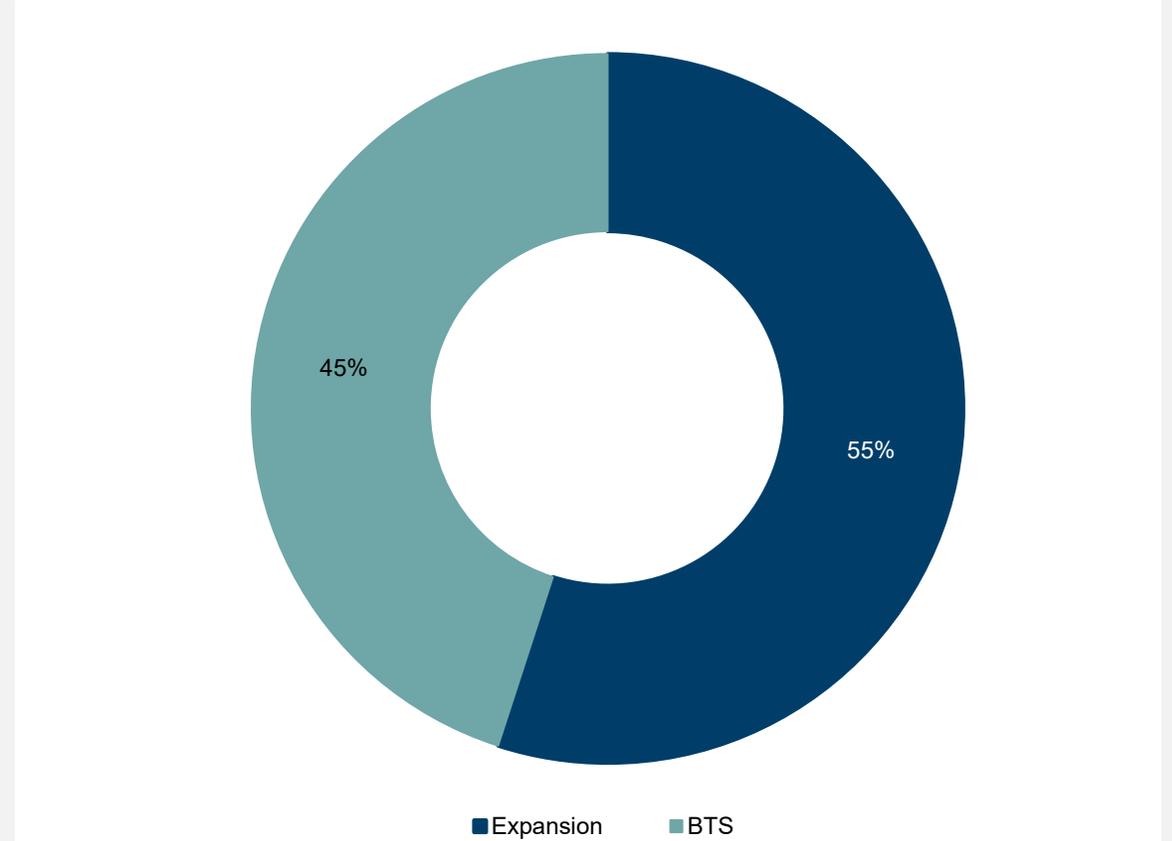
Space Under Construction

Regarding space under development, an upward trend was observed due to build-to-suit projects and expansions of existing facilities. However, just over 767,000 square feet of speculative buildings remain in the planning stage.

Under Construction & New Supply



Type of Buildings Under Construction (4Q25)



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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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