



NEWMARK

Reynosa:
Industrial Market

1Q26

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Market Analysis



Leasing Market Fundamentals

	Current Quarter	Prior Quarter	One Year Ago	12-Month Forecast
Total Inventory (SF)	39.6M	39.5M	39.4M	↑
Vacancy Rate	8.4%	6.5%	7.5%	→
Gross Absorption (SF)	0	298,800	87,700	↑
Net Absorption (SF)	-821,706	298,800	-618,800	↑
Asking Rent (USD/SF/Year)	\$7.46	\$7.28	\$7.40	→
Construction (SF)	0.4M	0.4M	0.1M	↓



Outlook

- More momentum in the next quarter, which could result in an availability rate around 8.0%.
- Asking price of about US\$7.50 per square feet per year.
- Given the current speculative supply, awaiting any new speculative space to enter construction.



Market Indicators

	Inventory (million SF)	Construction (SF)	Vacancy (SF)	Vacancy Rate	Gross Absorption (SF)	Net Absorption (SF)	Asking Lease Rate (USD/SF/Year)
Pharr Bridge	20.2	413,700	2,058,800	10.2%	0	-821,706	\$7.94
Poniente	18.5	0	1,135,300	6.1%	0	0	\$6.75
San Fernando	0.91	0	157,500	17.2%	0	0	\$6.36
Market	39.6	413,700	3,351,700	8.4%	0	-821,706	\$7.46

Leasing Market Fundamentals

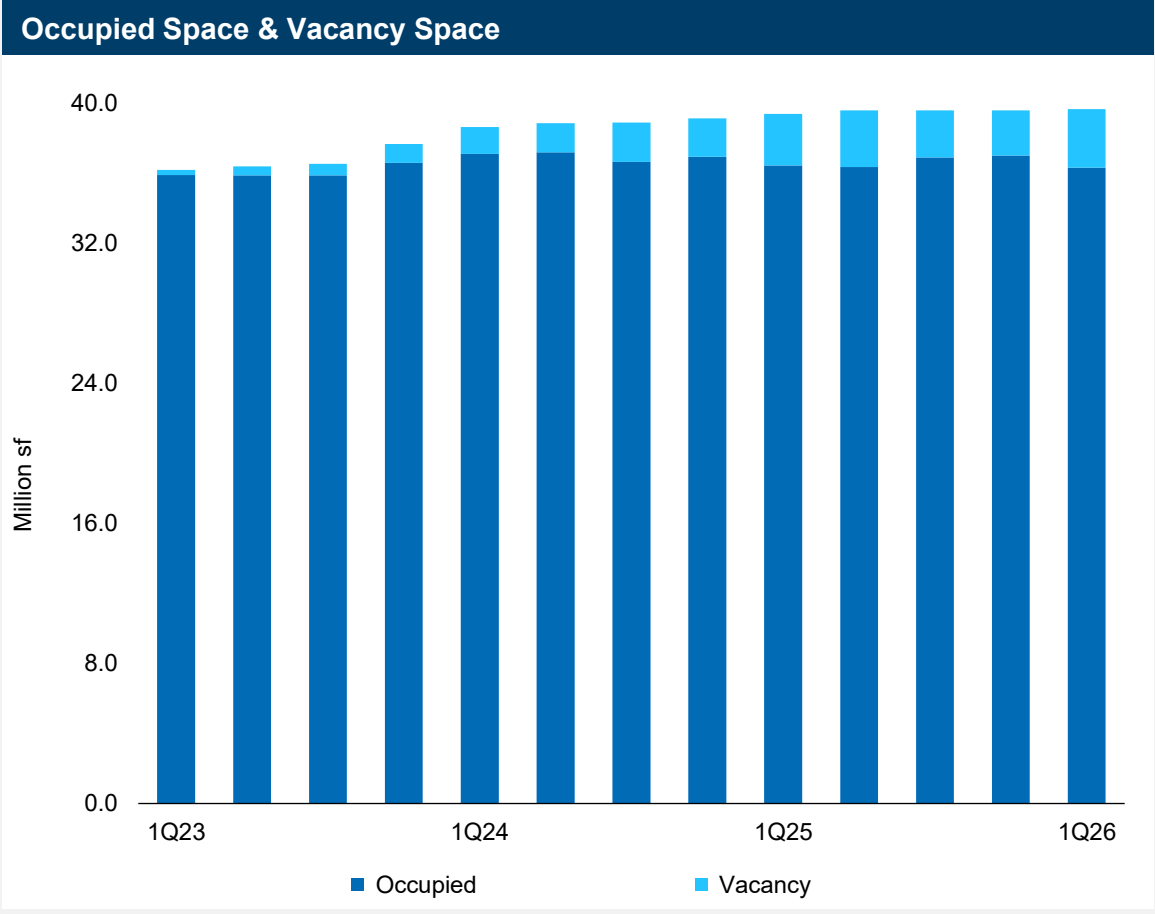
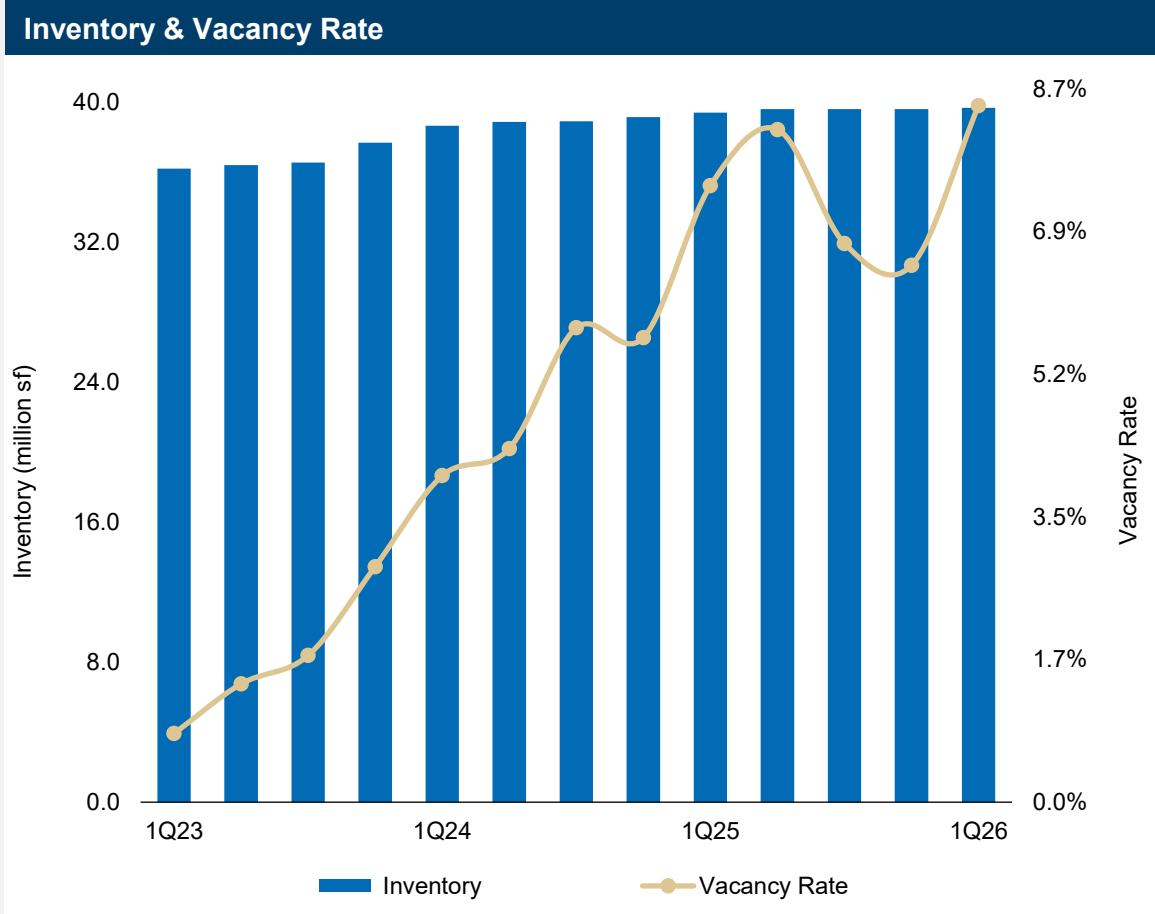
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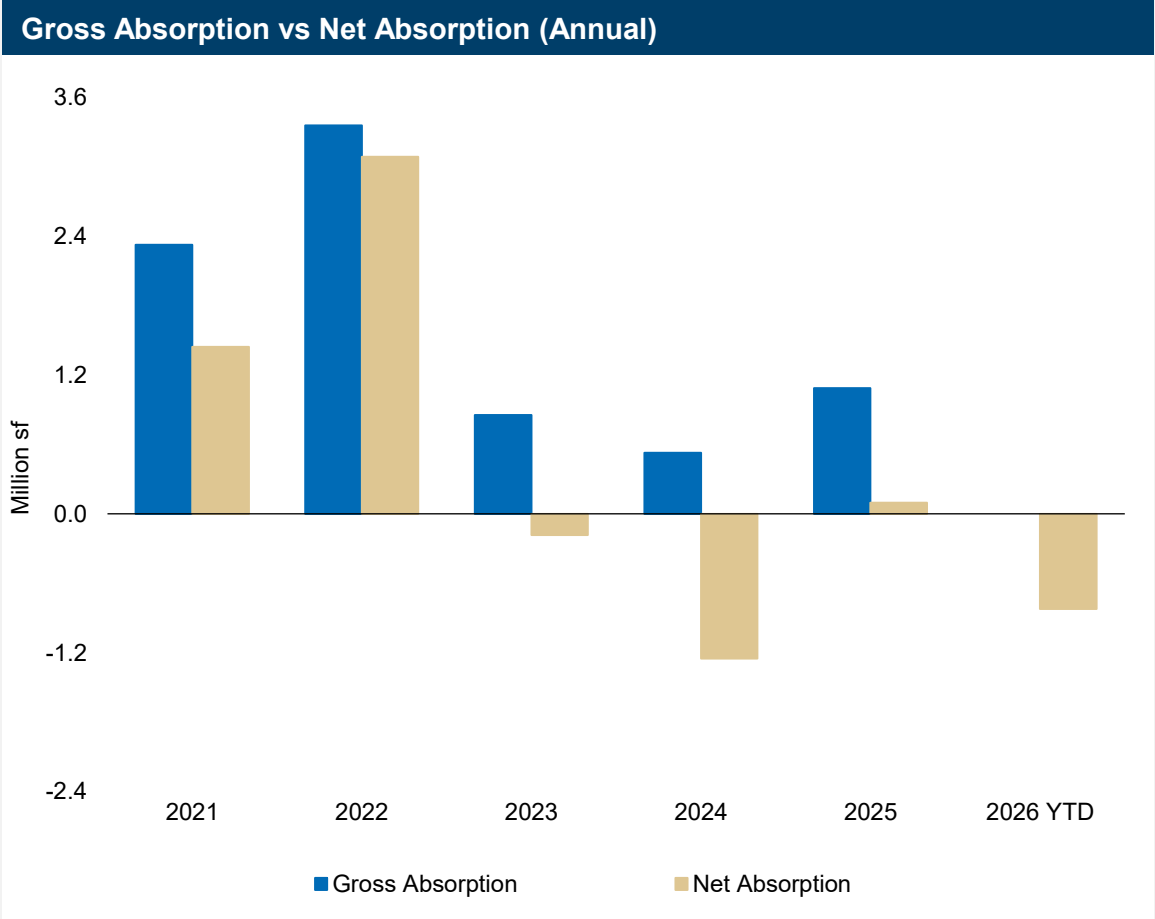
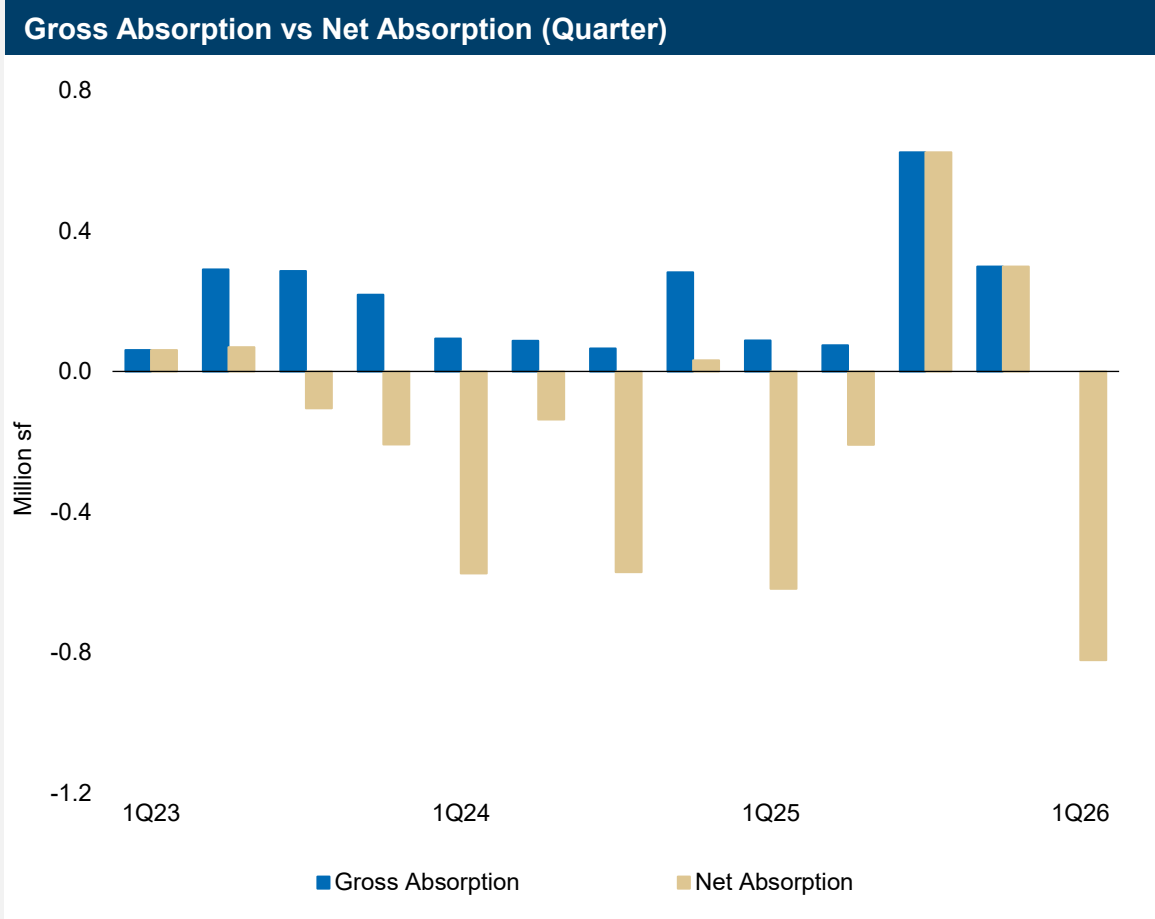
Market Demand

2026 began with limited momentum in the industrial market, as no lease transactions were confirmed, along with an increase in the vacancy rate, which stood at 8.4%. The largest amount of available space is in the Pharr Bridge submarket, with more than 2.0 million square feet. Local developers confirmed they have spaces in the process of closing, which would lead to a decrease in the rate in the coming months.



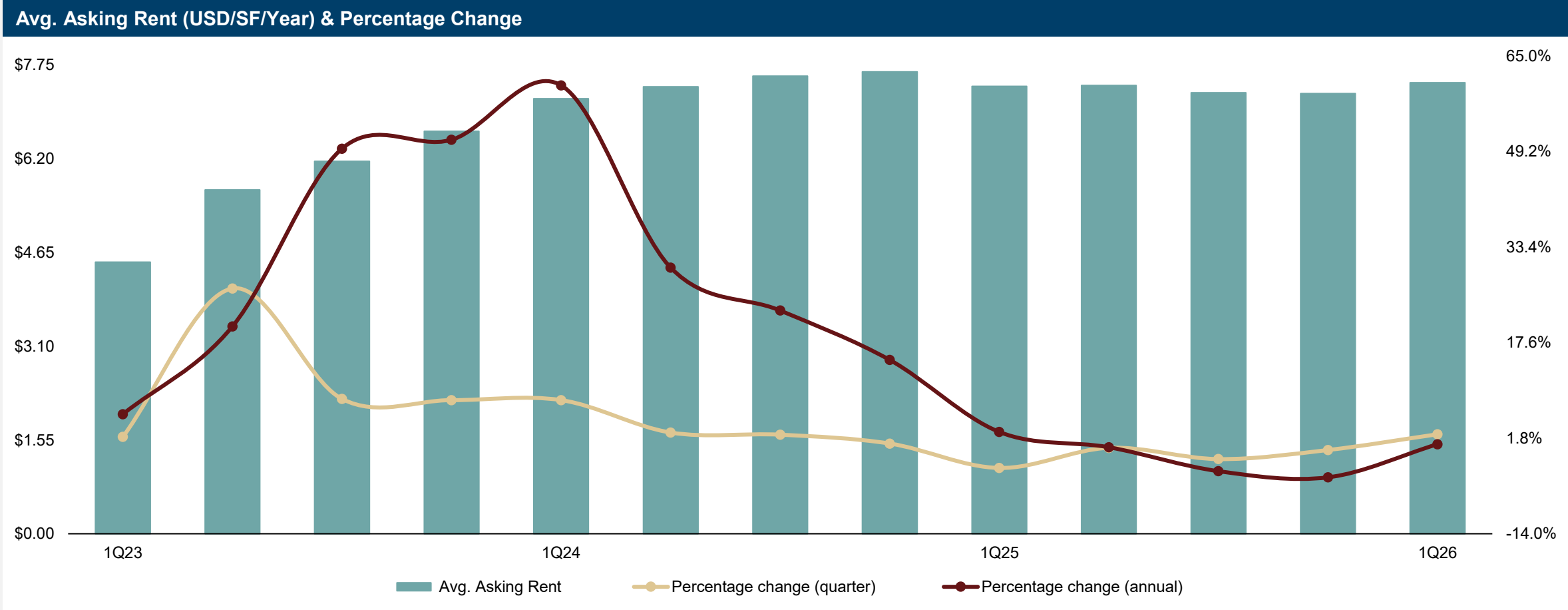
Absorptions

At the start of this year, no transactions were confirmed in the area. Likewise, a net absorption figure of -821,700 square feet was recorded, mainly due to a lack of market demand and an increase in supply.



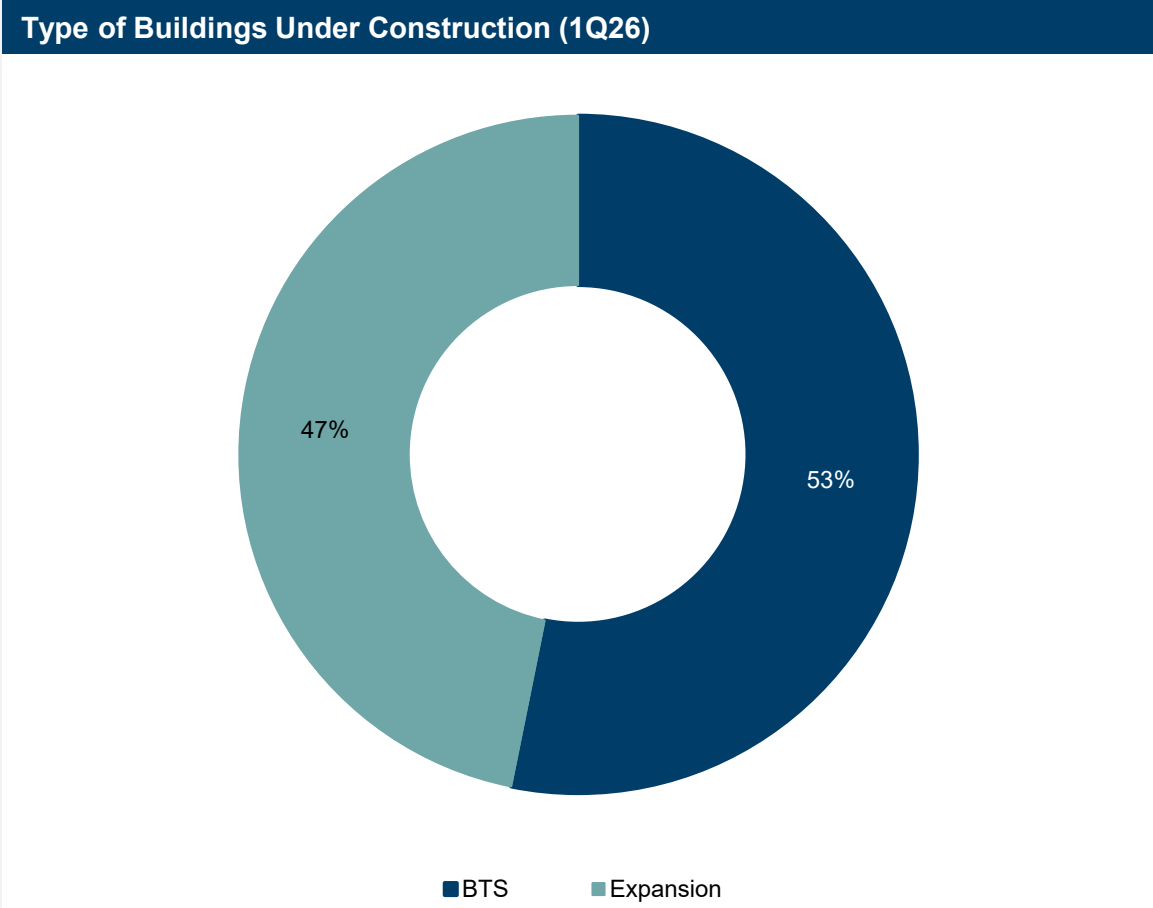
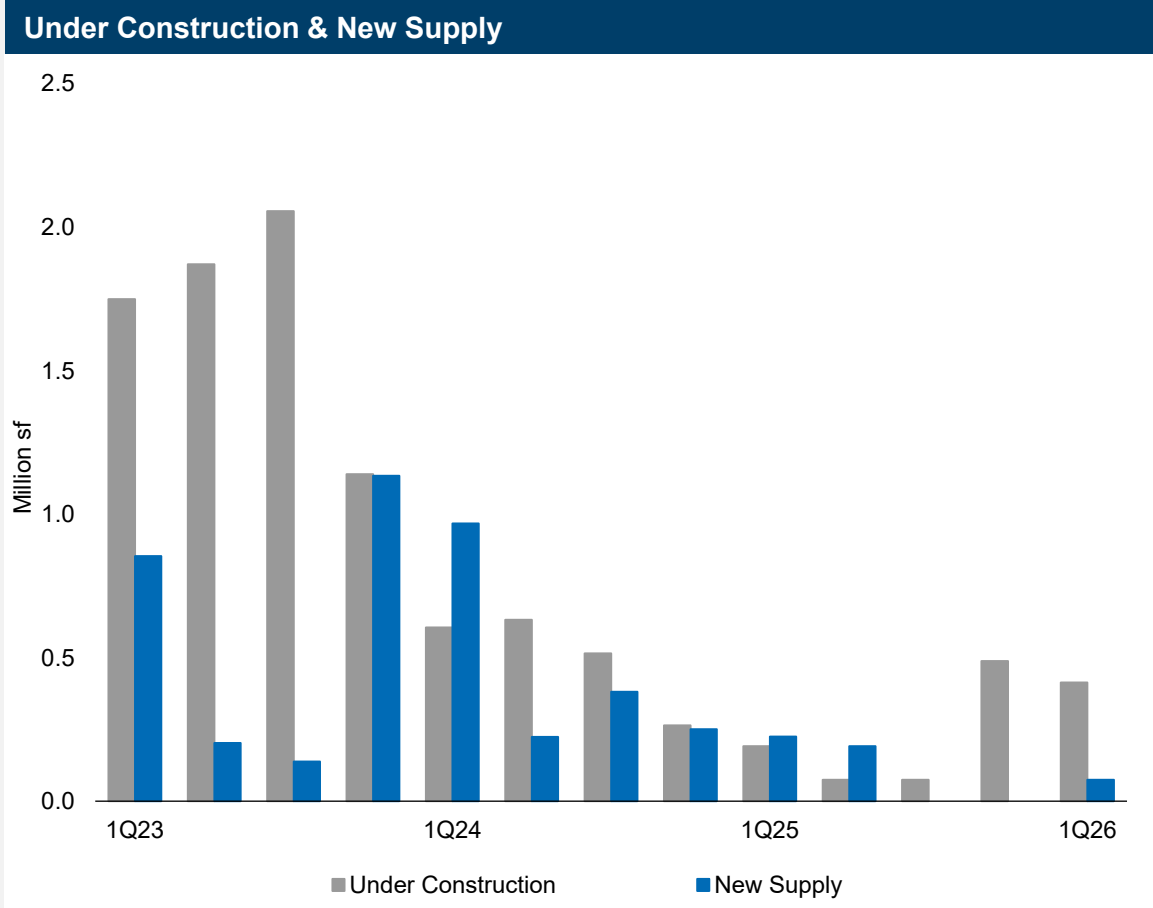
Average Asking Rent

The rental price showed an upward trend, closing the quarter at US\$7.46 per square feet per year. This increase is mainly due to the vacancy of a Class A building in the Pharr Bridge submarket.



Space Under Construction

With 74,900 square feet of new supply at the start of the year, space under construction totaled 413,700 square feet, located in the Pharr Bridge submarket and tied to a build-to-suit project and an expansion of an existing building.



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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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