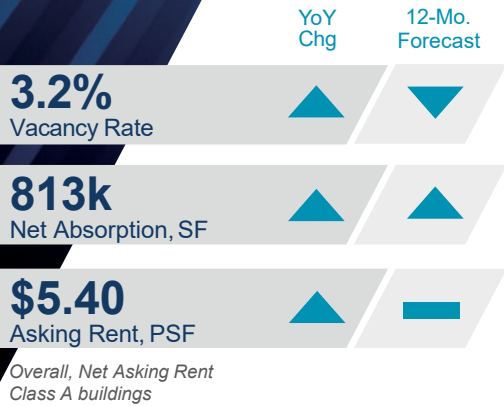
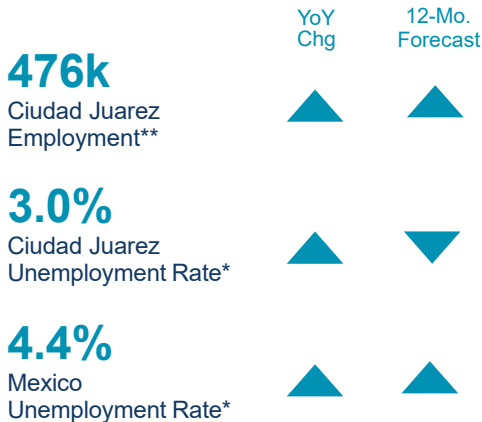


Industrial Q1 2021



ECONOMIC INDICATORS Q1 2021



* INEGI data as of 4Q 2020
** IMSS data as of February 2021

ECONOMY: Juarez gaining formal jobs

Even though economic analysts, such as BBVA, foresee a slow recovery of employment in the country, Ciudad Juárez continued with the generation of more formal jobs last year. Ciudad Juárez registered one of the highest economic participation rates of 64.7%. In the same way, it had one of the lowest unemployment rates in the country at 3.0%. The beginning of 2021 has also been positive for the city, which during the first two months of the year, generated at just over 9,000 formal jobs.

DEMAND: Very active demand of space

Net absorption in the first quarter presented record figures, not seen in the last 3 years. The figure was just over 800,000 square feet (sf). Likewise, approximately 1.3 million square feet (msf) of new lease deals were closed. The vacancy rate for this quarter dropped 60 basis points from 4.2%, in the fourth quarter of 2020, to 3.2%.

Demand for Class A space remains high with 60% of the leasing activity in Class A buildings and 38% in Class B with the rest in Class C. At the close of this report, there was a total of 3.3 msf under construction, of which 2.3 msf is speculative space. About 25% of this speculative space under construction consists of approximately 600,000 sf and is pre-leased. The remaining 1.7 msf will be delivered sometime during the second half of the year.

PRICING: Upward trend on rental prices continues

Industrial lease rates closed strong during the first quarter of 2021. Lease rate increases continue due to a healthy demand, on one side, increased construction costs on the other and the lack of industrial lands which in turn increases the cost of new developments.

SPACE DEMAND / DELIVERIES



OVERALL VACANCY & ASKING RENT





Industrial Q1 2021

BUILDING TYPE	INVENTORY (SF)	OVERALL VACANT (SF)	OVERALL VACANCY RATE	LEASING ACTIVITY	CURRENT QTR OVERALL NET ABSORPTION (SF)	YTD OVERALL NET ABSORPTION (SF)	UNDER CNSTR (SF)	Q1 CNSTR COMPLETIONS (SF)	OVERALL WEIGHTED AVG NET RENT
Class A	38,456,453	607,086	1.6%	874,793	603,627	603,627	3,254,475	109,500	\$5.40
Class B	23,421,320	1,309,394	5.6%	383,875	174,020	174,020	-	-	\$4.75
Class C	10,646,054	406,025	3.8%	35403	35403	35403	-	-	\$4.25
CIUDAD JUAREZ TOTALS	72,523,827	2,322,505	3.2%	1,294,071	813,050	813,050	3,254,475	109,500	\$4.90

BUILDING TYPE	INVENTORY (SF)	OVERALL VACANT (SF)	OVERALL VACANCY RATE	LEASING ACTIVITY	CURRENT QTR OVERALL NET ABSORPTION (SF)	YTD OVERALL NET ABSORPTION (SF)	UNDER CNSTR (SF)	Q1 CNSTR COMPLETIONS (SF)	OVERALL WEIGHTED AVG NET RENT
Northeast	16,843,241	515,446	3.06%	66071	46,071	46,071	324353	-	\$5.25
Northwest	16,432,162	575,287	3.50%	35403	-33,655	-33,655	184000	-	\$4.50
Southeast	34,129,661	772,196	2.26%	1,192,597	800,634	800,634	2,746,122	109,500	\$5.40
Southwest	5,118,763	459,576	8.98%	-	-	-	-	-	\$4.50
CIUDAD JUAREZ TOTALS	72,523,827	2,322,505	5.00%	1,294,071	813,050	813,050	3,254,475	109,500	\$4.90

*Rental rates reflect weighted net asking \$psf/year

KEY LEASE TRANSACTIONS Q1 2021

PROPERTY	SUBMARKET	TENANT	SF	TYPE
BTS Ambu	Southeast	BTS Ambu	257,000	New Lease
CDJ Lazaro Cárdenas I y II	Southeast	Break Parts Inc	218,615	New Lease
Vesta Q1 - Expansion	Southeast	EP Logistics	143,601	New Lease
Fibra Nova Bldg C	Southeast	Lear	130,486	New Lease
Fibra Nova Bldg D	Southeast	Lear	114,258	New Lease
JUA 020	Southeast	Jones Plastics	105,123	New Lease
JUA 035	Southeast	Columbus Industries	72,000	New Lease
CJS-IN-06	Southeast	Lear	70,530	New Lease
Fuentes VII	Northeast	NAPS	66,071	New Lease
CDJ Independencia IB	Southeast	Impulso al Crecimiento	53,795	New Lease

*Renewals not included in leasing statistics

KEY SALES TRANSACTIONS Q1 2021

PROPERTY	SUBMARKET	SELLER / BUYER	SF	PRICE / \$ PSF
No sales to report				

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KEY CONSTRUCTION COMPLETIONS Q1 2021

PROPERTY	SUBMARKET	DEVELOPER	SF	TYPE
CJS AJ 20	SE	Intermex	49,500	Speculative
CDJ Southpark II	SE	IGS	60,000	Speculative