NAIMexico

3Q' 2017 | Monterrey

Industrial Market Overview

NAI Mexico Full Coverage

Market Trends:

Industrial

Monterrey	3Q 2015	3Q 2016	3Q 2017	Annual Trend
Total Industrial Space Available (SF)	8.64 M	6.77 M	4.29 M	⌄
Vacancy Rate (%)	8.90%	7.00%	4.33%	⌄
Asking Lease Rates (Class A - US/SF/Month)	$.35-$.40	$.38-$.45	$.40-$.43	⌄
Under Construction (SF)	1.93 M	1.5 M	1.75 M	⌄

Opportunities for Tenants:

Changes in Leasing Conditions

Monterrey	3Q 2015	3Q 2016	3Q 2017	Annual Trend
Free Rent (Months)	1	1	1	‹›
Tenant Improvement Allowance	1	1 - 3	1 - 3	‹›
Developer TI's amortization	Yes	Yes	Yes	‹›
Annual Rental Escalations	USCPI	USCPI	USCPI	‹›

Major Industrial Transactions

Company Name	Type	Size
Mol Logistics	Lease	71,473 SF
Motivation Graphic	Lease	53,225 SF
Paulo	Lease	50,000 SF
Mexin	Sale	63,000 SF
Frisa	Sale	15,155 SF

See more information

How Can NAI Support Your 2017 Plan?

Mexico vs. Home Country Comparison Analysis | Total Occupancy Cost Comparison Analysis | Mexico Relocation | Site Selection | Valuation | Sale Lease Back | Lease Recast | Lease vs Purchase | Construction / Tenant Improvements

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