

FIGURES | CHIHUAHUA CITY INDUSTRIAL | Q4 2024

New supply delivered during 2024 bumps vacancy rate up, but market remains tight.

▲ 3.1%

Vacancy Rate

▼ 133,411

SF Net Absorption

▲ 1,111,351

SF Construction

Note: Arrows indicate change from same quarter in previous year.

MARKET OVERVIEW

- Q4 2024 closed with net absorption of 133,411 sq. ft. Total annual 2024 net absorption was 204,768 sq. ft.
- The market-wide vacancy rate increased by 40 basis point (bps) quarter-over-quarter and by 70 bps year-over-year. The quarter-over-quarter increase is due to two existing spaces becoming vacant. The year-over-year increase can be attributed to these recently vacated spaces as well as the delivery of vacant speculative (spec) projects during 2024.
- Just over 500,000 sq. ft. of spec space that was delivered vacant during 2023 and 2024 remained vacant at year close.
- At the end of Q4 2024, 1,111,351 sq. ft. of industrial space remained under construction. Space under construction consisted of three build-to-suit (BTS) projects totaling 747,210 sq. ft. and two spec projects totaling 364,105 sq. ft. All three BTS projects and one spec project are in the North submarket and the remaining spec project is in the Southeast submarket. Two spec buildings were delivered during Q4 2024. A 126,000 sq. ft. building was delivered to the North submarket and a 120,000 sq. ft. building was delivered to the Southeast submarket. Both buildings were delivered vacant.

FIGURE 1: Gross Absorption and Vacancy



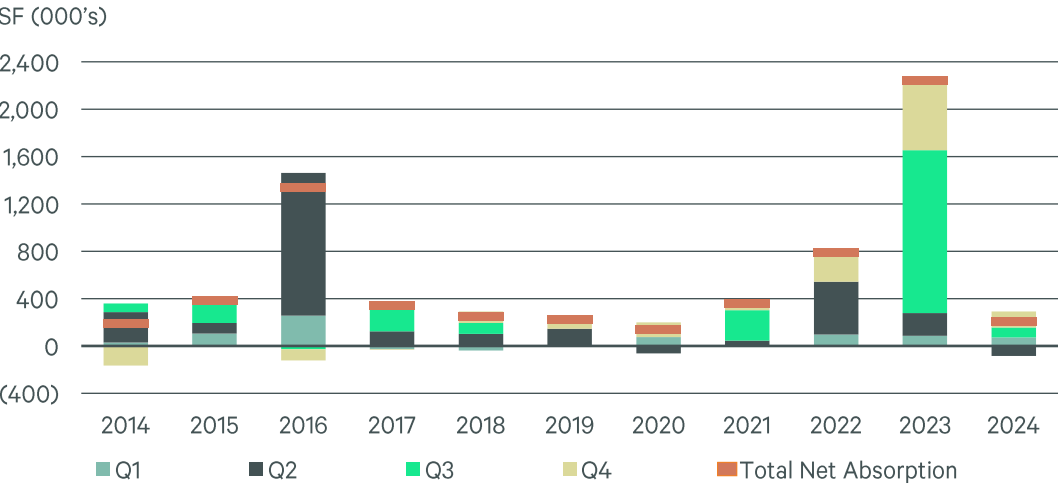
Source: CBRE Research, Q4 2024.

FIGURE 2: Chihuahua City Industrial Market Statistics

Submarket	Vacancy (%)	Availability (%)	Construction (SF)		Net Absorption (SF)	
			Active	Delivered	Q4 2024	2024
North	3.9	4.4	865,210	126,095	(284,685)	(213,328)
Central	-	-	-	-	-	-
Southeast	2.4	9.0	246,105	119,570	237,760	237,760
South	6.1	6.1	-	-	180,336	180,336
Off-Park	-	-	-	-	-	-
Chihuahua	3.1	3.4	1,111,315	245,665	133,411	204,768
Class A	5.9	6.5	1,111,315	245,665	238,014	238,014
Class B	1.0	1.0	-	-	(104,603)	(104,603)

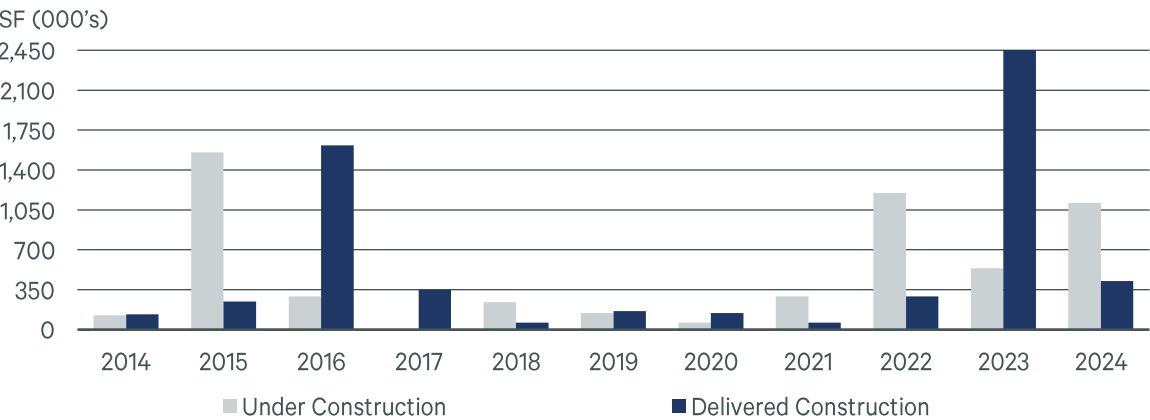
Source: CBRE Research, Q4 2024.

FIGURE 4: Net Absorption



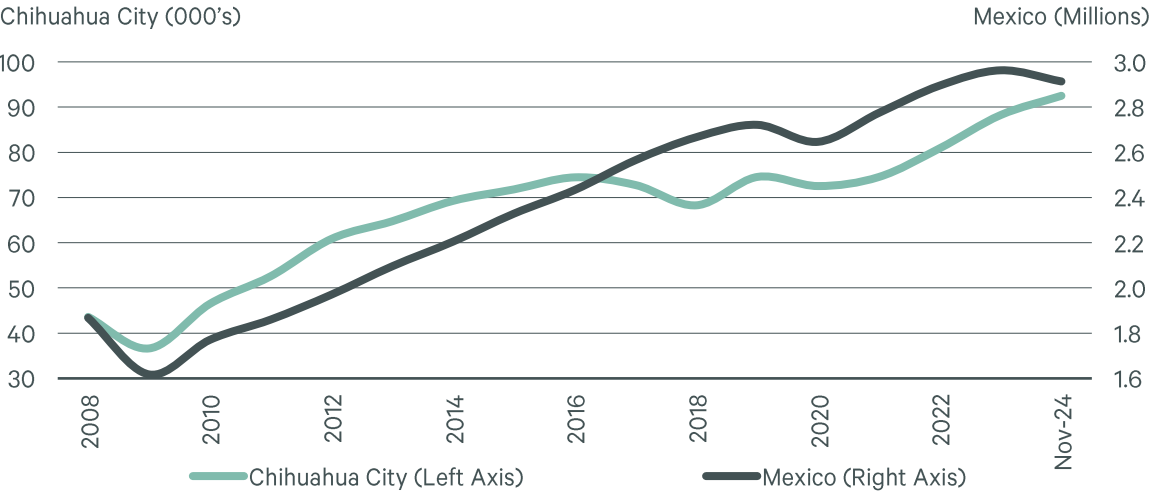
Source: CBRE Research, Q4 2024.

FIGURE 3: Construction



Source: CBRE Research, Q4 2024.

FIGURE 5: Maquiladora (IMMEX) Employment



Source: INEGI, February 2025.

Market Area Overview



Definitions

Available Sq. Ft.: Space in a building, ready for occupancy within six months; can be occupied or vacant. Availability Rate: Total Available Sq. Ft. divided by the total building Area. Average Asking Lease Rate: A calculated average weighted by their corresponding available square footage. Building Area: The total floor area sq. ft. of the building, typically taken at the “drip line” of the building. Net Absorption: The change in Occupied Sq. Ft. from one period to the next. Triple Net Lease Rate: Rent excludes the “net” costs (real property taxes, building insurance, and major maintenance) typically included in a Gross Lease Rate. Occupied Sq. Ft.: Building Area not considered vacant. Vacancy Rate: Total Vacant Sq. Ft. divided by the total Building Area. Vacant Sq. Ft.: Space that can be occupied immediately.

Survey Criteria

Includes all industrial buildings 30,000 sq. ft. and greater in size in greater metropolitan area of Chihuahua City, CHIH. Buildings which have begun construction as evidenced by site excavation or foundation work.

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