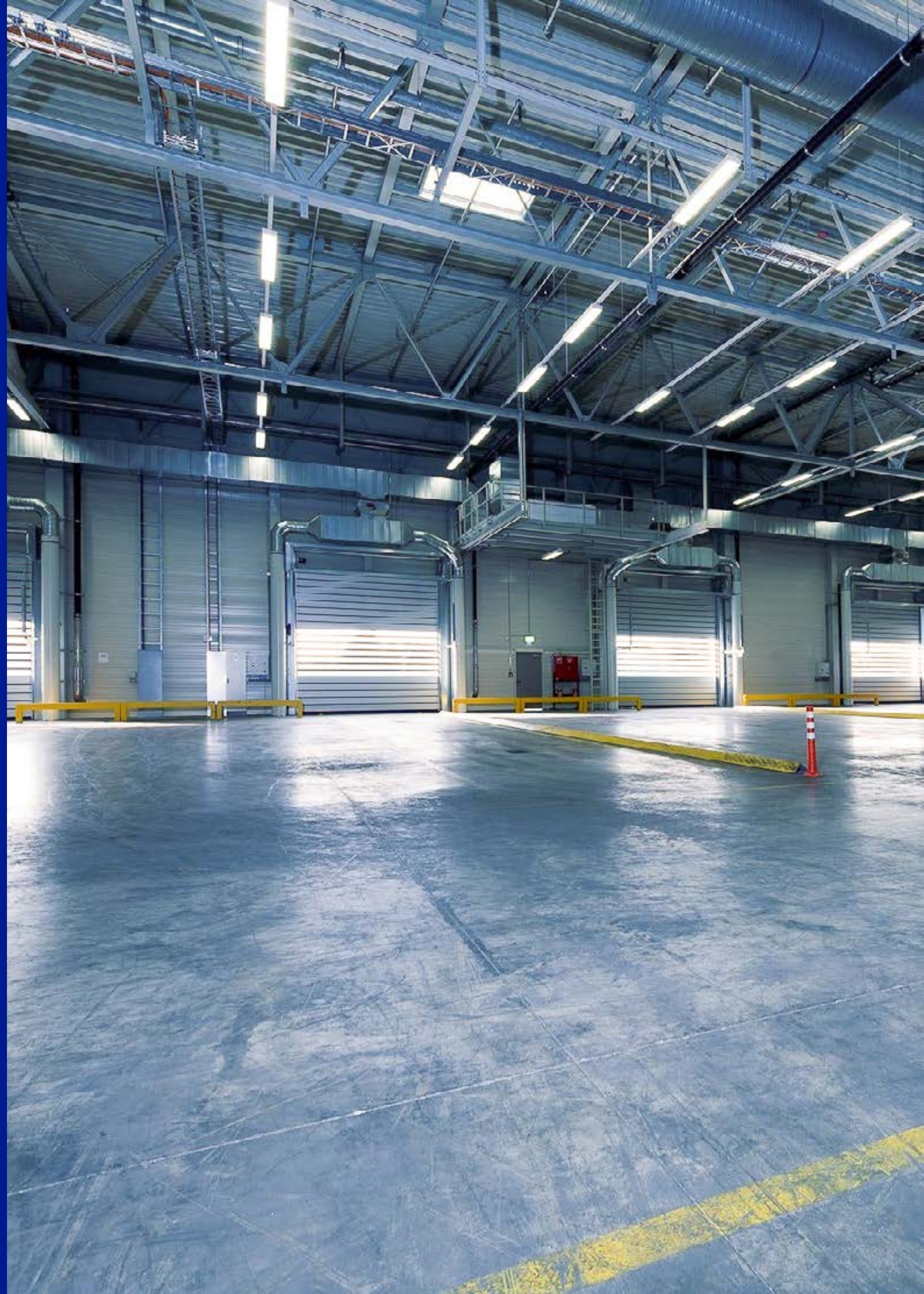


Business & Investment Guide

Real Estate



Industrial

The state of Nuevo Leon is the entity with the most industrial parks in Mexico, with more than 145 properties located in 15 municipalities of the metropolitan area of Monterrey. The vast majority of these industrial parks are located in this metropolitan area; however you can also find options in other municipalities outside this area. The municipality of Apodaca is home to almost 65% of all industrial parks in Nuevo Leon.

Industrial Market Indicators

- Annual growth rate of 10.12% from 2019-2021
- Vacancy size/rate - 2.50% (3,147,402 ft²)
- The real estate industry in Monterrey uses, for the most part, square feet (ft²) when leasing a building and square meter (m²) when buying land.

Buildings in Nuevo Leon

- In 2021 the market size of buildings Class A, B and C was 184,550,520 ft²
- Monterrey completed a total of 16,633,059 ft² in industrial building transactions in 2021, the highest figure ever recorded. Transactions in Apodaca took the first place with 6,546,116 ft².
- 2021 was a record year for Nuevo Leon in the industrial market, with more than 16,630,000 ft² in industrial gross absorption, more than twice as much as in 2019 (7,833,437 ft²) and 2020 (7,804,977 ft²).

Industrial

Compared to the most important industrial markets in the country, Nuevo Leon ranks first in industrial absorption.

Year	Nuevo Leon	Saltillo	Jalisco	México	Tijuana	Querétaro	San Luis Potosí
2019	7,833,437 ft ²	1,432,295 ft ²	3,004,740 ft ²	6,062,593 ft ²	4,502,247 ft ²	1,949,950 ft ²	396,189 ft ²
2020	7,804,977 ft ²	2,545,105 ft ²	2,006,991 ft ²	4,273,177 ft ²	4,105,221 ft ²	1,902,170 ft ²	1,130,151 ft ²
2021	16,633,059 ft ²	4,508,188 ft ²	4,165,812 ft ²	11,659,898 ft ²	7,119,130 ft ²	3,154,156 ft ²	890,051 ft ²

Average lease of a building per month by municipality

Apodaca: \$0.36 - \$0.56 usd/ft²

Cienega de Flores: \$0.35 - \$0.50 usd/ft²

Escobedo: \$0.36 - \$0.43 usd/ft²

García: \$0.40 usd/ft²

Guadalupe: \$0.37 - 0.43 usd/ft²

Pesquería: \$0.36 usd/ft²

Salinas Victoria: \$0.30 usd/ft²

San Nicolás: \$0.37 - \$0.56 usd/ft²

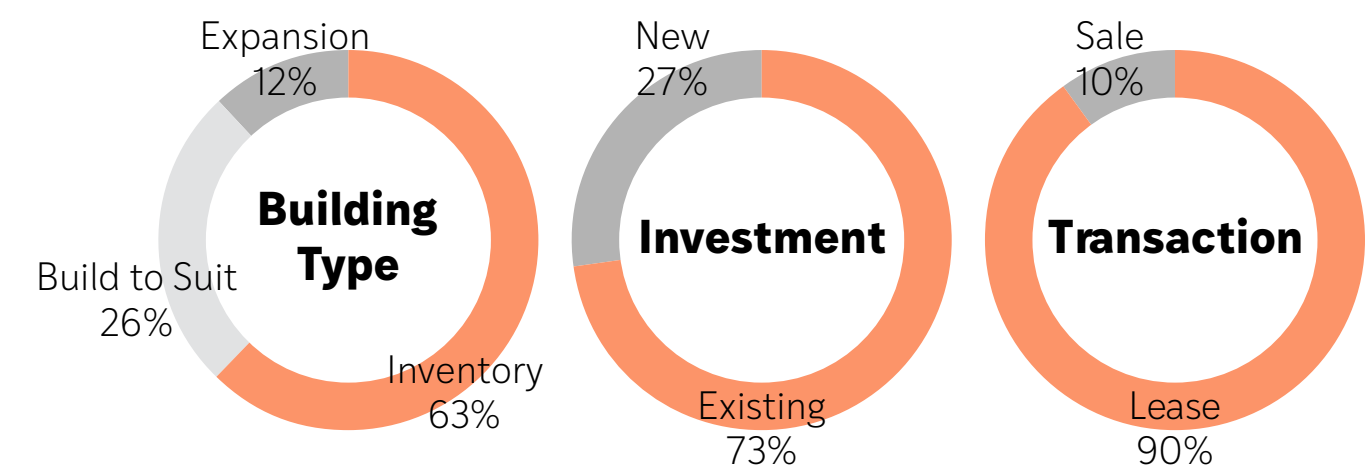
Santa Catarina: \$0.35 - \$0.61 usd/ft²

Industrial

Building Count Transactions in 2021

Municipality	Building Transactions in ft ²
Apodaca	6,546,116 ft ²
Cienega de Flores	2,905,974 ft ²
Escobedo	1,780,190 ft ²
García	509,928 ft ²
Guadalupe	1,341,258 ft ²
Pesquería	234,633 ft ²
Salinas Victoria	481,328 ft ²
San Nicolás	416,652 ft ²
Santa Catarina	2,416,980 ft ²

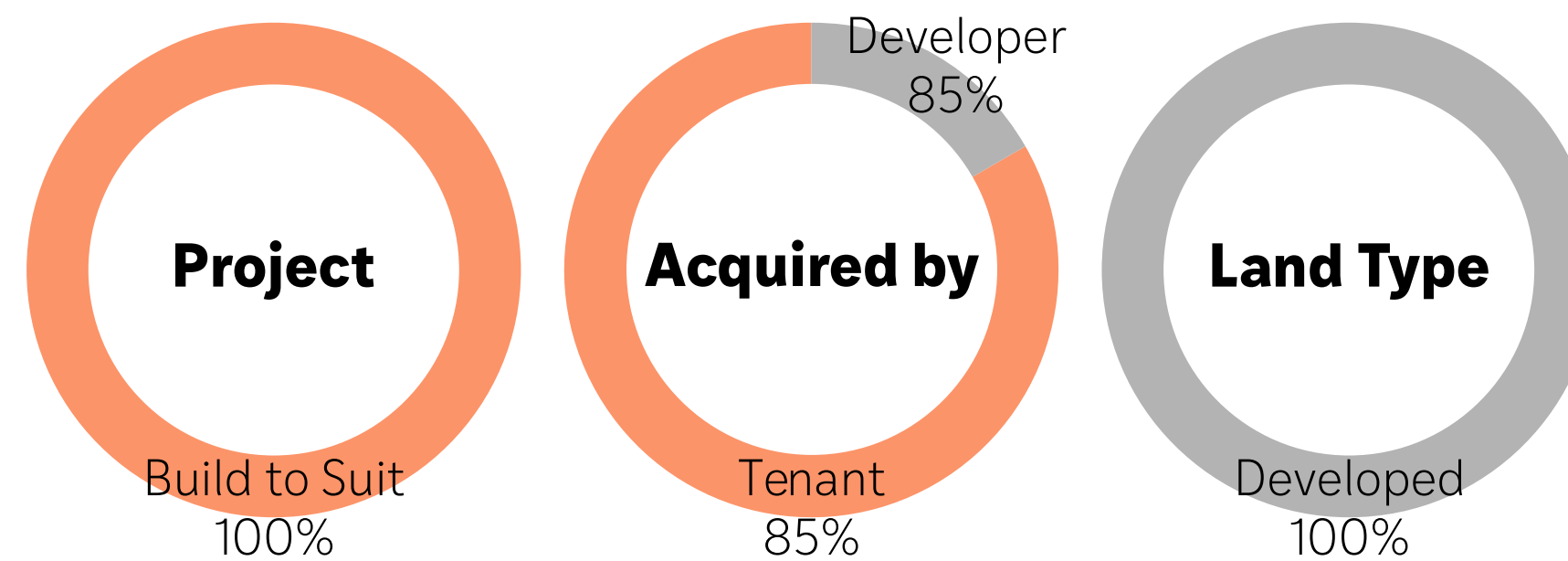
Size of Building	Number of Buildings
0 - 30k ft ²	19
30k - 50k ft ²	21
50k - 100k ft ²	45
100k - 150k ft ²	29
Over 150k ft ²	32
Total	146



Industrial

Land in Nuevo Leon

Land transactions in 2021 amounted for 110.7 Has.



Average land price by municipality

Apodaca: \$75 - \$140 usd/m²

García: \$40 - \$90 usd/m²

Salinas Victoria: \$50 - \$80 usd/m²

Cienega de Flores: \$50 - \$80 usd/m²

Escobedo: \$45 - \$75 usd/m²

Guadalupe: \$55 - \$95 usd/m²

Linares / Montemorelos: \$20 - \$30 usd/m²

Pesquería: \$50 - \$85 usd/m²

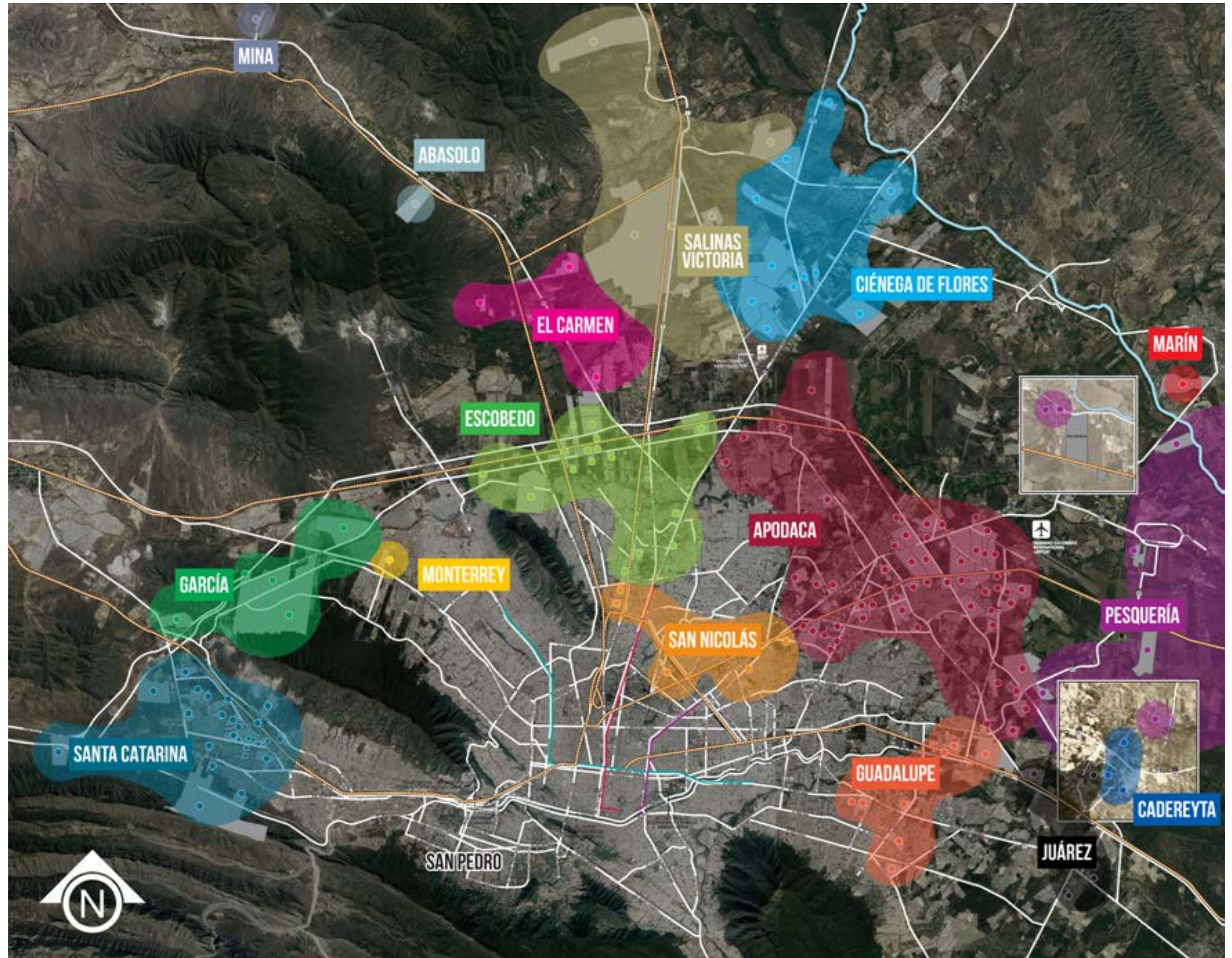
Santa Catarina: \$60 - \$95 usd/m²

The approximate cost to build an industrial facility is between \$350 - \$400 USD per m² for the shell.

This cost will vary depending on the specifications of the building (office area, bathrooms, dining area, etc).

Industrial

Industrial Map by Zones



Industrial

Industrial Parks by Municipality

Abasolo (1)

- Evalta NCL

Apodaca (53)

- Aeropuerto Industrial Park
- Aeropuerto Industrial Park II
- Agua Fría Industrial Park
- Almacentro Industrial Park
- Am. Ind. Apodaca Industrial Park
- Am. Ind. Apodaca II Industrial Park
- Am. Ind. Huinalá Industrial Park
- Am. Ind. Regio Parque Complex
- Apodaca I
- Apodaca II
- Apodaca Technology Park
- Avante Airport Industrial Park
- Avante Apodaca Industrial Park
- CPA Business Center Apodaca
- CPA Miguel Alemán
- Davisa Apodaca Industrial Park
- Fibra Macquarie MTY042
- Flexpark Apodaca
- Grandpark Apodaca
- Hasna I Industrial Park
- Hasna II Industrial Park
- Hasna III Industrial Park
- Huinalá Industrial Park
- Intermex Industrial Campus Apodaca
- Kronos Industrial Park
- Kuadrum Industrial PARK
- La Silla Apodaca Industrial Park
- Martel Apodaca Industrial Park
- Martel San Javier Industrial Park
- Milenium Aeropuerto Industrial Park
- Milenium Center Industrial Park
- Milenium Innova Industrial Park
- Milimex Apodaca
- Milimex Santa Rosa
- Monterrey Business Park
- Monterrey Industrial Park
- Nexxus Aeropuerto Industrial Park

Industrial

Industrial Parks by Municipality

- Nexxus Apodaca Industrial Park
- Oma Vynmsa Aero Industrial Park
- Omolap Business Park
- Parque de Investigación e Innovación Tecnológica (PIIT)
- Pecari Dulces Nombres
- Prologis Monterrey Industrial Center
- Prologis Park Apodaca
- Pueblo Nuevo Industrial Park
- Regio Parque Industrial
- Savy Industrial Park
- Stiva Aeropuerto Industrial Park
- Tauro Logística
- Tauro Logística II
- Terra Regia – Mezquital Apodaca
- Vynmsa Aeropuerto Apodaca Industrial Park

Cadereyta (4)

- Cadereyta Industrial Park
- Terra Regia – Providenza
- Terra Regia – Terrasol

Ciénega de Flores (11)

- Ciénega de Flores
- CPA Logistics Center ADN
- Diamante Industrial Park Ciénega de Flores I
- Diamante Industrial Park Ciénega de Flores II
- El Nacional Industrial Park
- Evalta MTP
- Las Américas Industrial Park
- Metro Alianza I-35
- Milimex-Ciénega de Flores
- Nexxus ADN Industrial Park
- Terra Regia – Terra Park ADN

El Carmen (3)

- Evalta CIP
- Evalta GTP
- Stiva Jaral Industrial Park

Industrial

Industrial Parks by Municipality

Escobedo (16)

- Centro Logístico Escobedo
- CPA Logistics Center Escobedo
- Escobedo Industrial Park
- Fortek Park
- General Mariano Escobedo Industrial Park
- GP Escobedo Sic
- Grandpark Escobedo I
- Grandpark Escobedo II
- Igs Escobedo Industrial Park
- Landus Arco Vial
- Metroalianza Escobedo
- Nexxus Escobedo Center
- Puerta del Norte Industrial Park
- Tecnocentro Industrial Park
- Vynmsa Escobedo Park
- Vynmsa Escobedo Park II

García (4)

- Advance Monterrey Industrial Park
- Cd. Industrial Mitras

- Terra Regia – Dominio Cumbres
- Terra Regia – Terra Park García

Guadalupe (8)

- Acueducto Industrial Park
- Avante Guadalupe Industrial Park
- Complejo Industrial
- CPA Business Center Guadalupe
- Finsa Guadalupe Industrial Park
- La Silla Guadalupe Industrial Park
- Nexxus Guadalupe Industrial Park
- Vesta Park Guadalupe

Juárez (4)

- Juárez Industrial Park
- North Point Industrial & Business Park
- Pocket Park Oriente
- Terra Regia - Terra Park Condesa

Linares (1)

- Oroma Technology Park

Marín (1)

- Roots Aeropuerto Industrial Park

Industrial

Industrial Parks by Municipality

Montemorelos (1)

- Vynmsa Montemorelos Industrial Park

Monterrey (1)

- Roca Desarrollos Monterrey Industrial Park

Pesquería (7)

- Asia Pacific Park Pesquería
- Diamante Industrial Park Pesquería
- Evalta ATP
- Industrial Hub
- Nexxus Santa María Industrial Park
- Propark Industrial
- Terra Regia – Global Park

Office

In addition to the more than 145 industrial parks that the city offers, Monterrey has a wide range of office space. Due to its industrial nature, Monterrey has been able to develop not only in the industrial sector, but also in the office, commercial and residential sectors.

Office space Indicators in Nuevo León

- 11.78% annual growth rate
- Vacancy rate: 23% (2021)
- Monterrey closed 2021 with a total of 1,379,464m² of Class A+ and A office inventory, surpassing Guadalajara (727,893m²) and behind Mexico City (7,054,405m²).
- The Class A+ and A office markets behave similarly in Latin America with respect to vacancy rates. Cities such as Lima, Panama, Guadalajara, Monterrey, Mexico City and Sao Paulo closed 2021 with a vacancy rate between 20% - 25%.
- At year-end 2021, 244,222 m² of Class A+ and A offices were under construction in Monterrey.

There is office space all around the city but there are 4 main office space corridors in Monterrey, which are:

Santa María, Margain-Gomez Morin, Valle Oriente, Centro and Sur.

Office

Office Map by Zones



REAL ESTATE

Office

Office Corridors

• **Centro (\$200 - \$350 mxn/m2)**

This area is located in Monterrey's downtown where most of governmental offices are found. The city center has recently constructed buildings such as Pabellon M, Torre Top, Torre LOLA, among many others.

• **Santa María - San Jerónimo (\$250 - \$400 mxn/m2)**

This office corridor is located on the border of the municipality of Monterrey and San Pedro Garza Garcia. The area is full of office buildings such as Corporativo Santa Maria, Oficinas en el Parque, WeWork, among others. This area allows you to move quickly between both municipalities.

• **Valle Oriente (\$300 - \$500 mxn/m2)**

This zone is located partly in the municipality of Monterrey and partly in San Pedro Garza García. It has vast residential and office options; the area has been growing a lot in recent years and has modern shopping centers and hospitals such as the Zambrano Helion Hospital and the Fashion Drive shopping center.

• **Margain - Gómez Morín (\$400 - \$700 mxn/m2)**

This area is located in the municipality of San Pedro Garza Garcia, considered the area with the best quality of life in the state, the best restaurants and shopping malls. Some of the HQ's of the main multinationals are located in this area.

• **Sur (\$300 - \$500 mxn/m2)**

This area is located in the municipality of Monterrey, covering the developing area to the south of the city.

Office

Co-Work Office Options in Nuevo Leon

The city of Monterrey, like many other highly developed cities in the world, has a wide catalog of “co-work” type offices, the following being particularly noteworthy:



WeWork - 6 locations in Monterrey

<https://www.wework.com/es-LA/search>



IZA Business Center - 5 locations in Monterrey

<https://www.izabc.com.mx/>



IOS Offices - 4 locations in Monterrey

<https://www.iosoffices.com/>



Groundwork - 2 locations in Monterrey

<https://wearegroundwork.com/>



Parvada Cowork - 2 locations in Monterrey

<https://parvada.work/>



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