

LEASING AND VACANCY TRANSACTIONS - 2009

Northeast

- > Northeast submarket is one of the oldest Industrial Areas in town. Buildings average 20 years-old of construction.
- > Companies who leased new space or expanded their current leased premises at the Northeast include: AVJ Electronics, VonWeise, Rogers Foam, Cummins, Zat Logistics, Toshiba, Ecopak, Liberty Springs, VS Precision and KHM for a total of 579,353 sf, while Celic, Visteon, Burner Systems, Jorsa Logistics, Foster, Pepsico, EMA, Thyssenkrup, GE Procon and Covidien vacated a total of 804,813-leased s.f.

Southeast

- > Southeast Area is the youngest market in Juarez. Full of new housing/commercial areas and the most recent Industrial Developments, buildings average 4.5 years-old. The majority of new speculative construction is located in this zone with over 2.2 M s.f. of brand new available space.
- > Hoover, VonWeise, Petropac, MCS, Sabre, Toshiba, EP Logistics, FCI, Compuspar and Petropac together account for a total of 776,866 s.f. of leased space while a total of 1,076,310 s.f. were vacated totally or partially by Victory Packaging, Amcor, Jorsa Logistics, ECS, MLK, EP Logistics, Electrolux distribution and Lexmark.

Northwest

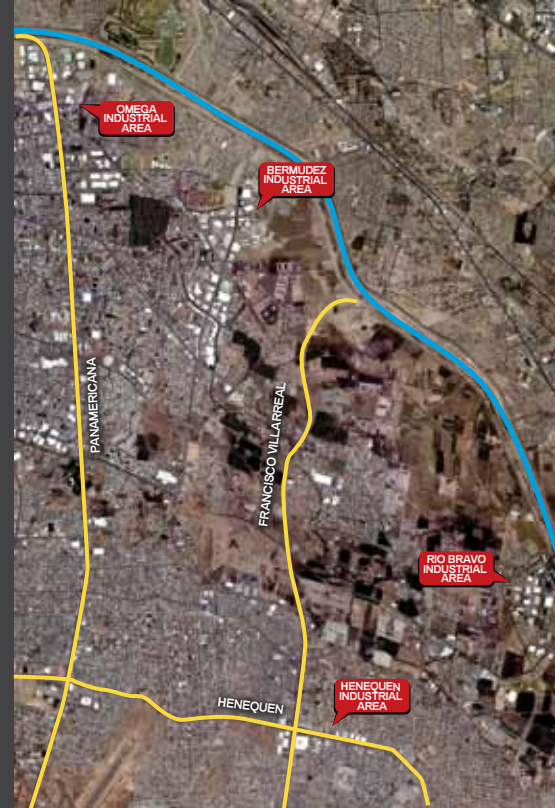
- > Along with the Northeast this is one of the oldest areas within the urban spread. The new Foxconn Industrial Campus located at San Geronimo has changed the numbers and dynamics of the Northwest sub-market placing it as one with highest occupancy rates.
- > The largest Non-leasing absorption was registered by Foxconn 519,000 s.f. construction of its 2nd Phase. New leases from Rapid Industries, Keytronic, Mexican Army, Coplasco, Cesar Scott, ECI and FWS account for 499,632 s.f. Close to 765,790 s.f. were vacated by Contec, Plasticos Zots, Lear, Quadriga, Yarmex and Avery Dennison.

Southwest

- > Southwest sub-market has lower demographics density for housing and Industrial space. During 2009, 141,790 s.f. were leased by WSI and the Mexican Army. 119,350 s.f. were vacated by Xpedex and Danaher Motion.

SUBMARKETS AERIAL VIEW

Northeast



Southeast



ADDITIONAL ACTIVITY AND RELEVANT TRANSACTIONS IN JUAREZ

- > Additional activity in the market chronologically includes: **1)** The Lease-Takeover transaction from Orange County Containers over the Cormmex lease, **2)** Two Fire Accidents reduced the Market Size by 627,663 s.f. The major one affected Dometic, Foxconn, MCS and Rogers Foam, while the second one at the Northeast submarket destroyed Eltec and Jorsa. MCS and Rogers Foam leased new premises, Foxconn consolidated in their San Geronimo campus, Dometic and Eltec relocated their operations, **3)** A total of 726,000 s.f. of new construction from Foxconn and Wistron and, **4)** Subleases for a total of 145,953 from Sabre Manufacturing and KHM.
- > The greatest number of companies who vacated their premises was mainly from the ones consolidating operations into other locations in Juarez and/or closing operations due to the economic downturn. Another portion relocated within the city into a smaller or larger facility and some at a different submarket.
- > At least 1.5 M s.f. are available for sale in buildings ranging from 68,000 s.f. to over 200,000 s.f. Northwest Submarket holds 61% of the availability.
- > We are being optimistic about a positive growth in Juarez for 2010. During the last quarter of 2009 and the first weeks of 2010 we have seen an important increase in the demand of information from local and interested companies in establishing operations in Juarez, based on this demand and requests as well as the general perception and plans from our customers we foresee an active year for the city.

MARKET FIGURES:

Market Size: 59.16 M s.f.
Availability: 8.39 M s.f. from a total of 98 buildings
Total Activity: 3,224,512 s.f. from New Leases, New Construction and Subleases
Vacancy Rate: 14.18%

To review the detailed transactions referred to in this document please go to our previous reports:

Newsletter June / July / August / September / October-November

or contact us for further information



SUBMARKETS AERIAL VIEW

Northwest



Southwest

