

LEASING AND VACANCY TRANSACTIONS - 2010

Northeast

- > Northeast submarket characterizes for being one of the oldest Industrial Areas in town. Companies leasing new space or expanding their current leased premises in 2010 at the NE include: VS Precision, Dish Network, Arboles Navideños, PK Tool, the Federal Police, Ansell and Durobox totaling 380,857 s.f. compared to the almost 560,000 s.f. in 2009.
- > In the NE a total of 170,000-leased s.f. were vacated by Cummins, VS Precision and the Mexican Army while in 2009 the area vacated 804,813 s.f.

Southeast

- > Southeast Area is where the new development locates in Juarez; New housing and commercial areas and the most recent Industrial Developments.
- > In 2010 SE ended-up with the greatest number of leased buildings and the largest vacancy as well.
- > The majority of new industrial speculative construction is located in this zone with over 1.9 M s.f. of available space. Fagerdala, Brushstrokes, FCI, Petropac, EP Logistics, Master Precision, Compuspar, EPIC, Transfreight, GE Healthcare, Electrolux, Emo Logistics, Tecma Shelter, FWS and Copin all-together account for a total of 1,638,285 s.f. of leased space compared to last year 776,866 s.f.
- > SE Market vacancy for 2010 totals: 1,038,111 s.f. of partially or fully vacated space, a subtly larger number than 2009. CMI, MP Packaging, Protrans, JCoX, Molex, ACS, Ansell, EPIC, Enlight and HML vacated or reduced their premises in the SE Market while Brushstrokes and Compuspar relocated to larger space within the same market.

Northwest

- > Along with the Northeast this is one of the oldest areas within the urban spread.
- > Leasing activity in the NW area totals 86,703 s.f. from Continental Automotive, PK Tool and MMI, a major negative difference of 412,929 s.f. from 2009.
- > During 2010, 893,316 s.f. were vacated by Helvoet, Arboles Navidenios, Intermatic, ECI, Yarmex, EPIC, Keytronics and FWS while during 2009 approximately 760,000 s.f. were vacated.

YEAR 2010

SUBMARKETS AERIAL VIEW

Northeast



Southeast



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Southwest

- > Southwest sub-market has lower demographics density for housing and Industrial space. In year 2010, 59,189 s.f. were leased compared to 141,790 s.f. leased during 2009. Non-leasing absorption was registered by Urpri with a total of 310,00 s.f. B-T-S premises close to Foxconn.
- > 90,993 s.f. were vacated by DHL-Exel, a slight negative difference of approximately 28,000 s.f. from the previous year.

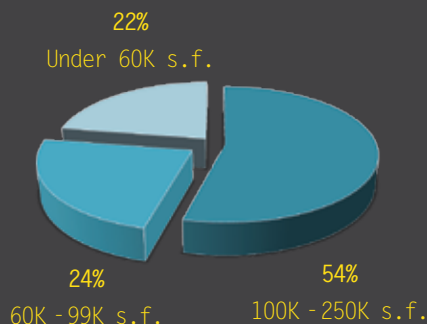
ADDITIONAL ACTIVITY AND RELEVANT TRANSACTIONS IN JUAREZ

- > New Construction during 2010 included: Urpri with 310,000 s.f., Electrolux Plastics with 192,000 s.f. and Electrolux Metal Stamping with 139,000 s.f.
- > A Sale-Lease Back operation involving Philips-Finsa and Philips-Intermex, account for 388,115 s.f.
- > Approximately 14 relevant renewals took place during 2010 totaling 1,194,267 s.f., where over 60% signed at least 3 years of leasing period.
- > Over 1.8 M s.f. are available for sale in buildings ranging from 68,000 s.f. to over 200,000 s.f.
- > The market has an excess of 2nd Generation Buildings of over 6 years-old. Only 2.6 M s.f. are Buildings with an A classification and/or 6 years-old at the most.

MARKET FIGURES:

Market Size:	59.8 M s.f.
Availability:	9.28 M s.f. 103 buildings
Total Activity:	2,948,987 s.f. (New Leases, New Construction and Subleases)
Vacancy Rate:	16.0%

MARKET COMPOSITION SIZE RANGE / AVAILABLE BUILDINGS



Detailed transactions referred to in this document are available in our previous reports, e-mail us or contact us for further information



YEAR 2010

SUBMARKETS AERIAL VIEW

Northwest



Southwest

