



Market Report

■ SECOND QUARTER 2021



COBIFER

CONSEJO BINACIONAL PARA EL
FOMENTO ECONÓMICO DE REYNOSA

DONE DEALS 2Q 2021

BUILDING NAME	TENANT	LOCATION	OWNER	S.F.	DATE	BROKER	TYPE OF BUSINESS	JOBS	CLASS	
EAST										
1	RE03A-INV	Smurfit Kappa.	El Puente	Roca Desarrollos	33,217	May	No	Warehouse	10	A
2	IGS B-1	Am-Mex Prod. / Int. Eng.	Reynosa Ind. Park	IGS	52,200	May	NAI	Warehouse	10	A
3	-	Alps	Reynosa Ind. Park	Prologis	197,000	April	No	Warehouse	10	A
4	-	Afimex/Mercado Libre	Reynosa Ind. Park	Prologis	20,000	April	No	Warehouse	10	A
5	-	Kimball	Reynosa Ind. Park	Kimball	250,000	May	Bryan Cook	-	-	A
WEST										
6	REX IIC 05	DSV	Intermex	Intermex	201,592	May	No	Warehouse	10	A
7	-	Heineken	Villa Florida	-	140,000	May	-	Warehouse	-	A
SOUTH										
8	-	Dimer	Stiva	Stiva	109,000	-	-	-	-	-

TOTAL 1,003,009

TOTAL 50



DONE DEALS 2021

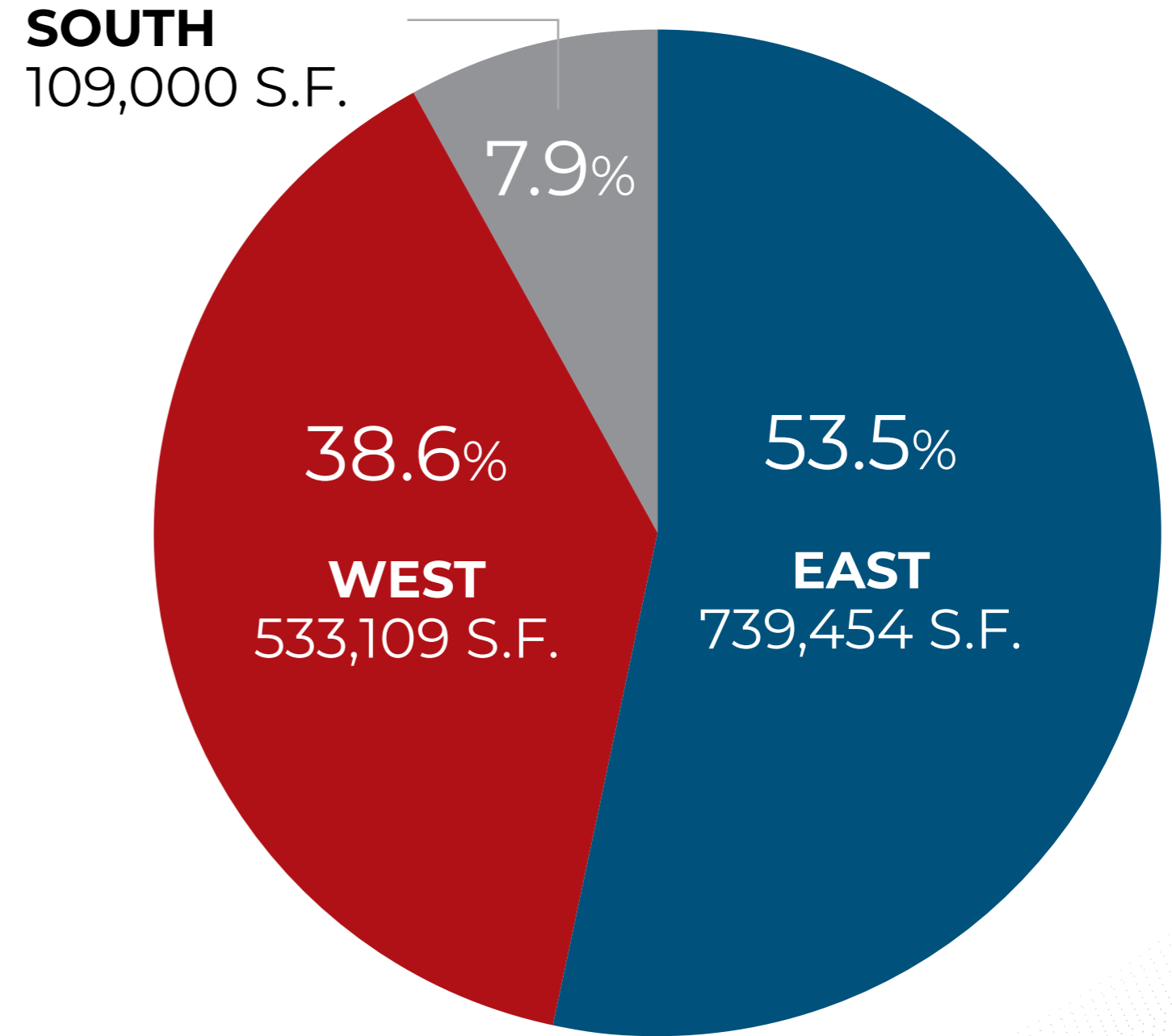
YEAR TO DATE **1,381,563 S.F.**

FIRST QUARTER

REGION	GROSS S.F.
East	187,037
West	191,517
Northwest	0
South	0
TOTAL	378,554

SECOND QUARTER

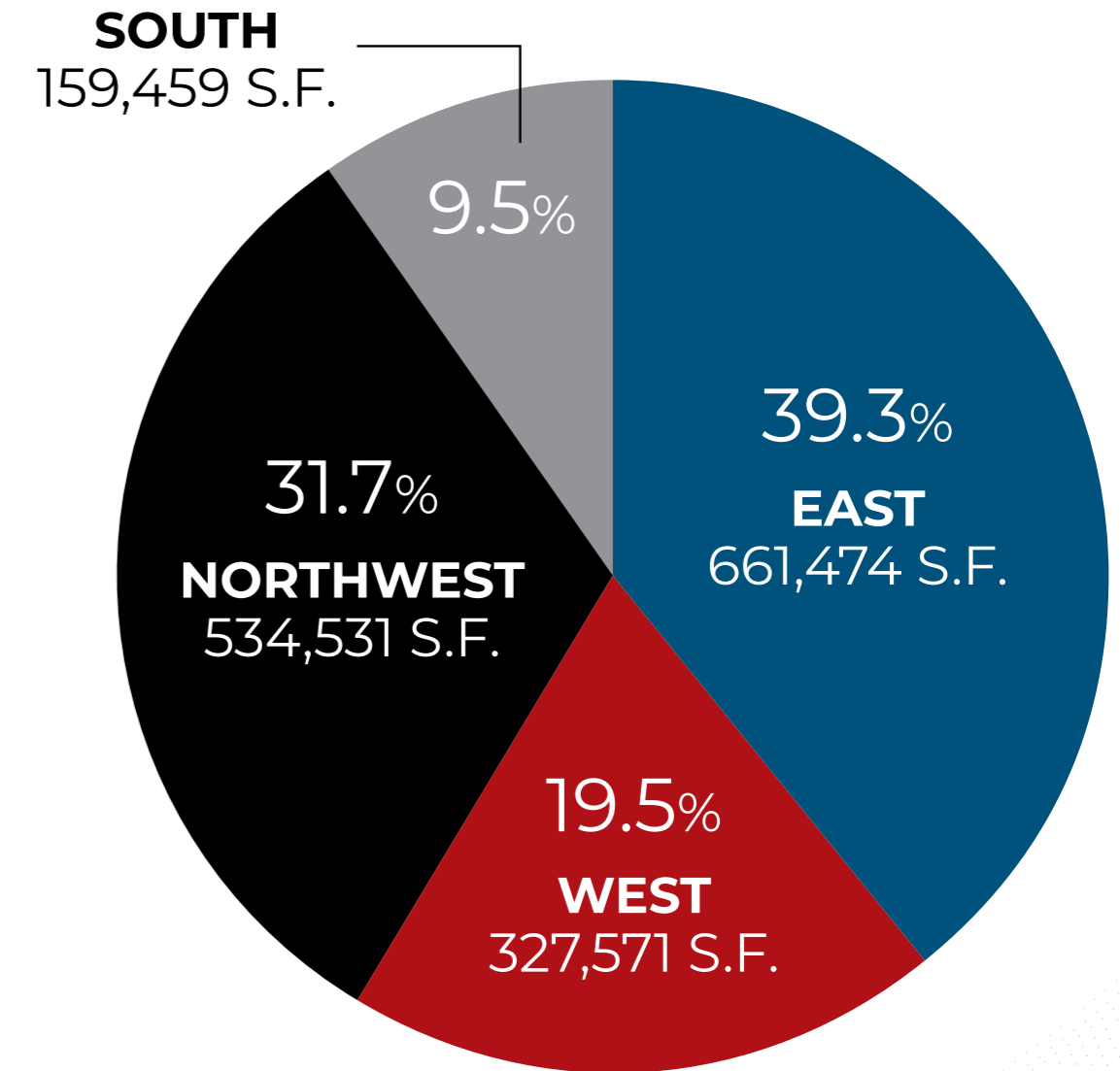
REGION	GROSS S.F.
East	552,417
West	341,592
Northwest	0
South	109,000
TOTAL	1,003,009



AVAILABLE BUILDINGS 2Q 2021

	BUILDING	LOCATION	OWNER	TOTAL S.F.	AVAILABLE S.F.	CLASS
EAST	Pharr Bridge 1B	Reynosa Ind. Park North	IGS	327,168	73,890	C
	De La Garza 16 de Sept.	Reynosa Ind. Park South	De La Garza	26,052	26,052	C
	De la Garza 1	Reynosa Ind. Park South	De La Garza	30,000	30,000	C
	Carey 1	Reynosa Ind. Park South	Carey	20,000	20,000	C
	Finsa 10-II	Reynosa Ind. Park South	Fibra Uno	147,000	69,500	C
	REY Reynosa Este V	Reynosa Ind. Park	IGS	89,584	89,584	B-
	RE03B-INV	El Puente Ind. Park	Roca Desarrollos	99,254	99,254	A
	RE04-INV	El Puente Ind. Park	Roca Desarrollos	103,194	103,194	A
	IGS VIII	Reynosa Ind. Park	IGS	150,000	150,000	A
WEST	Arenko-Invensys II	Del Norte	Arenko	48,000	12,000	B-
	Del Norte Industrial Ctr #2	Del Norte	Prologis	30,380	30,380	A
	Del Norte Ind Ctr II #4	Del Norte	Prologis	285,191	285,191	A
NORTHWEST	Inventario 4 - GSW	Maquilpark	Fibra Uno	48,437	48,437	B
	EP Building	Maquilpark	Empresas Principe	131,811	106,603	C
	Inventario 6 - Americode	Maquilpark	Fibra Uno	55,962	55,962	B
	De Coss	Maquilpark	De Coss	30,000	30,000	C
	Maquilpark 5	Maquilpark	Fibra Uno	144,000	144,000	C
	Rey Maquilpark 1	Maquilpark	IGS	55,000	55,000	B
	Maquilpark VIII	Maquilpark	Fibra Uno	94,529	94,529	B
S	RY-INV-R1	Stiva	-	159,459	159,459	A

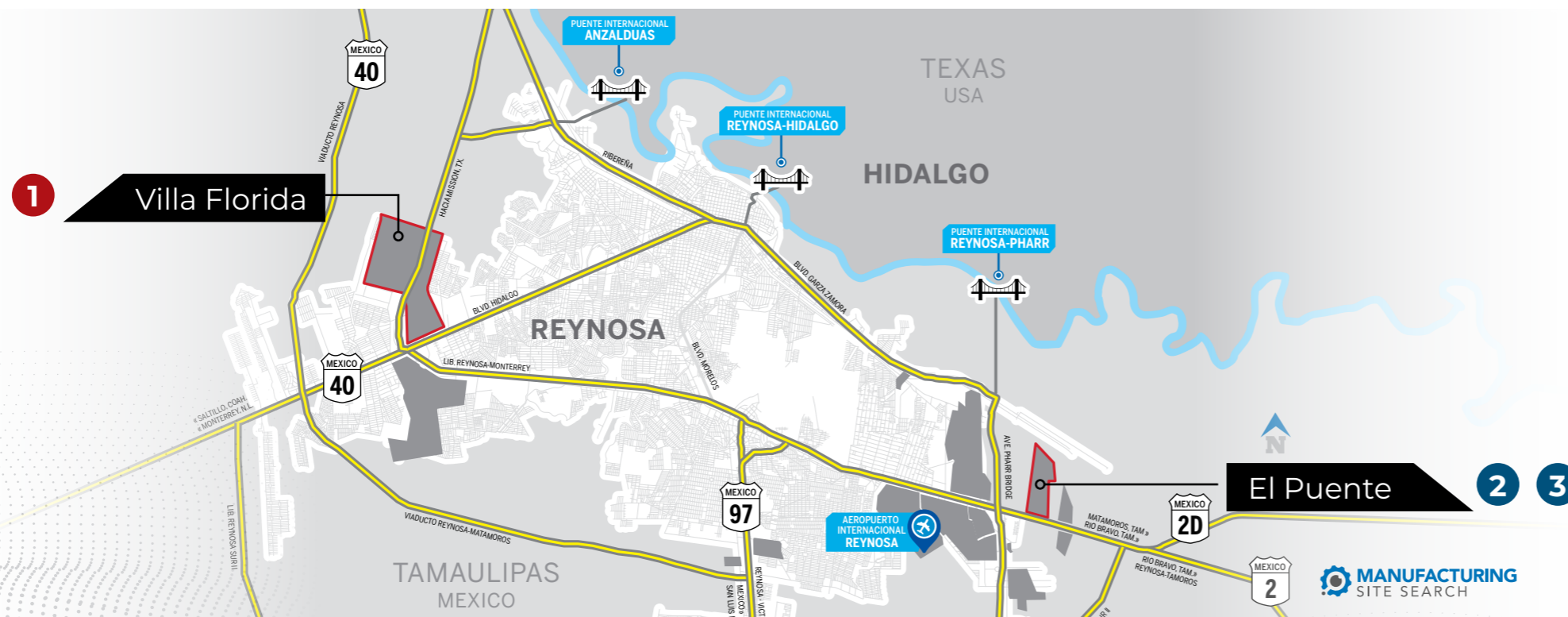
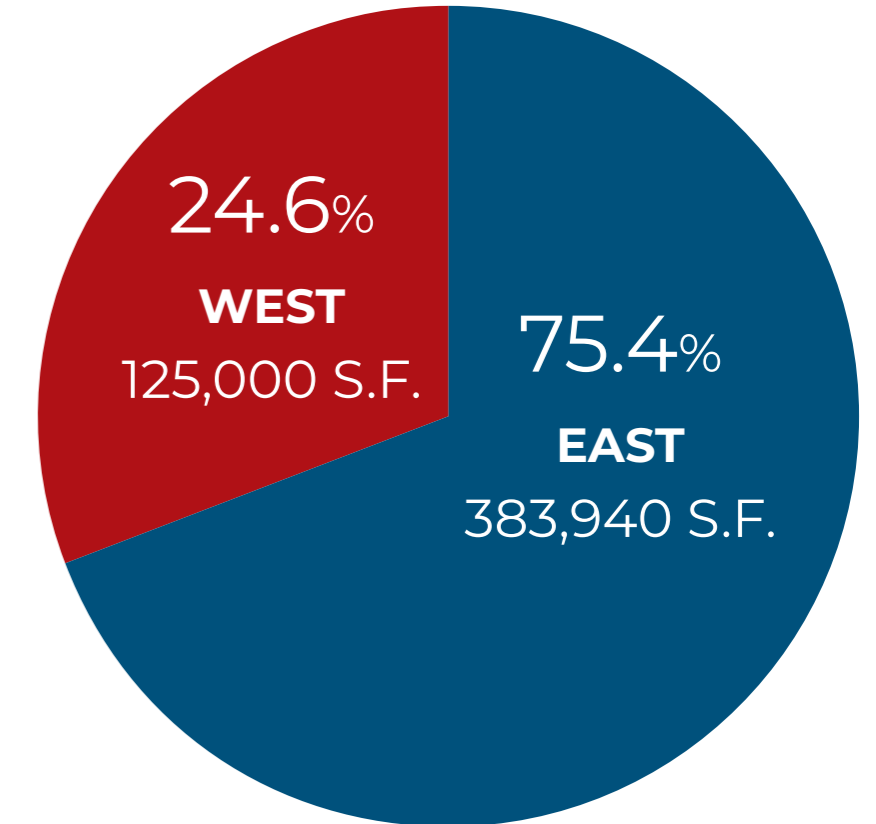
AVAILABLE BUILDINGS 1,683,035 S.F.



UNDER CONSTRUCTION 2Q 2021

BUILDING	LOCATION	OWNER	S.F.	DELIVERY	BROKER	COMMENTS
		EAST				
1	Pharr East II	IG SPharr Bidge II	IGS	162,000	2Q 2021	---
2	El Puente XII Building	El Puente	GNS	118,750	2Q 2021	NAI Const. on Hold
3	RE04-INV	El Puente	ROCA	103,190	4Q 2021	---
		WEST				
1	MT01 Villa Florida	Villa Florida	GP	125,000	4Q 2021	---

UNDER CONSTRUCTION
508,940 S.F.



LAND 2Q 2021

SALES

SUBMARKET:	LOCATION:	SELLER:	BUYER:	TOTAL ACRES:
East	RICSA II	GP Desarrollos	Kimball Electronics	11.86

AVAILABLE

LOCATION	OWNER	TOTAL ACRES
EAST		
El Puente Industrial Park	GNS	54.89
Parque Valle Alto	GNS	19.76
Colonial Industrial Park	Fisher & Pykel	10.00
Finsa Reynosa Oriente	Finsa/ FIBRA UNO	92.67
Pharr Bridge East	Prologis	97.00
Pharr GP	GP	174.18
Reynosa Industrial Park North	IGS	3.30
Colonial Industrial Park	Grupo Sara	60.00
Reynosa Industrial Park North	Martel	34.59
El Puente Industrial Park	Roca Desarrollos	18.00
Colonial Industrial Park	Fibra Nova	4.94
IGD Pharr East	Fibra Uno	24.48
TOTAL		569.33

LOCATION	OWNER	TOTAL ACRES
WEST		
Del Norte Industrial Park	Grupo Rio San Juan	62.94
Villa Florida Industrial Park	Grupo Rio San Juan	124.98
Villa Florida Industrial Park	GP	22.85
Villa Florida Industrial Park	Macquarie	12.45
Magic Valley	Const. Nuevo Santander	34.59
Reynosa West	-	108.23
TOTAL		366.04
NORTHWEST		
Maquilpark	Finsa	27.67
SOUTH		
American Industries	American Industries	123.55

TOTAL AVAILABLE LAND: 1,086.59 ACRES





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GRACIAS POR SU COLABORACIÓN



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