



Market Report

FIRST QUARTER 2021



COBIFER
CONSEJO BINACIONAL PARA EL
FOMENTO ECONÓMICO DE REYNOSA

DONE DEALS 1Q 2021

	BUILDING NAME	TENANT	LOCATION	OWNER	S.F.	DATE	BROKER	TYPE OF BUSINESS	JOBS	CLASS
EAST										
1	RE03-INV	Valeo	El Puente Ind. Park	Roca Desarrollos	78,000	January	CBRE	Manufacturing	10	A
2	Puerto Seco	Caterpillar	Puerto Seco	De Coss	80,000	February	No	Warehouse	10	A
WEST										
1	REY025-001	Copeland	Villa Florida	MPA	78,517	March	Citius AG	Warehouse	10	A
2	REYDELNORTE III	Automotive Maquiladora	Del Norte	IGS	113,000	March	No	Warehouse	10	A
					TOTAL	378,554				
							TOTAL	40		



YEAR TO DATE **378,554 S.F.**

FIRST QUARTER

REGION	GROSS S.F.
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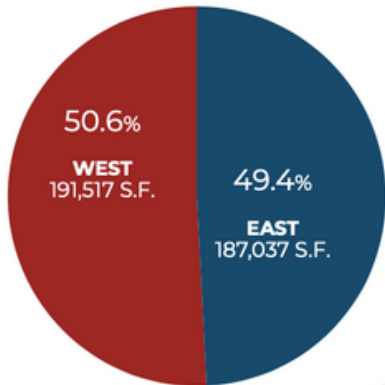
East	187,037
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West	191,517
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Northwest	0
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South	0
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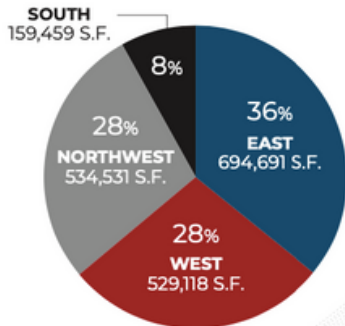
TOTAL	378,554
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AVAILABLE BUILDINGS 1Q 2021

	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
	RE03A-INV	El Puente IP	Roca Desarrollos	99,254	33,277	A
	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-
	REX IIC 05	Villa Florida	Intermex	201,547	201,547	A
	Del Norte Ind. 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

AVAILABLE BUILDINGS 1,917,799 S.F.



UNDER CONSTRUCTION 1Q 2021

	BUILDING	LOCATION	OWNER	S.F.	DELIVERY	BROKER	COMMENTS	
EAST	1	Pharr East II	IGS Pharr Bldge II	IGS	162,000	2Q 2021	---	---
	2	El Puente XII Building	El Puente	GNS	118,750	2Q 2021	NAI	Construction on Hold

UNDER
CONSTRUCTION
280,750 S.F.

100%
EAST
280,750 S.F.



SALES

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

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

AVAILABLE



COBIFER

CONSEJO BINACIONAL PARA EL
FOMENTO ECONÓMICO DE REYNOSA

GRACIAS POR SU COLABORACIÓN

 American Industries®

 CBRE



 stiva

 JLL

 NAI Mexico

 Citius
CAPITAL



 MARTEL

 FIRSA
NOVA

 GP
desarrollo

 CUSHMAN &
WAKEFIELD

 FINSA

 NI
Newmark
Knight Frank

 ROCA

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SELECT

 MACQUARIE

 PROLOGIS

 SARA

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