



# Mexico City Market Report

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AsiaPac International has compiled the following list of properties which closely match the search criteria requested i.e. within 30 to 60 minutes driving distance from Mexico City International Airport (aka Benito Juárez International Airport).

Please be advised: the area adjacent to this airport is old, unsafe and there are no buildings available matching the size requirement.

The following eight properties were identified on short notice and are a good representation over current alternatives. Given additional time, we may be able to provide additional properties.

## 1. San Martin Obispo

- a. 12,003 m2 building (approx 129,000 sf) available.
- b. There is room to grow in the same development (up to 500K sf).
- c. Lease rate is \$5.50 US per m2 per month = \$0.51/sf/mth.
- d. Driving time to the airport is between 60 and 75 minutes.
- e. Class A buildings.

## 2. Tlalnepantla II

- a. 23,230 m2 (approx. 250,000 sf) of a second generation building.
- b. No expansion possible there.
- c. Railway access.
- d. Lease rate is \$4.50 US per m2 per month = \$0.42/sf/mth.
- e. Driving time to the airport is between 60 and 75 minutes.
- f. Class B building.

## 3. Cuamatla, Cuautitlán Izcalli.

- a. 24,000 m2 (approx. 258,000 sf).
- b. No expansion possible there.
- c. 34,500 sf of office space.
- d. Lease rate is \$4.40 US per m2 per month = \$0.41/sf/mth.
- e. Driving time to the airport is approximately 60 minutes.
- f. Class A building.

## 4. Iztapalapa, Mexico City.

- a. 26,930 m2 (approx. 290,000 sf).
- b. No expansion possible although there is some land in the same industrial park where another building could be constructed.
- c. The park owner may have space available later on if a tenant moves out.
- d. Office space is 12,482 sf. Lease rate is \$5.20 US per m2 per month = \$0.48/sf/mth.
- e. Driving time to the airport is between 45 and 60 minutes.
- f. Class A building.

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## 5. Cuautitlán, State of Mexico.

- Two class A buildings in the same industrial park.
- One is 23,913 m<sup>2</sup> (257,400 sf), the other is 32,100 m<sup>2</sup> (345,524 sf).
- Lease rate is \$4.70 per m<sup>2</sup> per month = \$0.44/sf/mth.
- Driving time to the airport is between 60 and 75 minutes.

## 6. Huehuetoca, State of Mexico.

- 20,877 m<sup>2</sup> (approx. 224,700 sf).
- New industrial park.
- Lease rate is \$4.20 US per m<sup>2</sup> per month = \$0.39/sf/mth.
- Driving time to the airport is approximately 60 minutes.

## 7. Cuautitlán, State of Mexico.

- New development located off the "Circuito Mexiquense", a new freeway that connects the Mexico Queretaro Highway with the airport. a
- 24,000 m<sup>2</sup> (approx. 258,000 sf) building could be available within 6 months after signing a lease agreement.
- The developer has basically completed the engineering for the building.
- Lease rate is \$4.50 US per m<sup>2</sup> per month = \$0.42/sf/mth.
- Driving time to airport is approximately 45 minutes.
- Class A building.

## 8. Prologis Izcalli Park

- They have a 248,000 sf building available,
- Lease rate is \$4.50 US per m<sup>2</sup> per month = \$0.42/sf/mth.
- Driving time to the airport is approx. 60 to 75 minutes.
- They will have a lot of additional space available soon.
- There even will be a 535,000 sf stand-alone building. Buildings are class A.



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