

Q4 2022

St. Louis Industrial Market Report



VACANCY
3.9% ↑

RENTAL RATES
\$5.66 PSF ↑

ABSORPTION
1,073,616 SF ↑

CONSTRUCTION
7,398,390 SF
DELIVERED IN 2022
3,904,902 SF
UNDER CONSTRUCTION

Recent Lease Transactions

Tenant Name / Building	Square Feet	Submarket
Reaction Auto Parts / 7001 Premier Pky	265,393	St. Charles County
Triad Manufacturing / 4500 Goodfellow Blvd	221,681	St. Louis City North
Bayer Crop Science / 15704 Westport Commerce	137,415	Westport
DAP Global, Inc / 525 Route 66 Business Park	31,250	Franklin County
Air Cleaning Specialist, Inc / 62-64 N Central Dr	17,000	St. Charles County

Noteworthy Sale Transactions



**1 Gateway
Commerce Ctr Dr W**
812,000 SF
Illinois
\$32,000,000
(\$39.41 PSF)



**28 Gateway
Commerce Ctr Dr W**
500,000 SF
Illinois
\$32,000,000
(\$64.00 PSF)

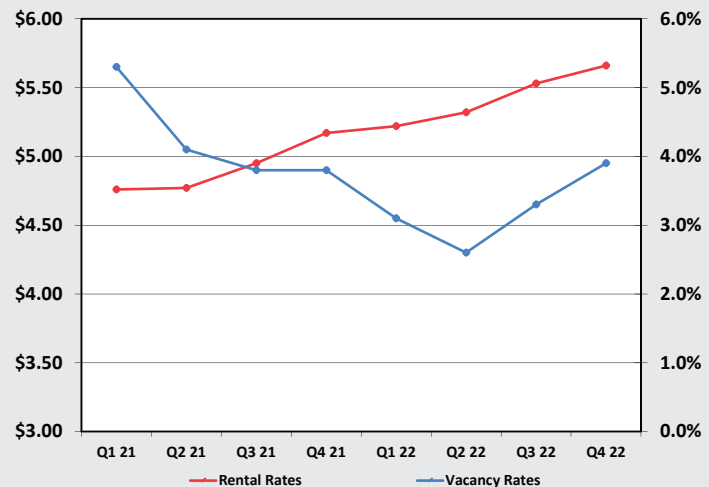


**527-535
Trade Center Blvd**
40,300 SF
Chesterfield/Hwy 40
\$6,000,000
(\$148.88 PSF)

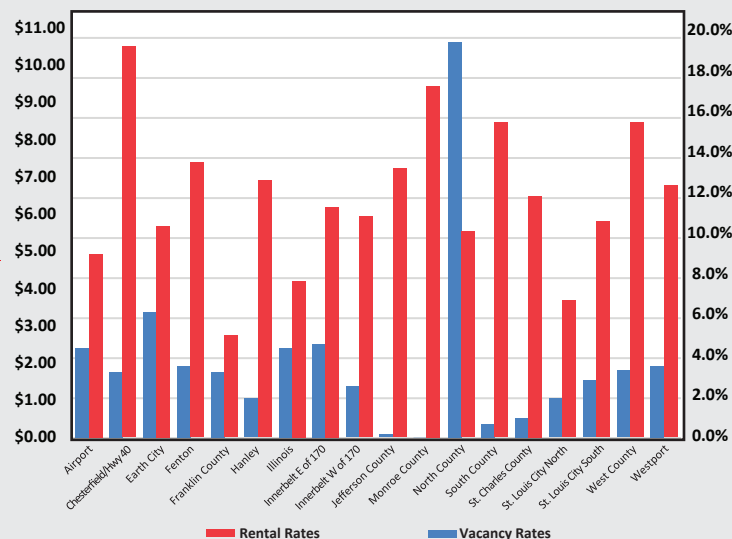
Noteworthy Under Construction

5710 Inner Park (Building B) • 801,836 SF • Illinois • January 2023
3077 Gateway Commerce Ctr • 593,000 SF • Illinois • June 2023
Gateway Panattoni (Building 2) • 455,900 SF • Illinois • February 2023
Gateway Panattoni (Building 1) • 376,000 SF • Illinois • January 2023
7001 Premier Pky • 366,600 SF • St. Charles County • January 2023

Overall Industrial Rental Rates & Vacancy Rates



Overall Industrial Rental Rates & Vacancy Rates by Submarket



Total Industrial Market Statistics

Submarket	Existing Inventory		Vacancy			Net Absorption	YTD Deliveries	Under Construction SF	Quoted Rates
	# Buildings	Total GLA	Direct SF	Total SF	Vacancy %				
Airport	259	22,308,691	404,510	801,609	3.6%	105,855	406,790	130,928	\$5.04
Chesterfield/Highway 40	169	6,962,437	227,815	227,815	3.3%	(11,835)	0	0	\$10.66
Earth City	327	24,873,074	1,535,745	1,564,935	6.3%	58,274	751,410	76,500	\$5.79
Fenton	235	10,580,411	377,269	377,269	3.6%	53,883	321,280	30,000	\$7.51
Franklin County	316	12,215,747	402,941	402,941	3.3%	(163,391)	0	0	\$2.78
Hanley	260	5,860,448	102,946	122,475	2.1%	56,172	0	0	\$7.03
Illinois	910	52,397,651	2,234,071	2,347,571	4.5%	(143,448)	1,219,974	2,288,236	\$4.29
Innerbelt E of 170	233	10,222,388	482,912	482,912	3.7%	114,832	244,000	0	\$6.29
Innerbelt W of 170	384	11,525,899	248,722	297,026	2.6%	(519)	0	0	\$6.04
Jefferson County	329	6,451,061	13,000	13,000	0.2%	60,900	50,000	0	\$7.41
Monroe County	30	4,533,286	0	0	0%	0	0	0	\$9.60
North County	178	14,081,177	2,524,145	2,781,115	19.8%	(86,779)	3,277,726	20,000	\$5.64
South County	303	9,663,116	71,647	71,647	0.7%	52,513	74,533	0	\$8.61
St. Charles County	896	35,976,549	266,981	374,317	1.0%	198,859	423,000	629,060	\$6.60
St. Louis City North	826	36,998,611	724,956	747,956	2.0%	320,561	0	0	\$3.75
St. Louis City South	979	35,463,945	1,035,616	1,035,616	2.9%	103,264	0	474,154	\$5.91
West County	154	4,691,894	159,107	159,107	3.4%	(52,183)	0	0	\$8.62
Westport	426	16,155,984	507,564	559,439	3.5%	406,658	629,677	256,024	\$6.90
TOTAL	7,214	320,962,369	11,319,947	12,366,750	3.9%	1,073,616	7,398,390	3,904,902	\$5.66

*Disclaimer: All information is collected from CoStar Group at the end of 4th Quarter. All information is subject to change. Updated numbers for past quarters reflect CoStar's ongoing research for the most accurate market information.

Featured Property



4181 Shoreline Dr
Earth City, MO 63045

- 10,150 SF Office/Warehouse Available for Sublease, Term Through 8/31/25
- Space is Built Out for Commercial Food/Baking Operations
- 1/3 Office Space; 1/3 Production Space (Full A/C); & 1/3 Warehouse
- Sublease Rate: \$8.25 PSF, MG

For More Information, Contact:

Lou Panopoulos 314-746-1428 lpapopoulos@gershmancommercial.com

Louis Copilevitz 314-746-1451 lcopilevitz@gershmancommercial.com

[View Brochure](#)