

Q2 2022

St. Louis Industrial Market Report



VACANCY
2.6% ↓

RENTAL RATES
\$5.29 PSF ↑

ABSORPTION
2,169,146 ↑

CONSTRUCTION
639,030 SF
DELIVERED IN 2022
7,026,417 SF
UNDER CONSTRUCTION

Recent Lease Transactions

Tenant Name / Building	Square Feet	Submarket
Unilever* / 5620 Inner Park Dr	1,262,648	Illinois
FW Logistics / 301-333 Rock Industrial Park Dr	234,159	Earth City
Villa Lighting / 301-333 Rock Industrial Park Dr	234,159	Earth City
CJC Transport / 8801-45 Seeger Industrial Dr	43,000	Airport
Vicostone / 13975 Riverport Place	34,992	Earth City

*Renewal

Noteworthy Sale Transaction



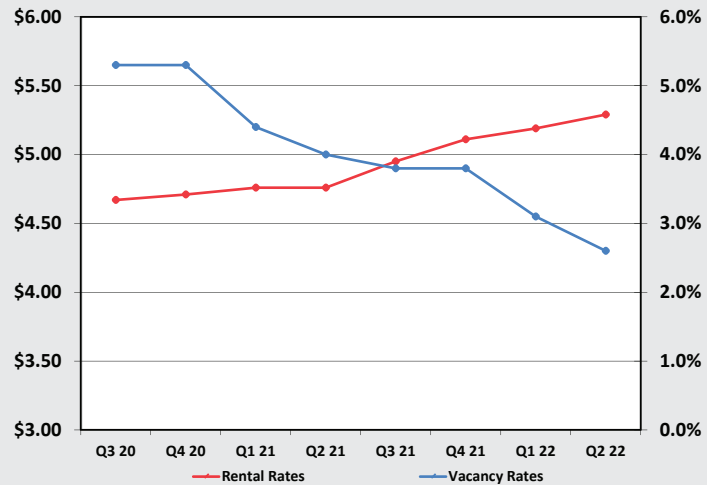
1901-1939 Belt Way Drive

76,485 SF Flex Showroom
\$8,450,000 (\$110.48 PSF)
Innerbelt W of 170

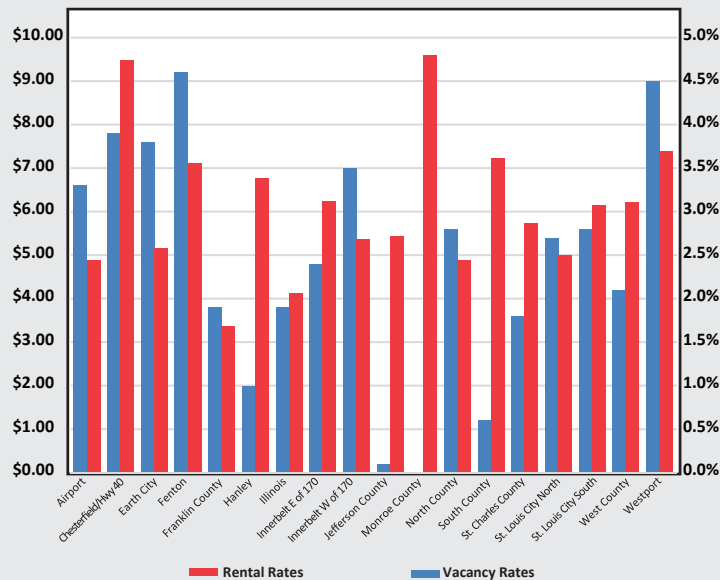
Noteworthy Under Construction

Gateway TradePort 4 • 1,010,000 SF • Illinois • September 2022
5710 Inner Park (Building B) • 801,836 SF • Illinois • November 2022
1600 Tradeport Dr • 511,212 SF • North County • October 2022
1590 Tradeport Dr • 511,212 SF • North County • November 2022
Gateway Panattoni (Building 2) • 455,900 SF • Illinois • September 2022
7001 Premier Pky • 366,600 SF • St. Charles County • September 2022

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	256	21,621,841	338,510	720,789	3.3%	32,428	0	603,908	\$4.88
Chesterfield/Highway 40	169	6,932,065	257,589	269,649	3.9%	22,256	0	0	\$9.48
Earth City	322	23,717,764	889,863	905,677	3.8%	55,064	0	751,410	\$5.17
Fenton	234	10,267,307	467,613	467,613	4.6%	(9,922)	71,280	0	\$7.11
Franklin County	313	12,107,262	226,800	226,800	1.9%	5,300	0	0	\$3.37
Hanley	276	6,149,637	56,916	59,166	1.0%	(8,963)	0	0	\$6.77
Illinois	891	50,827,862	973,991	973,991	1.9%	308,211	0	2,643,736	\$4.13
Innerbelt E of 170	230	9,881,893	240,099	240,099	2.4%	(83,242)	0	244,000	\$6.25
Innerbelt W of 170	383	11,688,101	349,806	408,064	3.5%	89,218	0	0	\$5.36
Jefferson County	323	6,341,310	7,120	7,120	0.1%	(896)	0	0	\$5.43
Monroe County	30	5,533,286	0	0	0%	0	0	0	\$9.60
North County	174	11,343,188	158,540	317,662	2.8%	552,699	547,750	1,429,976	\$4.90
South County	302	9,618,184	62,228	62,228	0.6%	60,691	0	0	\$7.23
St. Charles County	893	35,405,305	524,340	636,676	1.8%	29,445	0	454,260	\$5.74
St. Louis City North	824	37,878,605	1,015,549	1,015,549	2.7%	683,287	0	0	\$5.00
St. Louis City South	1,003	35,833,348	990,917	990,917	2.8%	205,533	0	200,000	\$6.15
West County	154	4,692,094	98,924	98,924	2.1%	39,640	0	0	\$6.22
Westport	424	15,492,692	661,541	699,265	4.5%	17,077	0	699,127	\$7.39
TOTAL	7,201	314,331,744	7,320,346	8,100,189	2.6%	2,169,146	639,030	7,026,417	\$5.29

*Disclaimer: All information is collected from CoStar Group at the end of 2nd 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



4175 Shoreline Dr
Earth City, MO 63045

- 5,190 SF Office/Warehouse Available for Sublease, Term Through 8/31/25
- 30% Brand New Office: 2 Private Offices, Conference Room, Break Room with Sink, Cabinets & IT Closet
- Sublease Rate: \$8.75 PSF, MG

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