

Q1 2022

St. Louis Industrial Market Report



VACANCY
3.1% ↓

RENTAL RATES
\$5.15 PSF ↑

ABSORPTION
2,120,935 ↑

CONSTRUCTION

71,280 SF

DELIVERED IN 2022

8,074,893 SF

UNDER CONSTRUCTION

Recent Lease Market Transactions

Tenant Name / Building	Square Feet	Submarket
Trane / 6001 Premier Pkwy	423,000	St. Charles County
Royal Canin / 5715 Inner Park Dr	337,376	Illinois
Rexel USA / 15737 River Valley Dr	202,300	Westport
Experitex, Inc. / 504 Trade Center Blvd	53,500	West County
CAPS, LLC / 3930 Earth City Expy	50,715	Earth City

Noteworthy Sale Transaction



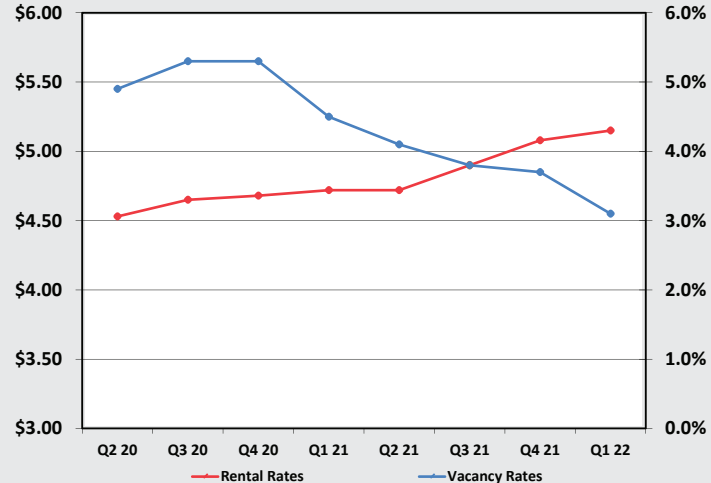
4702 Park 370 Blvd

494,333 SF Industrial Warehouse
\$33,800,000 (\$68.37 PSF)
North County

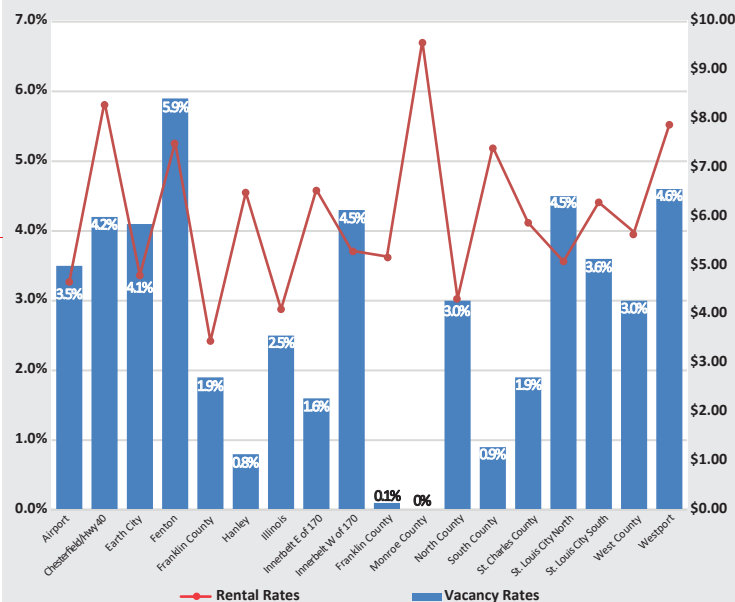
Noteworthy Under Construction

Gateway TradePort 4 • 1,010,000 SF • Illinois • September 2022
5710 Inner Park (Building B) • 801,836 SF • Illinois • December 2022
1555 Tradeport Dr • 547,750 SF • North County • April 2022
1590 Tradeport Dr • 511,212 SF • North County • May 2022
Gateway Panattoni (Building 2) • 455,900 SF • Illinois • September 2022
6001 Premier Pky • 423,000 SF • St. Charles County • June 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	257	21,731,006	340,507	753,217	3.5%	209,555	0	603,908	\$4.67
Chesterfield/Highway 40	169	6,969,025	286,665	291,905	4.2%	(62,308)	0		\$8.35
Earth City	322	23,696,506	950,117	960,741	4.1%	222,825	0	751,410	\$4.81
Fenton	232	10,033,662	568,040	596,478	5.9%	(9,922)	71,280	0	\$7.53
Franklin County	308	11,983,122	230,100	230,100	1.9%	145,000	0	0	\$3.46
Hanley	276	6,172,478	47,953	50,203	0.8%	(20,760)	0	0	\$6.50
Illinois	890	51,317,715	1,284,890	1,284,890	2.5%	1,086,502	0	2,643,736	\$4.11
Innerbelt E of 170	232	9,916,712	156,357	156,357	1.6%	(33,412)	0	244,000	\$6.56
Innerbelt W of 170	381	11,586,861	402,552	497,282	4.3%	(83,519)	0	0	\$5.31
Jefferson County	322	6,333,630	6,224	6,224	0.1%	38,211	0	50,000	\$5.19
Monroe County	30	5,533,286	0	0	0%	0	0	0	\$9.60
North County	173	10,786,740	179,011	322,611	3.0%	172,864	0	1,977,726	\$4.33
South County	298	9,556,393	88,386	88,386	0.9%	57,397	0	34,533	\$7.43
St. Charles County	894	35,456,544	553,785	666,121	1.9%	34,440	0	1,087,900	\$5.88
St. Louis City North	824	37,802,287	1,698,836	1,698,836	4.5%	79,300	0	0	\$5.09
St. Louis City South	1,000	35,817,538	1,266,399	1,284,450	3.6%	252,187	0	200,000	\$6.30
West County	153	4,683,048	138,564	138,564	3.0%	(42,087)	0	0	\$5.69
Westport	424	15,498,721	716,342	716,342	4.6%	74,662	0	481,680	\$7.89
TOTAL	7,185	314,875,274	8,914,728	9,742,707	3.1%	2,120,935	71,280	8,074,893	\$5.15

*Disclaimer: All information is collected from CoStar Group at the end of 1st 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



WESTPORT FLEX CENTER III

11088 Millpark Dr
2300 Millpark Dr
Maryland Heights, MO

- New Ownership
- 2,129 SF - 2,307 SF Suites Available
- Lease Rate: \$7.75 PSF, NNN

For More Information, Contact:

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