

Q2 2024

St. Louis Industrial Market Report



VACANCY
4.9% ↔

RENTAL RATES
\$5.93 PSF ↔

ABSORPTION
809,836 SF ↑

CONSTRUCTION

1,868,813 SF
DELIVERED IN 2024

2,421,233 SF
UNDER CONSTRUCTION

Recent Lease Transactions

Tenant Name / Building	Square Feet	Submarket
Dr. Brown's / 5801-5895 Lindbergh Blvd	345,642	Airport
Concrete Strategies / 5790 Campus Pkwy	191,000	Airport
Elemental Enzymes / River City Business Park	100,000	St. Louis City South
Celta Chemical / 1201 W 1st St	43,200	Illinois

Recent Sale Transactions



811 Westwood Industrial Park Dr
32,742 SF
\$3,250,000 (\$99.26 PSF)
St. Charles County



288 Hanley Industrial Ct
38,700 SF
\$2,709,795 (\$70.02 PSF)
Hanley

Noteworthy Under Construction

Davidson Logistics Exp Phase II • 500,000 SF • North County • Q3 2024

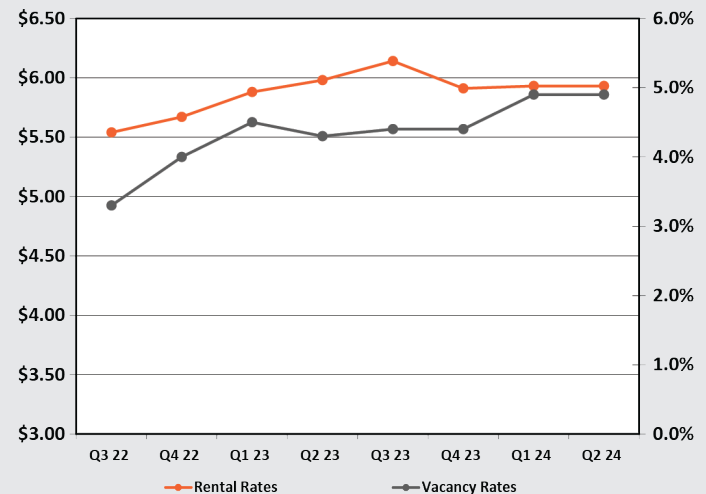
River Valley Logistics Ctr #2 • 357,056 SF • Chesterfield • Q1 2025

5321 Hern Dr • 350,000 SF • North County • Q1 2025

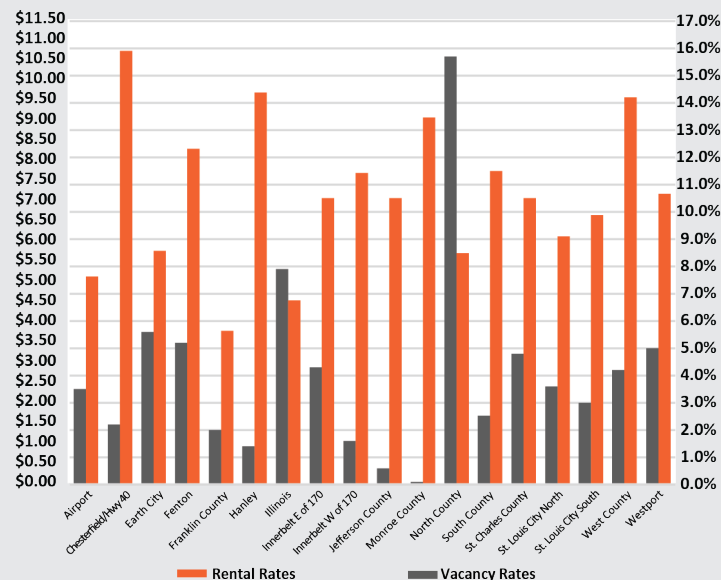
8700 State Route 4 • 300,000 SF • Illinois • Q4 2024

230 Carondelet Commons • 200,000 SF • St. Louis City S • Q4 2024

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	260	23,290,885	805,113	805,113	3.5%	(57,779)	0	83,277	\$5.14
Chesterfield/Highway 40	171	5,849,065	126,517	126,517	2.2%	(10,419)	0	427,056	\$10.79
Earth City	330	25,209,788	1,348,122	1,404,945	5.6%	200,443	127,000	0	\$5.76
Fenton	238	10,763,122	550,633	555,491	5.2%	(48,444)	0	0	\$8.34
Franklin County	331	13,526,618	273,950	273,950	2.0%	212,000	237,000	220,000	\$3.83
Hanley	262	5,865,265	81,442	81,442	1.4%	(80)	0	0	\$9.74
Illinois	954	57,129,231	3,318,448	4,503,873	7.9%	37,297	0	375,000	\$4.54
Innerbelt E of 170	228	10,465,420	451,215	451,215	4.3%	82,029	0	30,000	\$7.08
Innerbelt W of 170	386	11,588,839	185,351	185,351	1.6%	(50,211)	0	0	\$7.73
Jefferson County	336	6,704,148	38,017	38,017	0.6%	(26,610)	0	0	\$7.09
Monroe County	34	4,664,221	0	0	0%	0	0	0	\$9.13
North County	184	14,111,846	2,060,226	2,221,172	15.7%	350,469	0	850,000	\$5.78
South County	304	9,644,129	240,360	240,360	2.5%	3,753	0	0	\$7.77
St. Charles County	936	38,068,231	1,681,218	1,834,888	4.8%	(234,556)	992,765	85,900	\$7.07
St. Louis City North	839	37,561,919	1,337,839	1,365,289	3.6%	267,069	0	0	\$6.17
St. Louis City South	983	35,371,375	1,062,462	1,062,462	3.0%	4,907	0	340,000	\$6.68
West County	162	4,835,215	158,480	204,730	4.2%	(9,554)	0	10,000	\$9.63
Westport	424	16,742,384	814,524	839,823	5.0%	89,522	512,048	0	\$7.19
TOTAL	7,360	331,336,983	14,533,917	16,194,638	4.9%	809,836	1,868,813	2,421,233	\$5.93

*Disclaimer: All information is collected from CoStar at the end of 2nd Quarter, information is subject to change. Updated numbers for past quarters reflect CoStar's ongoing research for the most accurate market information.

Featured Property


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5530 Bircher Blvd

St. Louis, MO 63120

- 8,400 SF Vehicle Maintenance Facility on 2-Acre, Paved/Fenced Lot
- Approximately 2,200 SF Office Space & 900 SF Mezzanine Storage
- 3 (12'x16) Overhead Doors & 1 (10'x12') Overhead Door
- Excellent & Direct I-70 Exposure
- Located in Union Seventy Center Business Park
- Lease Rate: \$16.00 PSF, NNN

For More Information, Contact:

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