



Q1 2013

Industrial Market Report

MARKET TRENDS

Vacancy Rate



Net Absorption



Rental Rates



Construction



The industrial vacancy rate in the St. Louis market area decreased to 8.1% at the end of the first quarter 2013. The vacancy rate was 8.4% at the end of the fourth quarter 2012.

Net absorption for the overall St. Louis industrial market was positive 820,117 square feet in the first quarter 2013. This compares to positive 530,327 square feet in the fourth quarter 2012.

At the end of first quarter 2013, there was no new space under construction. During the fourth quarter 2012, no buildings were completed or under construction.

The average quoted asking rental rate for available industrial space was \$3.95 per square foot per year at the end of the first quarter 2013 in the St. Louis market area. This represented a 1.2% decrease in the quoted rental rates which were at \$4.00 per square foot at the end of the fourth quarter 2012.

NOTEWORTHY



GT Advanced Technologies is selling its Hazelwood manufacturing plant laying off 35 employees.

NOTEWORTHY



Tagg Logistics is moving from its 3 locations to 372 Hazelwood Logistics Center Drive.

TOTAL INDUSTRIAL MARKET STATISTICS

Market	Existing Inventory		Vacancy			YTD Net	YTD	Under	Quoted
	# Blds	Total RBA	Direct SF	Total SF	Vac %	Absorption	Deliv.	Const SF	Rates
Airport	236	17,069,752	1,565,256	1,591,606	9.3%	174,748	0	0	\$3.68
Chesterfield/Hwy-40	158	6,146,710	177,483	186,783	3.0%	(1,064)	0	0	\$7.80
Earth City	318	23,506,129	3,075,433	3,133,307	13.3%	193,533	0	0	\$3.88
Fenton	232	9,390,471	1,234,586	1,234,586	13.1%	172,565	0	0	\$4.96
Hanley	283	6,405,409	294,255	319,755	5.0%	52,026	0	0	\$4.47
Illinois	640	36,554,223	1,831,591	1,831,591	5.0%	176,763	0	482,298	\$3.48
Innerbelt E of 170	224	9,779,645	657,015	658,671	6.7%	33,890	0	0	\$3.05
Innerbelt W of 170	382	11,475,658	997,976	1,041,283	9.1%	(120,038)	0	0	\$4.67
North County	155	6,183,704	540,429	540,429	8.7%	(102,854)	0	227,500	\$4.09
South County	276	9,155,735	436,246	600,746	6.6%	(14,722)	0	0	\$5.38
St Charles County	784	26,574,301	1,329,710	1,349,710	5.1%	84,371	0	209,050	\$4.33
St Louis City North	827	42,607,559	3,471,853	3,471,853	8.1%	(77,811)	0	0	\$3.04
St Louis City South	971	36,533,337	3,545,161	3,578,408	9.8%	84,569	0	39,420	\$3.16
West County	134	4,481,728	124,650	124,650	2.8%	68,973	0	0	\$5.57
Westport	417	15,433,451	1,545,965	1,580,139	10.2%	95,168	0	0	\$5.23
Totals	6,037	261,297,812	20,827,609	21,243,517	8.1%	820,117	0	958,268	\$3.95



RECENT MARKET TRANSACTIONS

Tenant Name	Building	SF	Submarket
International Food Products	Aviator Business Park - Lot 4	227,500	North County Industrial
Magnet Works, Ltd.	601 Gravois Bluffs Blvd.	75,000	Fenton Industrial
Store Supply Warehouse	12949 Enterprise Way	70,000	Earth City Industrial
Jost Chemical	8190 Lackland Rd.	24,500	Innerbelt E of 170 Industrial

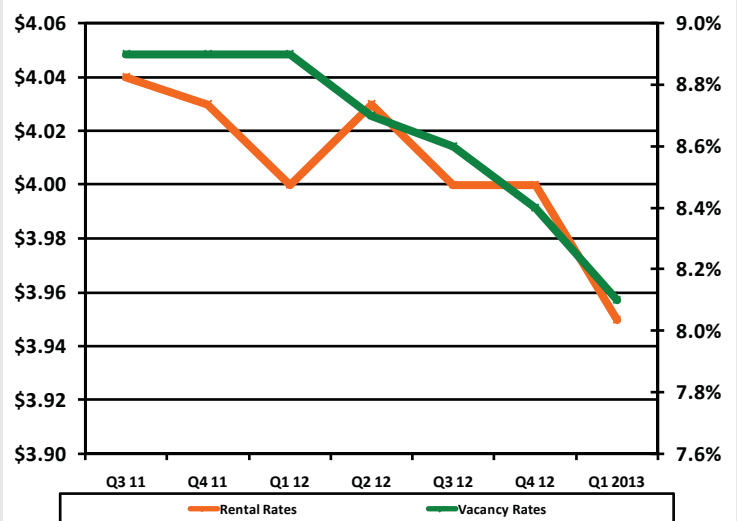
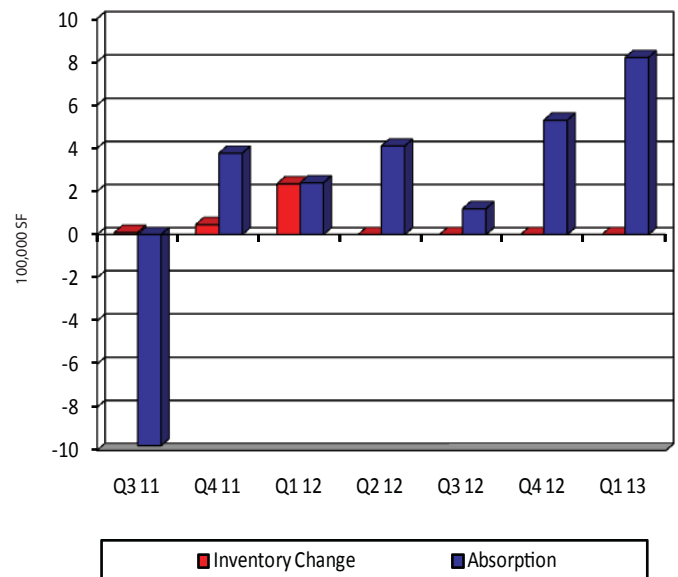
FEATURED PROPERTY



American Beverage Co. Building
 4010-4066 West Pine Boulevard
 St. Louis, MO 63108

- Redevelopment Opportunity
- 117,852 SF on 3.3 Acre Site
- 4 Interconnected Buildings
- Adjacent Lots Available for Off-Street Parking
- 16' to 21' Clear Height Ceilings in Most Areas
- 6 Docks with 10 Drive-In Doors
- Lease Rate: \$1.00-\$2.25 PSF, NNN
- Sale Price: \$3,200,000

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*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.