



Q1 2014

Industrial Market Report

MARKET TRENDS

Vacancy Rate



Net Absorption



Rental Rates



Construction



NOTEWORTHY SALE



13707 Green Ash Court, a 13,640 SF industrial building in Earth City, sold for \$710,000 (\$52.05 PSF)

NOTEWORTHY DELIVERY



6082 Aviator Drive, a 227,500 SF distribution building, was delivered in Hazelwood in March. The building is 100% occupied by International Food Products Corporation.

The industrial vacancy rate in the St. Louis market area decreased to 7.9% at the end of the first quarter 2014. The vacancy rate was 8.1% at the end of the fourth quarter 2013.

Net absorption for the overall St. Louis industrial market was positive 725,577 square feet in the first quarter 2014. This compares to positive 691,764 square feet in the fourth quarter 2013.

One building totalling 227,500 square feet was delivered during the first quarter 2014 with 500,000 square feet of space still under construction. During the third and fourth quarters 2013, there were no new buildings completed.

The average quoted asking rental rate for available industrial space slightly increased to \$3.99 per square foot per year at the end of the first quarter 2014 in the St. Louis market area. The quoted rental rates were \$3.97 per square foot at the end of the fourth quarter 2013.

TOTAL INDUSTRIAL MARKET STATISTICS

Market	Existing Inventory			Vacancy		YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Bids	Total RBA	Direct SF	Total SF	Vac %				
Airport	236	17,151,418	1,103,150	1,129,502	6.6%	204,838	227,500	0	\$3.72
Chesterfield/Hwy-40	158	6,140,359	186,130	186,130	3.0%	(5,086)	0	0	\$8.20
Earth City	316	23,726,156	2,523,809	2,548,809	10.7%	132,105	0	0	\$4.22
Fenton	223	8,775,842	1,001,997	1,002,197	11.4%	25,117	0	0	\$5.42
Hanley	281	6,385,946	294,033	294,033	4.6%	(29,071)	0	0	\$4.29
Illinois	673	38,485,986	2,646,458	2,646,458	6.9%	4,697	0	0	\$3.64
Innerbelt E of 170	225	9,645,246	513,801	518,791	5.4%	172,943	0	0	\$3.49
Innerbelt W of 170	377	11,342,603	785,179	836,579	7.4%	201,570	0	0	\$4.85
North County	154	6,262,180	311,408	311,408	5.0%	28,135	0	0	\$3.94
South County	277	9,119,195	577,450	577,450	6.3%	8,416	0	0	\$5.61
St Charles County	795	27,407,778	903,518	906,018	3.3%	43,387	0	500,000	\$4.42
St Louis City North	826	41,002,563	3,847,458	3,847,458	9.4%	44,770	0	0	\$2.82
St Louis City South	976	36,647,934	3,991,524	4,024,771	11.0%	(3,483)	0	0	\$3.04
West County	137	4,508,087	137,453	137,453	3.0%	(21,672)	0	0	\$6.32
Westport	424	15,950,658	1,782,771	1,811,683	11.4%	(81,089)	0	0	\$5.39
Totals	6,078	262,551,961	20,606,141	20,778,740	7.9%	725,577	227,500	500,000	\$3.99

Source: CoStar Property®



RECENT MARKET TRANSACTIONS

Tenant Name	Building	SF	Submarket
Wainwright Industries	2211 Hitzert Court	433,520	Fenton
CEHP	Mid County Trade Center I	169,443	Innerbelt E of 170
Universal Storage	Green Park Pointe Business Park	117,200	South County
Bunzl Distribution USA, Inc.*	Westport Distribution Center A	114,207	Westport
Build-A-Bear Workshop, Inc.*	Innerbelt Business Center	59,413	Innerbelt W of 170

*Renewal

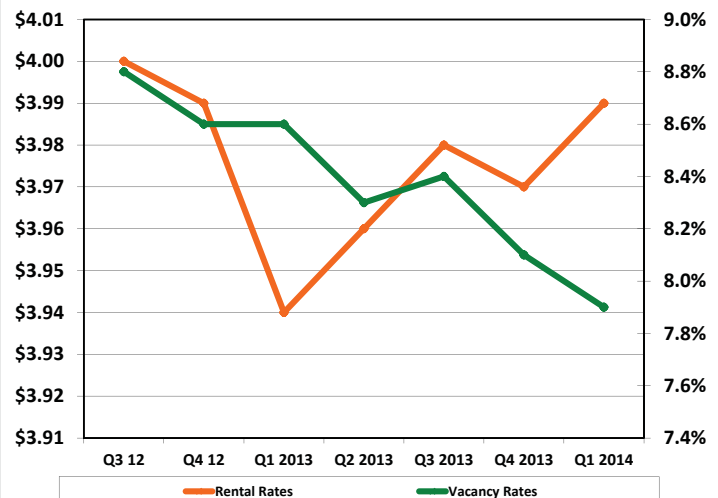
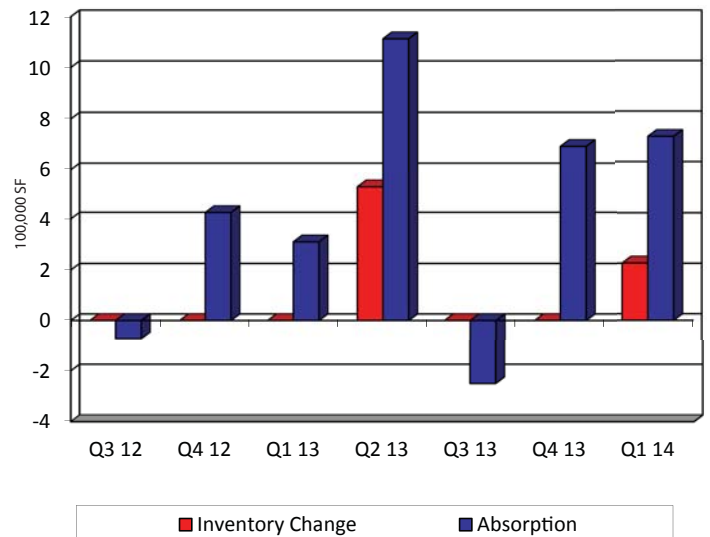
FEATURED PROPERTY



2055 Walton Road
Overland, MO 63114

- Up to 49,220 SF Available for Sublease
- 2 Warehouse Spaces with Loading Docks & 15' Ceiling Heights
- Newly Built-Out Office Space with High-End Finishes, Conference Room & Meeting Room
- Minutes from Lambert International Airport
- Furniture & Fixtures Included
- Generous Parking
- Lease Rate: \$8.50 PSF, MG

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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.