



Q1 2020

Industrial Market Report

MARKET TRENDS



VACANCY 5.3%



**RENTAL RATES
\$4.60 PSF**



**ABSORPTION
467,626 SF**



**CONSTRUCTION
449,565 SF
DELIVERED IN Q1
2,584,554 SF
UNDER CONSTRUCTION**



TOTAL INDUSTRIAL MARKET STATISTICS

Submarket	Existing Inventory # Bldgs	Total RBA	Vacancy Direct SF	Total SF (w Sublease)	Vac %	Absorption	YTD Deliveries	Under Const SF	Quoted Rates NNN
Airport	252	20,938,025	1,129,232	1,143,663	5.5%	217,047	204,365	664,635	\$4.50
Chesterfield/Hwy 40	166	6,918,248	473,476	473,476	6.8%	(40,917)	0	0	\$7.25
Earth City	317	23,427,044	2,169,106	2,527,276	10.8%	(236,958)	0	0	\$4.32
Fenton	228	9,730,229	552,156	580,556	6.0%	(60,845)	0	372,750	\$5.83
Franklin County	293	10,472,062	147,030	147,030	1.4%	60,109	0	348,500	\$3.69
Hanley	285	6,408,270	114,038	114,038	1.8%	(5,336)	0	0	\$6.08
Illinois	838	47,537,169	4,365,594	4,491,594	9.4%	(307,734)	0	51,800	\$3.76
Innerbelt E of 170	227	9,564,898	102,103	102,103	1.1%	(33,920)	0	0	\$4.92
Innerbelt W of 170	384	11,606,030	230,740	230,740	2.0%	1,785	0	0	\$5.14
Jefferson County	307	6,011,353	45,437	45,437	0.8%	(1,420)	0	0	\$4.49
Monroe County	28	5,524,025	0	105,017	1.9%	0	0	0	\$8.46
North County	166	9,494,835	714,168	714,168	7.5%	694,184	45,000	407,552	\$4.13
South County	290	9,296,817	155,059	218,492	2.4%	15,946	0	0	\$6.26
St. Charles County	863	33,708,690	1,137,201	1,276,320	3.8%	66,456	200,200	360,480	\$5.20
St. Louis City North	820	37,678,440	2,203,287	2,203,287	5.8%	217,707	0	0	\$4.23
St. Louis City South	993	35,855,796	1,038,784	1,098,784	3.1%	(74,264)	0	309,337	\$6.73
West County	150	4,666,873	134,546	134,546	2.9%	(48,778)	0	69,500	\$4.71
Westport	427	15,490,493	660,096	660,096	4.3%	4,564	0	0	\$5.06
Totals	7,034	304,329,297	15,372,053	16,266,623	5.3%	467,626	449,565	2,584,554	\$4.60

Source: CoStar Property®

NOTEWORTHY SALES



Lakeview Commerce Center II, a 540,000-SF distribution center located in Edwardsville, IL sold for \$27,500,000. (\$50.83 PSF)



420 E Carrie Ave., a 56,021-SF transportation facility located in North St. Louis City sold for \$12,500,000. (\$223.13 PSF)

RECENT MARKET TRANSACTIONS

Tenant Name	Building	SF	Submarket
Spectrum**	13330 Lakefront Drive	315,100	Earth City
Forte Frozen	5400 N Hanley Road	268,789	North County
Dollar General	7101 Hazelwood Avenue	232,556	Airport
True Manufacturing*	13330 Lakefront Drive	227,550	Earth City
Eastern Metal Supply of MO	2391 Elm Point Industrial Drive	67,900	St. Charles County

* Renewal ** Sublease

FEATURED PROPERTY



4782 Park 370 Blvd.
Hazelwood, MO 63042

- Vehicle Maintenance Facility
- 5,000 SF Office / Finished Space
- 7 Drive-Ins with Drive-Through Capability
- Ceiling Height: 19.5' at Center, 16.5' at Eaves
- 800 Amp Electric Service, Sprinklered
- On 2.75 Acres, Additional 4 Acres Available
- Easy Access to Interstate System
- Leased to AAA
- Investment Sale
- Call Brokers for Details

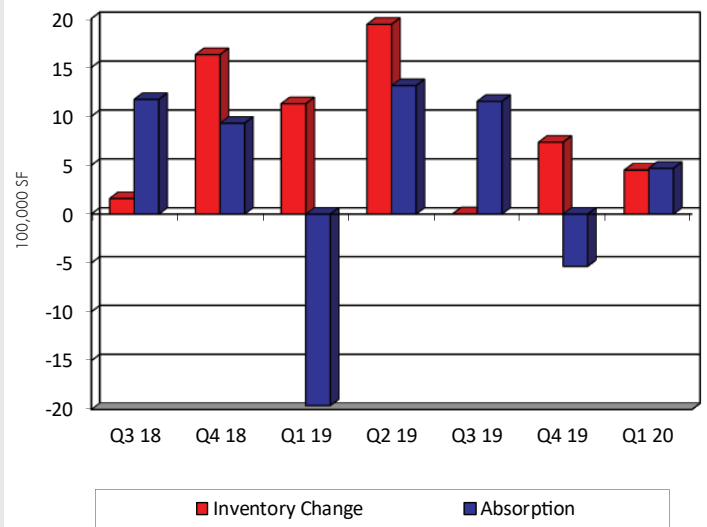
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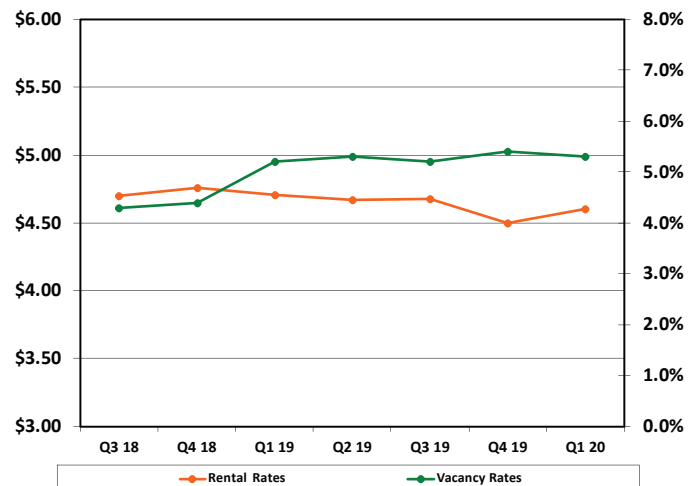
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Overall Industrial Inventory & Absorption



Overall Industrial Rental Rates & Vacancy Rates



*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.