

Q1 2021

St. Louis Industrial Market Report



VACANCY
4.8% ↓

RENTAL RATES
\$4.75 PSF ↑

ABSORPTION
3,252,601 ↑

CONSTRUCTION
907,164 SF
DELIVERED
3,099,811 SF
UNDER CONSTRUCTION

Recent Market Transactions

Tenant Name / Building	Square Feet	Submarket
FedEx 3919 Lakeview Corporate Dr.	769,500	Illinois
Rawlings Sporting Goods 5000 Premier Pkwy.	210,000	St. Charles County
Dodge Moving & Storage Co 4801 Trade Access Blvd.	104,166	North County
Goedeker's 3817-45 Millstone Pkwy.	57,867	St. Charles County
The Stephen Gould Company 3817-45 Millstone Pkwy.	43,400	St. Charles County



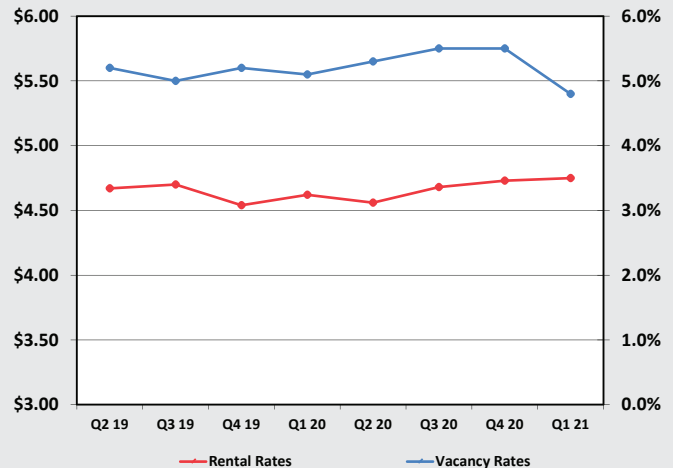
Delivered Q1 2021

Gateway TradePort 2 (I-270 & I-55)
534,227 SF Distribution Center
Illinois

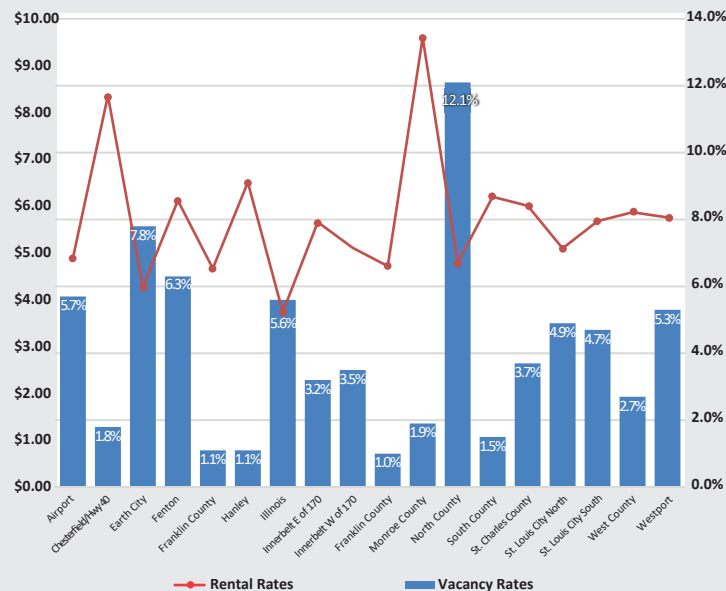
Noteworthy Under Construction

5000 Premier Parkway • 811,300 SF • St. Charles County • June 2021
Tradeport Drive (HTP-6) • 547,750 SF • North County • December 2021
4801 Trade Access Boulevard • 252,000 SF • North County • April 2021
3930 Earth City Expressway • 111,876SF • Earth City • May 2021

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	21,661,431	671,038	1,223,905	5.7%	529,068	0	0	\$4.89
Chesterfield/Highway 40	168	6,945,516	125,074	125,074	1.8%	4,075	0	0	\$8.36
Earth City	319	23,691,366	1,521,014	1,836,114	7.8%	67,816	0	156,876	\$4.27
Fenton	229	9,915,073	593,273	621,711	6.3%	(22,124)	0	30,000	\$6.12
Franklin County	304	11,866,804	125,150	125,150	1.1%	27,200	0	0	\$4.67
Hanley	283	6,363,700	70,360	70,360	1.1%	5,978	0	0	\$6.51
Illinois	867	50,005,454	2,671,247	2,809,347	5.6%	2,716,083	564,227	87,600	\$3.74
Innerbelt E of 170	232	9,721,838	311,789	311,789	3.2%	(21,065)	0	0	\$5.66
Innerbelt W of 170	382	11,593,930	408,776	408,776	3.5%	(183,143)	0	0	\$5.11
Jefferson County	317	6,175,879	60,038	60,038	1.0%	(30,093)	0	25,000	\$4.72
Monroe County	30	5,599,250	0	105,017	1.9%	0	0	0	\$9.60
North County	170	9,976,345	1,207,036	1,207,036	12.1%	359,219	0	1,212,300	\$4.79
South County	293	9,284,442	138,214	142,714	1.5%	33,550	34,000	0	\$6.20
St. Charles County	882	34,558,920	1,149,205	1,291,243	3.7%	(231,266)	154,000	1,588,035	\$6.01
St. Louis City North	820	37,487,804	1,835,900	1,835,900	4.9%	(73,316)	0	0	\$5.10
St. Louis City South	996	35,873,159	1,583,089	1,677,169	4.7%	56,287	154,937	0	\$5.68
West County	154	4,827,243	130,486	130,486	2.7%	10,703	0	0	\$5.87
Westport	425	15,462,055	809,183	814,853	5.3%	3,629	0	0	\$5.76
TOTAL	7,128	311,010,209	13,410,872	14,796,682	4.8%	3,252,601	907,164	3,099,811	\$4.75

*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



2568-70 & 2572 Metro Blvd. St. Louis, MO 63043

- Multi-Tenant Office/Warehouse Service Center Building
- Suite 2568-70: 3,646 SF, 95% Office, Drive-In Loading Corner Space, Lease Rate: \$10.75 PSF, MG
- Suite 2572: 1,883 SF, 30%+/- Office, At-Grade Loading Lease Rate: \$8.75 PSF, MG

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