



# Q2 2013

## Industrial Market Report

### MARKET TRENDS

**Vacancy Rate**



**Net Absorption**



**Rental Rates**



**Construction**



### NOTEWORTHY DELIVERY



3001-3011 Westway Drive, a 482,298 square foot facility in Edwardsville, IL, is 100% leased.

### NOTEWORTHY SALE



2455 Cassens Drive, a 41,575 square foot industrial facility in Fenton, was sold for \$2,500,000. (\$60.13 PSF)

The industrial vacancy rate in the St. Louis market area decreased to 8.1% at the end of the second quarter 2013. The vacancy rate was 8.3% at the end of the first quarter 2013.

Net absorption for the overall St. Louis industrial market was positive 860,639 square feet in the second quarter 2013. This compares to positive 752,132 square feet in the first quarter 2013.

During the second quarter 2013, there were two buildings totaling 521,718 square feet completed and 436,550 square feet of industrial space under construction. During the first quarter 2013, no buildings were completed or under construction.

The average quoted asking rental rate for available industrial space slightly increased to \$3.96 per square foot per year at the end of the second quarter 2013 in the St. Louis market area. The quoted rental rates were at \$3.95 per square foot at the end of the first quarter 2013.

### TOTAL INDUSTRIAL MARKET STATISTICS

Market	Existing Inventory		Vacancy		Vac %	YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF					
Airport	237	17,069,311	1,420,253	1,446,603	8.5%	319,310	0	227,500	\$3.73
Chesterfield/Hwy-40	159	6,172,334	177,205	186,505	3.0%	2,244	0	0	\$7.97
Earth City	317	23,760,843	3,241,451	3,302,325	13.9%	86,539	0	0	\$3.88
Fenton	232	9,404,179	1,238,901	1,238,901	13.2%	168,250	0	0	\$4.99
Hanley	283	6,409,899	312,649	312,649	4.9%	87,632	0	0	\$4.35
Illinois	651	37,068,041	1,719,464	1,719,464	4.6%	775,370	482,298	0	\$3.48
Innerbelt E of 170	224	9,501,161	656,475	658,131	6.9%	36,330	0	0	\$3.08
Innerbelt W of 170	381	11,460,491	970,628	1,013,935	8.8%	(81,373)	0	0	\$4.56
North County	155	6,185,858	526,143	526,143	8.5%	(88,568)	0	0	\$5.20
South County	277	9,145,319	527,401	691,901	7.6%	(89,131)	0	0	\$5.26
St Charles County	786	26,429,004	1,061,064	1,081,064	4.1%	312,295	0	209,050	\$4.36
St Louis City North	827	41,635,851	3,661,464	3,661,464	8.8%	(324,172)	0	0	\$3.10
St Louis City South	977	36,804,190	3,669,852	3,703,099	10.1%	111,361	39,420	0	\$3.14
West County	137	4,520,360	88,869	88,869	2.0%	113,054	0	0	\$5.55
Westport	420	15,564,540	1,501,377	1,521,377	9.8%	183,630	0	0	\$5.21
<b>Totals</b>	<b>6,063</b>	<b>261,131,381</b>	<b>20,773,196</b>	<b>21,152,430</b>	<b>8.1%</b>	<b>1,612,771</b>	<b>521,718</b>	<b>436,550</b>	<b>\$3.96</b>

Source: CoStar Property®



## RECENT MARKET TRANSACTIONS

Tenant Name	Building	SF	Submarket
Proctor and Gamble*	255 Logistics Center	502,500	Illinois Industrial
GPO	305-33 Rock Industrial Park Dr.	123,180	Earth City Industrial
Maid Brands, INC	Brown Campus #2	66,560	Airport Industrial
Keystone Automotive Industries*	275 Corporate Woods	63,728	Earth City Industrial

\*Renewal

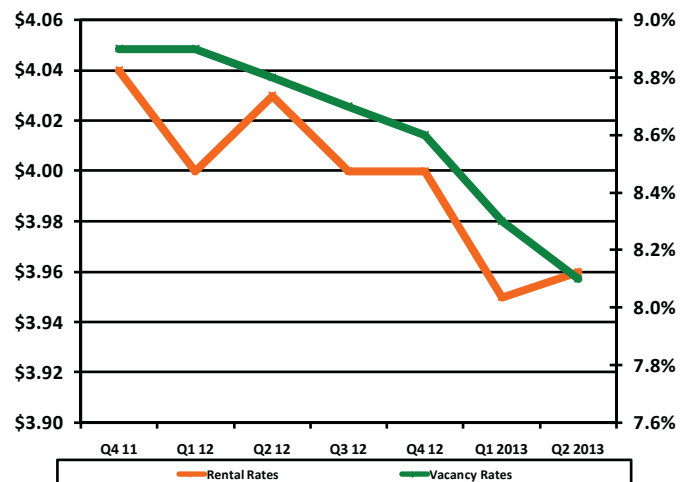
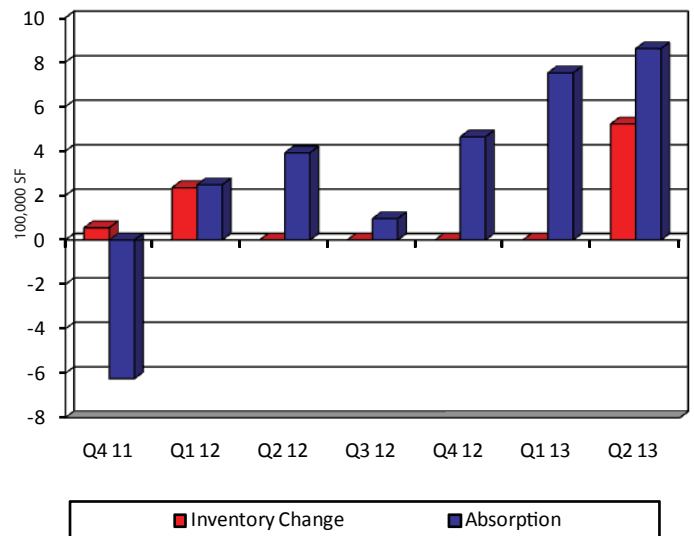
## FEATURED PROPERTY



**3405 Bent Avenue**  
St. Louis, MO 63116

- Redevelopment Opportunity
- 294,313 SF on 15.81 Acre Site
- 3,470 - 127,916 SF Available
- Zoned K - Unrestricted
- 3 Cell Tower Leases by Individual Carriers
- Current Tenants Include Guarantee Electrical
- Lease Rate: Contact Broker for Information
- Sale Price: Contact Broker for Information

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