



Q2 2020

Industrial Market Report

MARKET TRENDS



VACANCY 5.3%



**RENTAL RATES
\$4.53 PSF**



**ABSORPTION
(351,589) SF**



**CONSTRUCTION
216,544 SF
DELIVERED IN Q2
3,355,109 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	20,935,885	981,237	995,668	4.8%	147,995	204,365	820,835	\$4.44
Chesterfield/Hwy 40	167	6,941,321	182,728	187,217	2.7%	285,259	0	0	\$7.29
Earth City	317	23,428,272	1,815,862	2,174,032	9.3%	(189,356)	0	0	\$4.24
Fenton	228	9,901,174	590,928	619,328	6.3%	142,498	182,400	220,350	\$6.00
Franklin County	297	11,427,756	311,149	311,149	2.7%	(164,119)	0	348,500	\$4.91
Hanley	285	6,415,070	122,715	122,715	1.9%	(8,677)	0	0	\$5.75
Illinois	846	48,099,343	4,417,863	4,543,863	9.4%	50,970	10,164	54,800	\$3.75
Innerbelt E of 170	227	9,564,898	289,056	289,056	3.0%	(186,953)	0	0	\$4.99
Innerbelt W of 170	384	11,593,123	194,454	194,454	1.7%	36,286	0	0	\$4.98
Jefferson County	309	6,030,972	21,580	21,580	0.4%	857	0	25,000	\$4.01
Monroe County	29	5,594,025	0	105,017	1.9%	1,400	0	0	\$8.46
North County	166	9,494,797	903,888	903,888	9.5%	(189,720)	45,000	407,552	\$4.12
South County	291	9,237,367	187,994	187,994	2.0%	56,498	10,000	34,000	\$6.51
St. Charles County	865	33,959,111	830,410	977,209	2.9%	306,811	214,180	1,065,235	\$4.95
St. Louis City North	814	37,295,107	1,993,971	1,993,971	5.3%	74,416	0	0	\$4.75
St. Louis City South	993	35,492,031	1,632,932	1,787,012	5.0%	(683,728)	0	309,337	\$6.23
West County	151	4,675,073	92,451	92,451	2.0%	42,095	0	69,500	\$5.07
Westport	427	15,519,624	715,547	734,217	4.7%	(74,121)	0	0	\$5.18
Totals	7,048	305,604,949	15,284,765	16,240,821	5.3%	(351,589)	666,109	3,355,109	\$4.53

Source: CoStar Property®

NOTEWORTHY SALES



13695 Rider Trail North, a 40,119-SF industrial warehouse located in Earth City, MO sold for \$5,062,500. (\$126.19 PSF)



979 Portwest Drive, a 50,000-SF industrial warehouse located in St. Charles, MO sold for \$2,665,000. (\$53.30 PSF)

RECENT MARKET TRANSACTIONS

Tenant Name	Building	SF	Submarket
Veritiv Corporation	2211-2231 Hitzert Ct.	305,930	Fenton
Legacy Pharmaceutical Packaging	1619 Park 370 Pl.	213,558	North County
U.S. Venture, Inc.*	13875-13899 Corporate Woods Trl.	134,300	Earth City
Express Chemical	11200 W. 4th St.	86,400	Illinois
Scholastic Book Fairs Inc*	105-125 Cassens Ct.	56,504	Fenton

* Renewal

FEATURED PROPERTY



511 Withers Avenue
St. Louis, MO 63147

- 53,632 SF Office/Warehouse For Sale
- Fenced & Gated 2.7-Acre Site
- Over 1-Acre Rocked/Fenced Outside Storage
- Updated Heavy Electric Service
- 2 Docks, 4 Drive-In Doors
- 18' Ceiling Height
- Direct Rail Service (Terminal Railroad Assoc.) Possible
- City of St. Louis "K" & "J" Zoning
- TPO Roof (Newer & Under Warranty)
- Sale Price: \$2,150,000

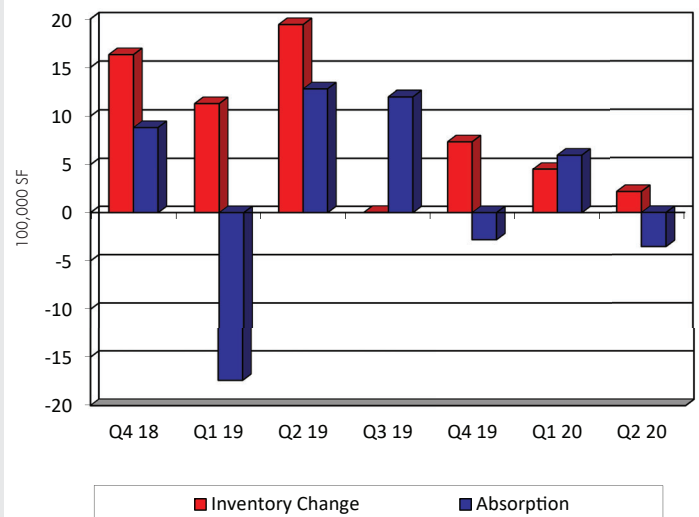
CONTACT:

Lou Panopoulos 314-746-1428
lpanopoulos@gershmancommercial.com

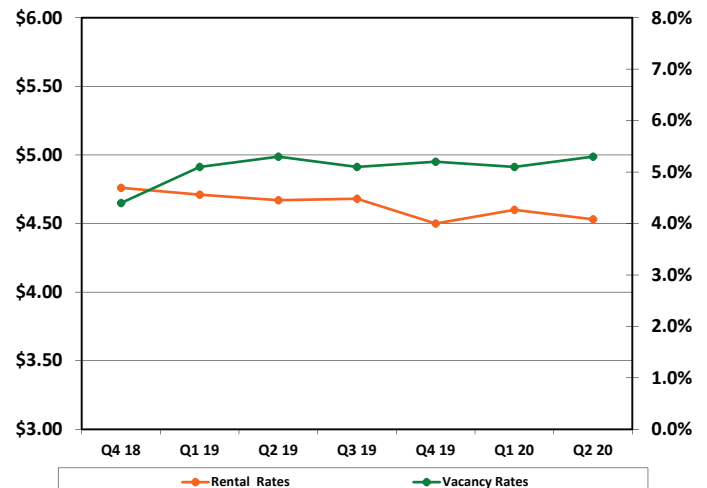
Louis Copilevitz 314-746-1451
lcopilevitz@gershmancommercial.com



Overall Industrial Inventory & Absorption



Overall Industrial Rental Rates & Vacancy Rates



*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.