

Q2 2021

St Louis Industrial Market Report



VACANCY
4.3% ↓

RENTAL RATES
\$4.73 PSF ↔

ABSORPTION
2,410,488 ↑

CONSTRUCTION
520,248 SF
DELIVERED
1,879,300 SF
UNDER CONSTRUCTION

Recent Market Transactions

Tenant Name / Building	Square Feet	Submarket
Ryder Integrated Logistics Tradeport Dr	412,550	North County
United States Postal Service 4702 Park 370 Blvd	299,004	North County
Handi-Craft 5801-95 N Lindbergh Blvd	222,563	Airport
Trient* 13201-21 Corporate Exchange	128,676	Earth City
Crown Packaging Corp 1500 Tradeport Dr	116,263	North County

*Sublease



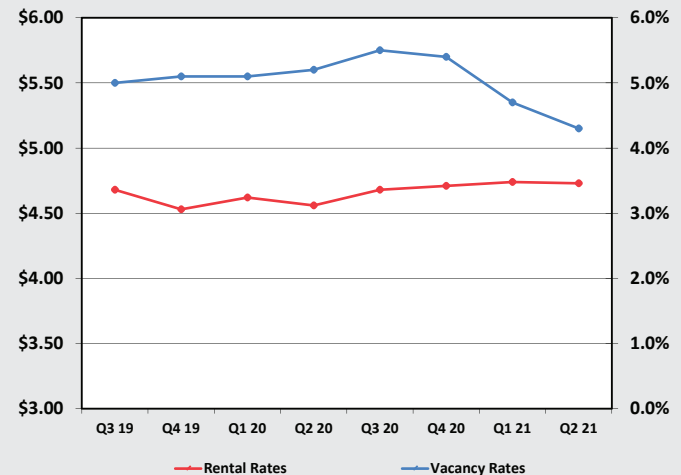
Delivered Q2 2021

3930 Earth City Expy
111,876-SF Distribution Center
Earth City

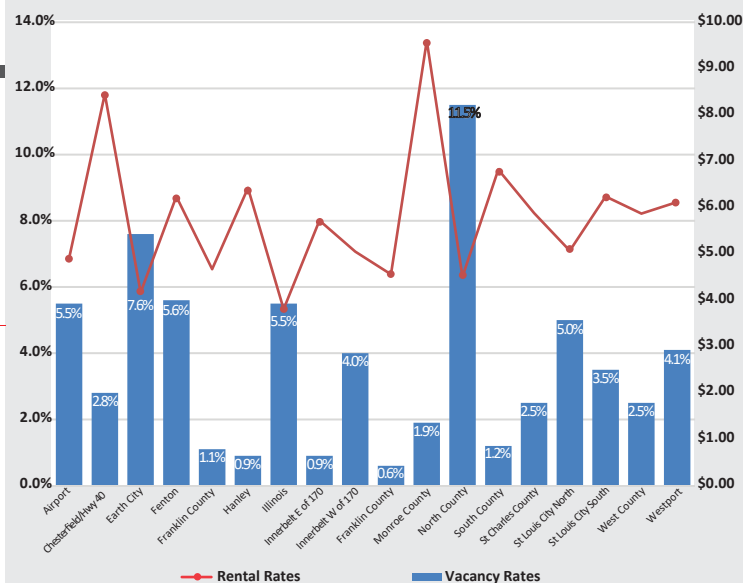
Noteworthy Under Construction

5000 Premier Parkway • 811,300 SF • St Charles County • August 2021
Tradeport Drive (HTP-6) • 547,750 SF • North County • December 2021
Tradeport Drive (HTP-5) • 412,550 SF • North County • September 2021
Fountain Lakes Boulevard • 60,000 SF • St Charles County • January 2022

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	21,661,843	656,469	1,194,905	5.5%	29,000	0	0	\$4.91
Chesterfield/Highway 40	168	6,941,874	177,300	193,020	2.8%	(67,946)	0	0	\$8.45
Earth City	320	23,802,542	1,683,598	1,812,274	7.6%	100,863	111,876	0	\$4.17
Fenton	229	9,889,451	526,947	555,385	5.6%	66,326	0	30,000	\$6.24
Franklin County	304	11,863,613	131,150	131,150	1.1%	(6,000)	0	0	\$4.67
Hanley	282	6,338,675	56,443	56,443	0.9%	13,917	0	0	\$6.42
Illinois	879	51,001,053	2,664,635	2,802,735	5.5%	94,212	651,827	0	\$3.81
Innerbelt E of 170	232	9,721,838	86,121	86,121	0.9%	225,668	0	0	\$5.72
Innerbelt W of 170	381	11,588,770	430,358	466,830	4.0%	(58,054)	0	0	\$5.05
Jefferson County	322	6,328,721	39,245	39,245	0.6%	46,793	25,000	0	\$4.56
Monroe County	30	5,599,250	0	105,017	1.9%	0	0	0	\$9.60
North County	171	10,002,237	1,151,749	1,151,749	11.5%	117,559	252,272	960,300	\$4.51
South County	298	9,381,086	116,754	116,754	1.2%	27,734	34,000	0	\$6.82
St Charles County	883	35,255,473	773,724	868,060	2.5%	1,234,483	166,000	879,300	\$5.88
St Louis City North	822	37,590,534	1,878,553	1,878,553	5.0%	(31,453)	0	0	\$5.07
St Louis City South	1,000	35,940,625	1,156,675	1,250,755	3.5%	426,914	154,937	0	\$6.24
West County	155	4,842,076	119,170	119,170	2.5%	11,316	31,500	0	\$5.87
Westport	425	15,498,497	630,697	635,697	4.1%	179,156	0	0	\$6.12
TOTAL	7,158	313,248,158	12,279,588	13,463,863	4.3%	2,410,488	1,427,412	1,879,300	\$4.73

*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.

Featured Property

WESTPORT FLEX CENTER



Westport Flex Center Maryland Heights, MO

I: 11801-45 Adie Rd & 2401-37 Centerline Industrial Dr
 II: 11773-97 Lockland Rd & 2145-55 Welsch Industrial Ct
 III: 11088 & 2300 Millpark Dr

- New Ownership
- Suites Ranging from 900 SF to 12,000 SF Available
- Lease Rate: \$6.50 PSF, NNN to \$7.50 PSF, NNN

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