



# Q3 2013

## Industrial Market Report

### MARKET TRENDS

**Vacancy Rate**



**Net Absorption**



**Rental Rates**



**Construction**



### NOTEWORTHY SALE



33 Worthington Access, a 50,000 SF industrial building in Maryland Heights sold for \$1,200,000. (\$24.00 PSF)

### NOTEWORTHY SALE



13-15 Arrowhead Industrial Blvd., a 104,471 SF manufacturing facility in St. Peters, was sold for \$4,074,369. (\$39.00 PSF)

The industrial vacancy rate in the St. Louis market area increased to 8.1% at the end of the third quarter 2013. The vacancy rate was 8.0% at the end of the second quarter 2013.

Net absorption for the overall St. Louis industrial market was negative (220,071) square feet in the third quarter 2013. This compares to positive 1,101,399 square feet in the second quarter 2013.

During the third quarter 2013, there were no new buildings completed and 727,500 square feet of industrial space under construction. During the second quarter 2013, two buildings totaling 521,718 square feet were completed.

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

### TOTAL INDUSTRIAL MARKET STATISTICS

Market	Existing Inventory			Vacancy		YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Airport	236	17,040,930	1,214,871	1,241,221	7.3%	524,692	0	227,500	\$3.75
Chesterfield/Hwy-40	158	6,156,498	163,136	172,436	2.8%	16,313	0	0	\$7.31
Earth City	317	23,886,656	2,952,818	2,983,743	12.5%	417,517	0	0	\$3.99
Fenton	230	9,389,429	1,068,372	1,068,372	11.4%	314,189	0	0	\$5.16
Hanley	284	6,381,332	264,905	264,905	4.2%	139,156	0	0	\$4.27
Illinois	657	37,223,939	2,416,924	2,416,924	6.5%	228,010	482,298	0	\$3.63
Innerbelt E of 170	223	9,510,067	735,865	737,521	7.8%	(43,060)	0	0	\$3.20
Innerbelt W of 170	379	11,470,684	1,083,351	1,134,751	9.9%	(211,923)	0	0	\$4.79
North County	153	6,354,944	565,825	565,825	8.9%	(135,410)	0	0	\$4.39
South County	277	9,145,313	502,705	620,605	6.8%	(17,835)	0	0	\$5.25
St Charles County	793	28,042,174	980,246	980,246	3.5%	416,513	0	500,000	\$4.38
St Louis City North	826	41,221,225	3,701,494	3,701,494	9.0%	(312,452)	0	0	\$2.97
St Louis City South	979	36,726,675	3,674,814	3,708,061	10.1%	118,677	39,420	0	\$2.90
West County	136	4,506,787	115,696	115,696	2.6%	86,227	0	0	\$5.57
Westport	422	15,590,740	1,580,807	1,600,807	10.3%	82,673	0	0	\$5.45
<b>Totals</b>	<b>6,070</b>	<b>262,647,393</b>	<b>21,021,829</b>	<b>21,312,607</b>	<b>8.1%</b>	<b>1,623,287</b>	<b>521,718</b>	<b>727,500</b>	<b>\$3.95</b>

Source: CoStar Property®



## RECENT MARKET TRANSACTIONS

Tenant Name	Building	SF	Submarket
Challenge Manufacturing, Co.	35 Corporate Woods Dr.	126,462	Earth City Industrial
AssuraMed	Hazelwood Logistics Center	89,861	Airport Industrial
Certain Teed	1700 Kosciusko St.	81,194	St. Louis City South Industrial
Buckeye International	519 McDonnell Blvd.	57,820	Airport Industrial

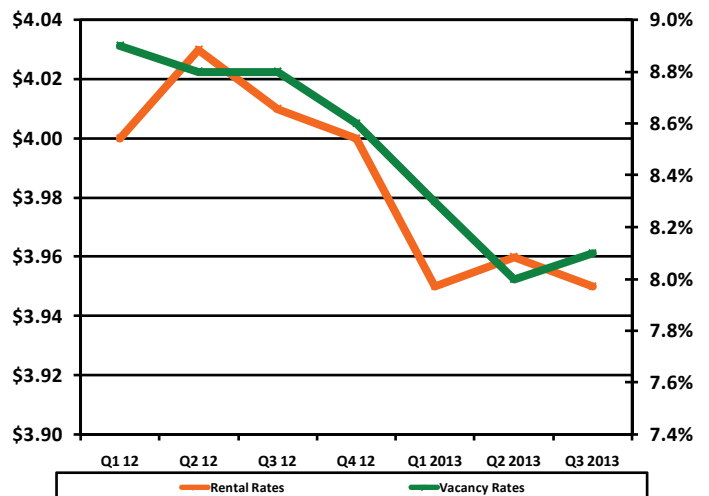
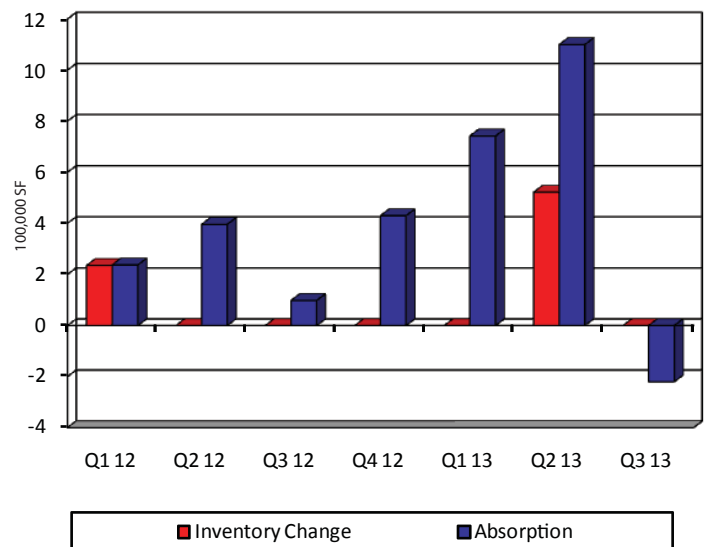
## FEATURED PROPERTY



**2258-2292 Weldon Parkway**  
Maryland Heights, MO 63146

- 11,250 SF Office/Warehouse Available
- Numerous Private Offices, Large Open Area, 2 Double Door Loading Areas with Dock & Drive-In
- Newly Renovated Building Exterior
- Easy Access to Highway 270, Page Avenue Extension and Lambert International Airport
- Lease Rate: \$7.50 PSF, MG

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\*Disclaimer: All information is collected from CoStar Group at the end of 3rd Quarter. All information is subject to change. Updated numbers for past quarters reflect CoStar's ongoing research for the most accurate market information.