



Q3 2019 Industrial Market Report

MARKET TRENDS



VACANCY 5.0%



**RENTAL RATES
\$4.65 PSF**



**ABSORPTION
751,422 SF**



**CONSTRUCTION
0 SF
DELIVERED IN Q3
3,063,063 SF
UNDER CONSTRUCTION**



TOTAL INDUSTRIAL MARKET STATISTICS

Submarket	Existing Inventory		Vacancy			Absorption	YTD Deliveries	Under Const SF	Quoted Rates NNN
	# Bldgs	Total RBA	Direct SF	Total SF (w Sublease)	Vac %				
Airport	251	20,483,339	17,778	17,778	4.4%	35,571	0	843,154	\$4.16
Chesterfield/Hwy 40	167	6,987,724	398,946	403,435	5.8%	58,558	885,000	0	\$7.54
Earth City	317	23,318,074	1,743,405	1,769,299	7.6%	75,263	0	0	\$4.07
Fenton	227	9,697,427	506,085	534,485	5.5%	(79,960)	158,400	444,030	\$6.16
Franklin County	290	10,198,113	182,439	182,439	1.8%	65,960	0	0	\$3.67
Hanley	282	6,409,080	109,724	109,724	1.7%	81,594	0	0	\$6.05
Illinois	820	45,707,025	2,690,607	2,690,607	5.9%	609,955	0	1,298,892	\$4.08
Innerbelt E of 170	230	9,761,057	52,983	52,983	0.5%	42,170	0	0	\$4.00
Innerbelt W of 170	384	11,365,423	353,255	353,255	3.1%	(59,392)	0	0	\$5.07
Jefferson County	300	5,857,722	46,017	46,017	0.8%	(2,500)	0	0	\$4.33
Monroe County	25	1,654,949	0	0	0.0%	0	0	0	\$7.00
North County	168	9,647,542	1,422,138	1,422,138	14.7%	88,935	713,645	220,400	\$4.41
South County	288	9,294,479	114,586	178,019	1.9%	149,433	0	0	\$6.20
St. Charles County	858	32,674,556	1,173,082	1,201,882	3.7%	171,567	1,293,251	200,000	\$5.14
St. Louis City North	830	38,756,563	3,077,948	3,077,948	7.9%	(293,874)	0	0	\$4.28
St. Louis City South	997	36,077,005	978,331	1,038,331	2.9%	(105,401)	0	154,337	\$5.71
West County	149	4,662,065	96,588	96,588	2.1%	(26,952)	20,000	0	\$11.95
Westport	425	15,496,752	786,081	938,886	6.1%	(62,706)	0	92,450	\$5.18
Totals	7,008	298,048,895	14,643,262	15,021,514	5.0%	751,422	3,070,296	3,063,063	\$4.66

Source: CoStar Property®

NOTEWORTHY SALES



11088 Gravois Industrial Ct., a 10,635-SF flex building located in South County sold for \$1,160,000. (\$103.43 PSF)



2300 Clark Ave., a 44,000-SF warehouse building located in St. Louis sold for \$2,550,000. (\$57.95 PSF)

RECENT MARKET TRANSACTIONS

Tenant Name	Building	SF	Submarket
World Wide Technology*	3965 Lakeview Corporate Dr.	540,000	Illinois
Valicorp	4001 N. Kingshighway	75,405	St. Louis City North
Specialty Carts	12955 Maurer Industrial Dr.	36,000	South County
24 Seven Enterprises*	979 Portwest Dr.	25,000	St. Charles County
Caliber Collision	13458 Big Bend Rd.	13,422	West County

* Renewal

FEATURED PROPERTY



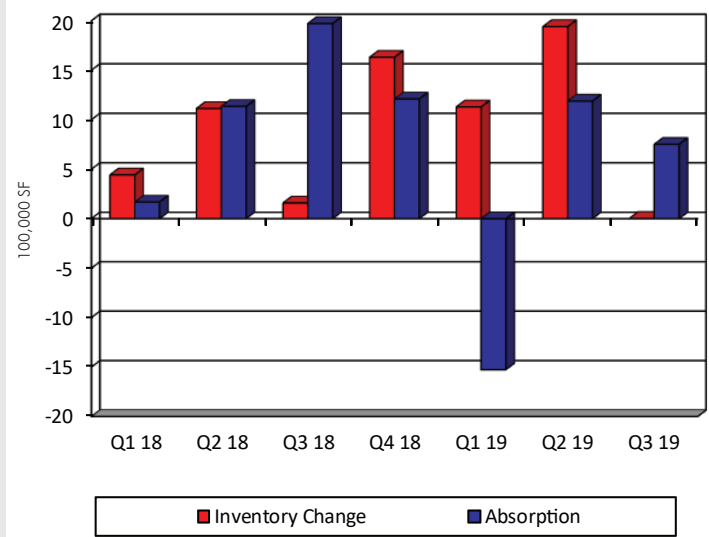
2262-2270 Weldon Parkway
Maryland Heights, MO 63146

- 8,222 SF Available
- Suite 2270: Numerous Private Offices, Kitchen, Large Open Area, Warehouse & Double-Door Loading
- Easy Access to Hwy. 270, Page Extension & St. Louis Lambert International Airport
- Close to Hotels, Restaurants & Shopping
- Outstanding Visibility; Located at the Corner of Westline Industrial Dr. & Weldon Parkway
- Lease Rate: \$8.50 PSF, MG

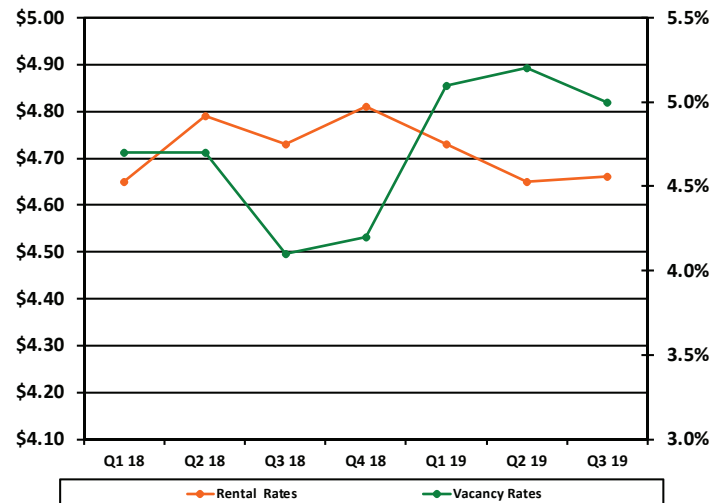
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Overall Industrial Inventory & Absorption



Overall Industrial Rental Rates & Vacancy Rates



*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.