



Q3 2020

Industrial Market Report

MARKET TRENDS



VACANCY 5.5%



**RENTAL RATES
\$4.65 PSF**



**ABSORPTION
439,189 SF**



**CONSTRUCTION
1,717,156 SF
DELIVERED IN Q3
2,212,618 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	255	21,577,727	1,479,565	1,493,996	6.9%	332,100	1,125,858	25,107	\$4.64
Chesterfield/Hwy 40	169	6,956,516	128,014	132,503	1.9%	54,714	0	0	\$8.02
Earth City	317	23,428,252	1,922,472	2,267,142	9.7%	(93,110)	0	156,000	\$4.24
Fenton	228	9,923,728	684,603	713,041	7.2%	(93,713)	182,400	220,350	\$6.41
Franklin County	302	11,840,504	158,350	158,350	1.3%	153,299	0	20,000	\$4.59
Hanley	285	6,415,070	139,825	171,761	2.7%	(49,046)	0	0	\$5.77
Illinois	851	48,253,517	3,806,566	3,932,566	8.1%	566,997	34,525	81,439	\$3.79
Innerbelt E of 170	227	9,564,759	267,169	267,169	2.8%	21,887	0	0	\$4.93
Innerbelt W of 170	382	11,592,823	232,382	236,245	2.0%	(41,791)	0	0	\$5.24
Jefferson County	310	6,067,454	56,942	56,942	0.9%	(35,362)	0	25,000	\$4.07
Monroe County	29	5,594,025	0	105,017	1.9%	0	0	0	\$8.46
North County	167	10,012,255	1,708,756	1,708,756	17.1%	(397,316)	452,552	412,550	\$4.29
South County	290	9,227,367	177,964	177,964	1.9%	9,530	0	44,000	\$6.50
St. Charles County	866	34,025,970	802,115	948,914	2.9%	23,895	208,180	1,073,735	\$5.42
St. Louis City North	817	37,352,237	1,996,848	1,996,848	5.3%	1,723	0	0	\$4.72
St. Louis City South	994	35,575,117	1,554,762	1,648,842	4.6%	78,670	0	154,337	\$5.32
West County	153	4,734,555	135,945	135,945	2.9%	1,280	59,750	0	\$5.27
Westport	426	15,466,149	829,485	829,485	5.4%	(94,568)	0	0	\$5.56
Totals	7,068	307,608,025	16,081,763	16,981,486	5.5%	439,189	2,383,265	2,212,518	\$4.65

Source: CoStar Property®



NOTEWORTHY SALE

7101 Hazelwood Avenue, a 232,556-SF, cold storage industrial building located in Hazelwood, MO sold in an investment sale for \$32,200,000 (\$138.46 PSF). The building was 100% leased by Dollar General Food Center.



NOTEWORTHY DELIVERY

Aviator 9, located at 6201-6243 Aviator Drive, delivered a 571,639 SF distribution center in Hazelwood, MO. The building is 100% leased to Amazon.

RECENT MARKET TRANSACTIONS

Tenant Name	Building	SF	Submarket
Amazon	6201-6243 Aviator Dr.	416,093	Airport
Bassik Services	133 James S. McDonnell Blvd.	204,365	Airport
Elite Printing & Packaging	1601 Tradeport Dr.	124,952	North County
Phillips 66	1200 W 4th St.	86,400	Illinois
Digican Printing	501 Fountain Lakes Blvd.	45,700	St. Charles County

FEATURED PROPERTY



10630 Midwest Industrial Blvd.
St. Louis, MO 63132

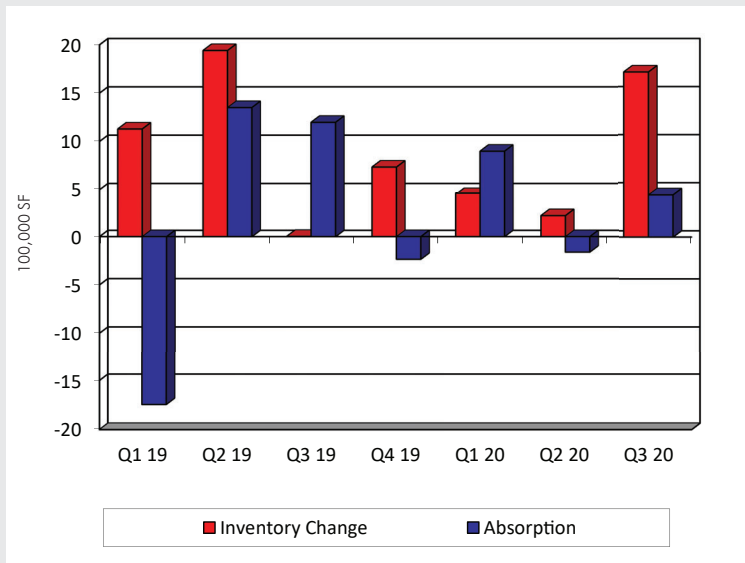
- 32,320 SF Industrial Space For Sale/Lease
- 1.71-Acre Site
- 5,000 SF Office Finish
- M-1 Zoning (Outside Storage Permitted)
- 15' to 18' Ceiling Heights
- 5 Dock-High Doors, 1 Drive-In Door
- Heavy Electrical Power
- Sale Price: \$1,995,000
- Lease Rate: \$4.95 PSF, NNN

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

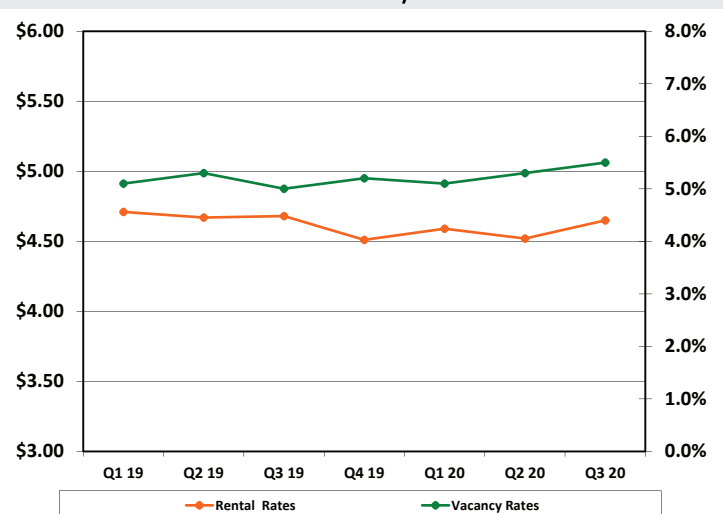
Louis Copilevitz 314-746-1451
lcopilevitz@gershmancommercial.com



Overall Industrial Inventory & Absorption



Overall Industrial Rental Rates & Vacancy Rates



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