

# Q3 2021

## St. Louis Industrial Market Report



VACANCY  
3.8% ↓

RENTAL RATES  
\$5.13 PSF ↑

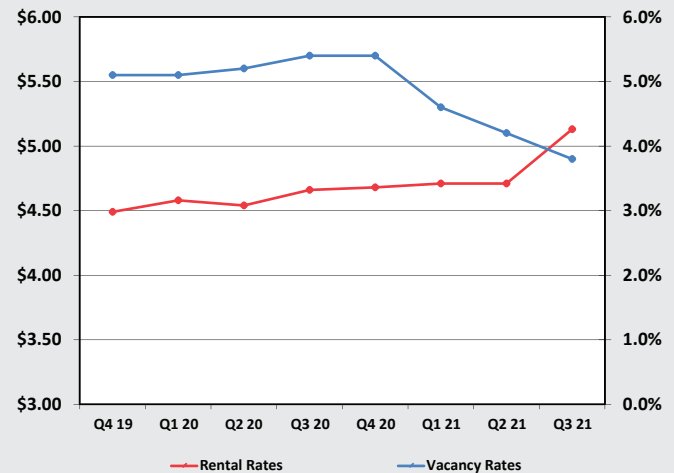
ABSORPTION  
1,644,706 ↑

CONSTRUCTION  
1,854,196 SF  
DELIVERED  
5,038,779 SF  
UNDER CONSTRUCTION

### Recent Lease Market Transactions

| Tenant Name / Building                          | Square Feet | Submarket          |
|-------------------------------------------------|-------------|--------------------|
| MJ Resurrection Inc / 301-33 Rock Rd Industrial | 456,036     | Earth City         |
| IMC Outdoor Living / I-270 & I-255 at Hwy 111   | 325,994     | Illinois           |
| True Manufacturing / 13330 Lakefront Dr         | 315,050     | Earth City         |
| We Ship Express / 3800-30 Charbonneau Dr        | 194,750     | St. Charles County |
| E-Trailer.com / 3601-51 New Town Blvd           | 117,804     | St. Charles County |

### Overall Industrial Rental Rates & Vacancy Rates



### Noteworthy Deliveries

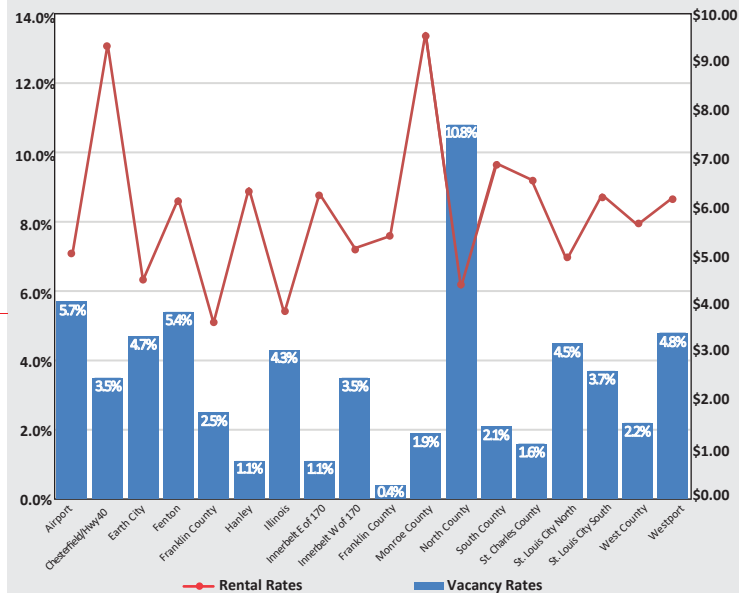


Gateway TradePort 3  
624,346 SF  
Illinois



1575 Tradeport  
412,550 SF  
North County

### Overall Industrial Rental Rates & Vacancy Rates by Submarket



### Noteworthy Under Construction

Tradeport Drive (HTP-7) • 1,039,435 SF • North County • October 2022  
 Gateway TradePort 4 • 1,010,000 SF • Illinois • September 2022  
 1555 Tradeport Dr • 547,750 SF • North County • December 2021  
 1590 Tradeport Dr • 511,212 SF • North County • May 2022  
 6001 Premier Pky • 423,000 SF • St. Charles County • June 2022

## 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                | 21,655,354  | 770,498    | 1,225,261  | 5.7%      | (30,356)       | 0              | 0                     | \$5.05       |
| Chesterfield/Highway 40 | 168                | 6,941,874   | 230,081    | 245,801    | 3.5%      | (52,781)       | 0              | 0                     | \$9.37       |
| Earth City              | 319                | 23,676,366  | 977,922    | 1,117,222  | 4.7%      | 583,176        | 111,876        | 0                     | \$4.51       |
| Fenton                  | 229                | 9,889,451   | 501,399    | 529,837    | 5.4%      | 25,548         | 0              | 30,000                | \$6.19       |
| Franklin County         | 307                | 11,927,440  | 295,950    | 295,950    | 2.5%      | (164,800)      | 0              | 0                     | \$3.63       |
| Hanley                  | 282                | 6,338,675   | 72,443     | 72,443     | 1.1%      | (16,000)       | 0              | 0                     | \$6.40       |
| Illinois                | 885                | 51,209,998  | 2,051,992  | 2,190,092  | 4.3%      | 613,743        | 1,276,173      | 1,010,000             | \$3.83       |
| Innerbelt E of 170      | 231                | 9,706,491   | 106,775    | 106,775    | 1.1%      | (20,654)       | 0              | 244,000               | \$6.29       |
| Innerbelt W of 170      | 381                | 11,588,770  | 363,667    | 400,139    | 3.5%      | 66,691         | 0              | 0                     | \$5.17       |
| Jefferson County        | 322                | 6,328,721   | 24,460     | 24,460     | 0.4%      | 14,785         | 25,000         | 0                     | \$5.42       |
| Monroe County           | 29                 | 5,599,250   | 0          | 105,017    | 1.9%      | 0              | 0              | 0                     | \$9.60       |
| North County            | 172                | 10,445,663  | 1,131,228  | 1,131,228  | 10.8%     | 433,071        | 664,822        | 2,505,949             | \$4.40       |
| South County            | 297                | 9,363,086   | 195,786    | 195,786    | 2.1%      | (79,032)       | 34,000         | 0                     | \$6.92       |
| St. Charles County      | 889                | 35,103,070  | 457,536    | 551,872    | 2.5%      | 259,873        | 983,300        | 859,600               | \$6.58       |
| St. Louis City North    | 826                | 37,735,412  | 1,706,359  | 1,706,359  | 4.5%      | 173,094        | 0              | 0                     | \$4.93       |
| St. Louis City South    | 999                | 35,891,615  | 1,220,873  | 1,314,953  | 3.7%      | (64,198)       | 154,937        | 0                     | \$6.27       |
| West County             | 155                | 4,842,076   | 104,396    | 104,396    | 2.2%      | 14,774         | 31,500         | 0                     | \$5.65       |
| Westport                | 426                | 15,493,247  | 742,925    | 747,925    | 4.8%      | (112,228)      | 0              | 389,615               | \$6.21       |
| TOTAL                   | 7,173              | 313,668,409 | 10,954,290 | 12,065,516 | 3.8%      | 1,644,706      | 3,169,732      | 5,038,779             | \$5.13       |

\*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.

## Featured Property


**WESTPORT  
FLEX CENTER I**

11801-11845 Adie Rd  
2401-2437 Centerline Industrial Dr  
Maryland Heights, MO

- New Ownership
- Suites Ranging from 900 SF to 25,000 SF Available
- Lease Rate: \$6.50 PSF, NNN to \$7.50 PSF, NNN

## For More Information, Contact:

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