



# Q4 2013

## Industrial Market Report

### MARKET TRENDS

Vacancy Rate



Net Absorption



Rental Rates



Construction



### NOTEWORTHY SALE



8190-8198 Lackland Rd., a 94,512 SF industrial building in Maryland Heights sold for \$4,393,064. (\$46.48 PSF)

### NOTEWORTHY SALE



875-897 Fee Fee Road, a 40,122 SF industrial warehouse building in Westport, sold for \$1,180,000. (\$29.41 PSF)

The industrial vacancy rate in the St. Louis market area decreased to 8.0% at the end of the fourth quarter 2013. The vacancy rate was 8.3% at the end of the third quarter 2013.

Net absorption for the overall St. Louis industrial market was positive 636,942 square feet in the fourth quarter 2013. This compares to negative 226,671 square feet in the third quarter 2013.

During the third and fourth quarter 2013, there were no new buildings completed and 727,500 square feet of industrial space remained under construction.

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 fourth quarter 2013 in the St. Louis market area. The quoted rental rates were at \$3.96 per square foot at the end of the third 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	235	16,911,447	1,080,490	1,106,840	6.5%	662,473	0	227,500	\$3.66
Chesterfield/Hwy-40	159	6,188,432	181,044	181,044	2.9%	16,367	0	0	\$8.14
Earth City	317	23,846,656	2,689,427	2,720,352	11.4%	664,908	0	0	\$3.98
Fenton	223	8,775,842	1,027,314	1,027,314	11.7%	307,972	0	0	\$5.40
Hanley	282	6,394,353	289,823	289,823	4.5%	114,238	0	0	\$4.30
Illinois	664	37,961,885	2,622,420	2,622,420	6.9%	68,114	482,298	0	\$3.66
Innerbelt E of 170	223	9,510,896	726,403	731,393	7.7%	(46,232)	0	0	\$3.59
Innerbelt W of 170	378	11,482,082	986,749	1,038,149	9.0%	(115,629)	0	0	\$4.83
North County	154	6,262,146	339,543	339,543	5.4%	90,872	0	0	\$4.13
South County	278	9,125,640	445,466	445,466	4.9%	157,304	0	0	\$5.20
St Charles County	793	28,070,987	915,871	920,371	3.3%	477,588	0	500,000	\$4.41
St Louis City North	826	41,182,602	3,863,212	3,863,212	9.4%	(478,517)	0	0	\$2.82
St Louis City South	977	36,654,916	3,980,434	4,013,681	10.9%	(185,443)	39,420	0	\$3.01
West County	137	4,508,087	115,781	115,781	2.6%	86,142	0	0	\$6.32
Westport	422	15,583,983	1,671,001	1,691,001	10.9%	(12,626)	0	0	\$5.47
<b>Totals</b>	<b>6,070</b>	<b>262,463,954</b>	<b>20,934,978</b>	<b>21,106,390</b>	<b>8.0%</b>	<b>1,807,531</b>	<b>521,718</b>	<b>727,500</b>	<b>\$3.95</b>

Source: CoStar Property®



## RECENT MARKET TRANSACTIONS

Tenant Name	Building	SF	Submarket
Anheuser-Busch*	6 Konzen Court	184,800	Illinois Industrial
Pittsburgh Glass Works, LLC*	831 Lone Star Drive	102,135	St. Charles County Industrial
BCI Packaging	Trade Center III	81,194	Earth City Industrial
Bakers	Union Seventy Business Park	51,000	St. Louis City North Industrial

\*Renewal

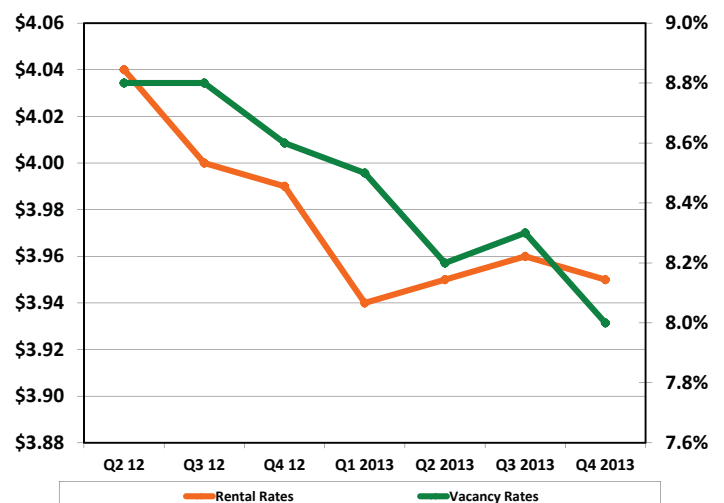
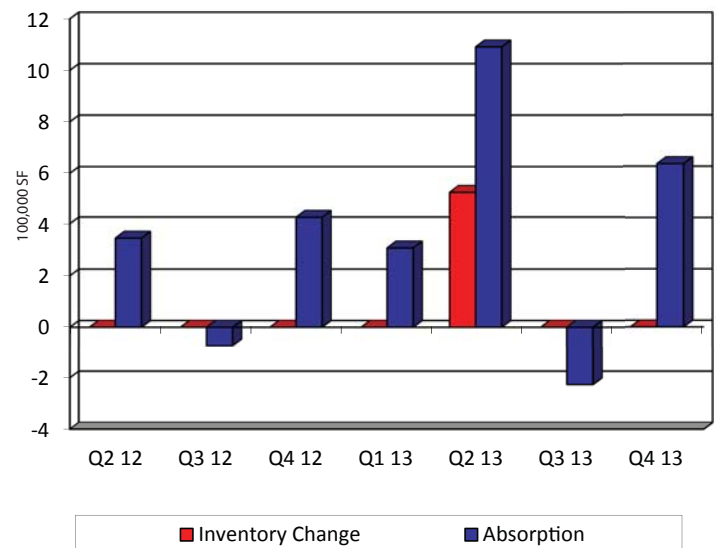
## FEATURED PROPERTY



### 2560-2576 Metro Boulevard Maryland Heights, MO 63043

- 1,800 SF - 5,653 SF Available
- Multi-Tenant Office/Warehouse Building 1/4 Mile East of I-270 off Dorsett Road
- 2574 Metro: 1,800 SF, 45% Office Finish, 3 Private Offices, Reception Area, Storage Closet & Double Man Door to Grade Level
- 2576 Metro: 1,970 SF, 55% Office Finish, 3 Private Offices, Kitchenette & Oversize Roll-Up Door
- Lease Rate: \$7.95 PSF, MG

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\*Disclaimer: All information is collected from CoStar Group at the end of 4th Quarter. All information is subject to change. Updated numbers for past quarters reflect CoStar's ongoing research for the most accurate market information.