



Q4 2019

Industrial Market Report

MARKET TRENDS



VACANCY 5.3%



**RENTAL RATES
\$4.54 PSF**



**ABSORPTION
(475,711) SF**



**CONSTRUCTION
734,925 SF
DELIVERED IN Q4
3,927,407 SF
UNDER CONSTRUCTION**



TOTAL INDUSTRIAL MARKET STATISTICS

Submarket	Existing Inventory # Bldgs	Total RBA	Vacancy Direct SF	Total SF (w Sublease)	Vac %	Absorption	YTD Deliveries	Under Const SF	Quoted Rates NNN
Airport	252	20,948,812	1,364,174	1,378,605	6.6%	(201,612)	222,715	645,546	\$4.21
Chesterfield/Hwy 40	166	6,927,217	469,299	473,788	6.8%	(72,353)	885,000	0	\$7.32
Earth City	317	23,381,843	2,254,170	2,277,920	9.7%	(508,621)	0	0	\$4.16
Fenton	228	9,720,651	485,459	513,859	5.3%	(16,274)	158,400	444,030	\$5.80
Franklin County	289	10,046,813	202,439	202,439	2.0%	(19,500)	0	348,500	\$3.78
Hanley	283	6,431,714	108,702	108,702	1.7%	16,980	15,958	0	\$6.94
Illinois	829	46,813,754	3,517,721	3,517,721	7.5%	(90,147)	706,751	595,540	\$3.88
Innerbelt E of 170	228	9,573,091	68,183	52,983	0.5%	(15,200)	0	0	\$4.00
Innerbelt W of 170	385	11,563,719	220,464	220,464	1.9%	132,791	0	0	\$5.02
Jefferson County	305	5,962,704	43,517	43,517	0.7%	3,000	0	0	\$4.50
Monroe County	28	5,524,025	0	105,017	1.9%	(105,017)	0	0	\$8.46
North County	166	9,325,864	1,583,669	1,583,669	17.0%	(161,531)	493,645	407,552	\$4.01
South County	290	9,294,447	171,005	234,438	2.5%	(58,419)	0	0	\$6.75
St. Charles County	862	32,882,025	1,038,323	1,136,659	3.5%	45,073	1,302,751	1,014,952	\$5.08
St. Louis City North	826	38,438,334	2,551,144	2,551,144	6.6%	359,755	0	0	\$3.98
St. Louis City South	997	35,800,244	924,676	984,676	2.8%	55,055	0	309,337	\$6.14
West County	150	4,692,307	85,768	85,768	1.8%	8,820	20,000	69,500	\$11.95
Westport	427	15,582,841	704,171	710,587	4.6%	149,489	0	92,450	\$5.10
Totals	7,028	302,910,405	15,792,884	16,197,156	5.3%	(475,711)	3,805,221	3,927,407	\$4.54

Source: CoStar Property®

NOTEWORTHY SALES



340 Office Court, a 19,590-SF flex building located in Fairview Heights, IL sold for \$3,170,000. (\$161.82 PSF)



2501 Cassens Dr., a 127,464-SF distribution building located in Fenton sold for \$12,000,000. (\$94.14 PSF)

RECENT MARKET TRANSACTIONS

Tenant Name	Building	SF	Submarket
Distribution Management, Inc.	1001 Premier Pkwy.	375,000	St. Charles County
Sportsman's Supply**	2215-2219 Hitzert Ct.	145,809	Fenton
New Park LLC	3120-24 Riverport Tech Center Dr.	41,301	Earth City
Thyssen Krupp Industrial Services *	140 Enterprise Dr.	30,000	St. Charles County
SLCC, LLC	7379 Pagedale Industrial Dr.	28,520	Innerbelt E of 170

* Renewal ** Renewal/Expansion

FEATURED PROPERTY



16517 Old Chesterfield Road
Chesterfield, MO 63017

- 23,430 SF Office/Warehouse
- 4.50-Acre, Fenced & Gated Site
- Monument & Building Signage Available
- Located Near "Downtown Chesterfield"
- Excellent Access to/from I-64 Off Chesterfield Parkway West
- Adjacent to New Mixed-Use Development that will include 188 Luxury Apartments, AC by Marriott Hotel & Ruth's Chris Steak House

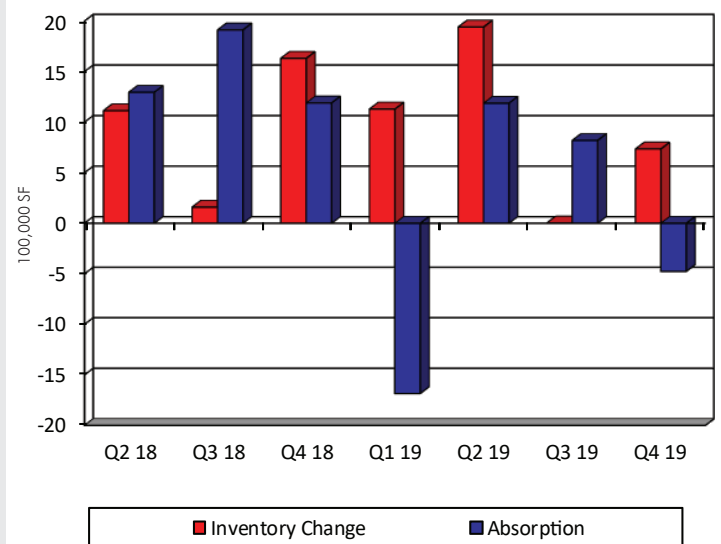
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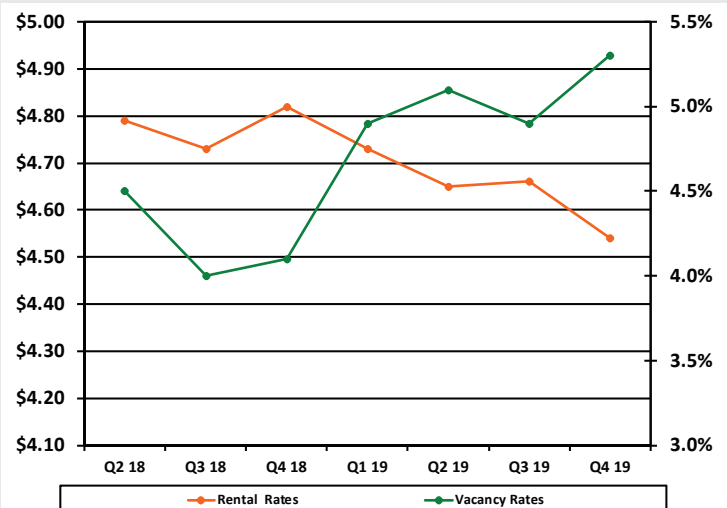
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Overall Industrial Inventory & Absorption



Overall Industrial Rental Rates & Vacancy Rates



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