



Q4 2020

Industrial Market Report

MARKET TRENDS

VACANCY
5.6%



RENTAL RATES
\$4.70 PSF



ABSORPTION
(223,937 SF)



CONSTRUCTION
295,967 SF
DELIVERED IN Q4
2,501,382 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	255	21,579,751	1,299,590	1,752,973	8.1%	(258,977)	1,125,858	25,107	\$4.71
Chesterfield/Hwy 40	169	6,956,516	124,660	129,149	1.9%	3,354	0	0	\$8.37
Earth City	318	23,641,935	1,538,810	1,897,630	8.0%	378,512	0	156,876	\$4.29
Fenton	230	9,963,081	571,149	599,587	6.0%	120,412	182,400	220,350	\$6.69
Franklin County	303	11,846,504	152,350	158,350	1.3%	6,000	320,000	20,000	\$4.59
Hanley	283	6,363,700	76,338	76,338	1.2%	63,987	0	0	\$5.98
Illinois	859	48,513,184	4,835,203	4,961,203	10.2%	(1,003,598)	57,492	651,827	\$3.83
Innerbelt E of 170	231	9,706,088	290,724	290,724	3.0%	(16,755)	0	0	\$4.97
Innerbelt W of 170	382	11,592,823	221,770	225,633	1.9%	10,612	0	0	\$5.21
Jefferson County	314	6,126,844	29,945	29,945	0.5%	27,497	0	25,000	\$4.29
Monroe County	29	5,594,025	0	105,017	1.9%	0	0	0	\$9.60
North County	167	10,012,255	1,623,851	1,623,851	16.2%	84,905	452,552	412,550	\$4.65
South County	290	9,229,987	150,964	150,964	1.6%	27,000	0	34,000	\$6.60
St. Charles County	873	34,406,795	769,557	908,676	2.6%	42,438	481,180	800,735	\$5.93
St. Louis City North	819	37,468,940	1,761,234	1,761,234	4.7%	235,614	0	0	\$5.18
St. Louis City South	994	35,654,740	1,484,439	1,578,519	4.4%	70,803	0	154,937	\$4.59
West County	153	4,746,639	137,689	137,689	2.9%	(1,744)	59,750	0	\$5.27
Westport	425	15,444,604	818,482	818,482	5.4%	(13,997)	0	0	\$5.45
Totals	7,094	308,848,411	15,886,755	17,199,964	5.6%	(223,937)	2,679,232	2,501,382	\$4.70

Source: CoStar Property®



NOTEWORTHY SALE

11990 Missouri Bottom Road, a 107,000-SF, industrial warehouse located in Hazelwood, MO sold for \$6,800,000 (\$66.78 PSF).



NOTEWORTHY UNDER CONSTRUCTION

Gateway TradePort 2, located at I-270 and I-255 at Highway 111, is a 543,227 SF industrial building in Pontoon Beach, Illinois. The building is 40% pre-leased.

RECENT MARKET TRANSACTIONS

Tenant Name	Building	SF	Submarket
Cambridge Air Solutions	1250-1290 Interstate Dr.	68,605	St. Charles County
Greater Than Games LLC	4550 Gustine Ave.	60,000	St. Louis City South
Sierra Management & Tech.	1300 W 3rd St.	39,460	Illinois
HydroTemp	11401-11445 Moog	29,231	Westport
Vicarli, USA LLC	160-275 Corporate Woods Ct.	24,000	Earth City

FEATURED PROPERTY



4782 Park 370 Blvd.
Hazelwood, MO 63042

- 27,144-SF Vehicle Maintenance Facility
- 5,000 SF Office / Finished Space
- 7 Drive-Ins with Drive-Through Capability
- Ceiling Height: 19.5' at Center, 16.5' at Eaves
- 800 Amp Electric Service, Sprinklered
- On 2.75 Acres, Additional 4 Acres Available
- Easy Access to Interstate System
- Available with 12 Months Notice
- Sale Price: \$3,200,000

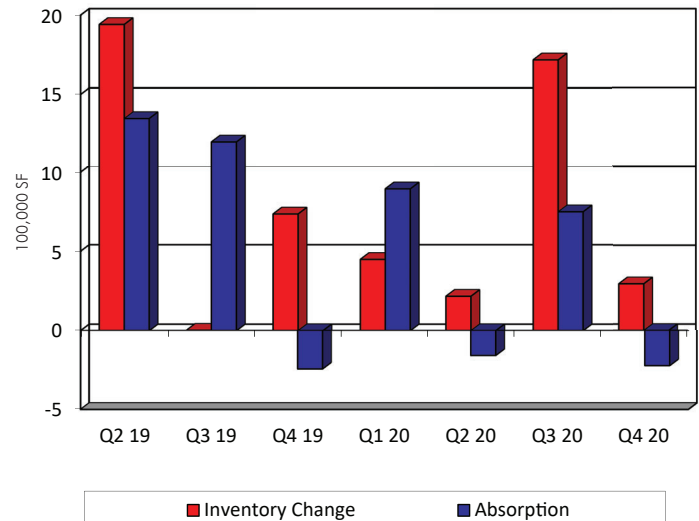
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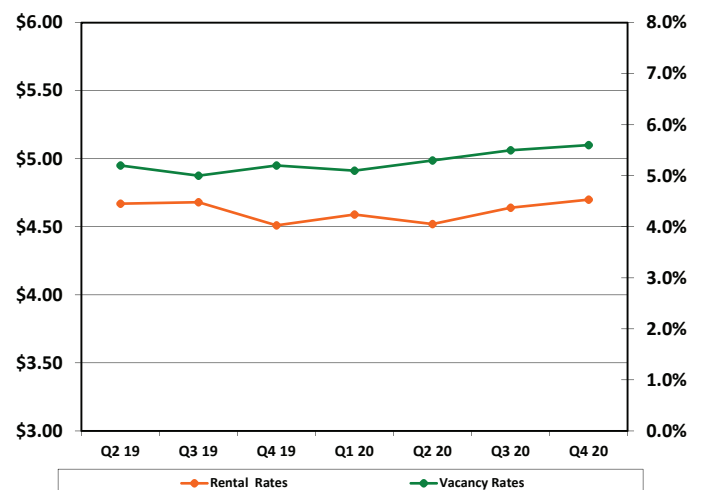
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Overall Industrial Inventory & Absorption



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.