

Q3 2022

St. Louis Industrial Market Report



VACANCY
3.2% ↑

RENTAL RATES
\$5.48 PSF ↑

ABSORPTION
605,016 SF ↑

CONSTRUCTION
4,160,466 SF
DELIVERED IN 2022
5,897,891 SF
UNDER CONSTRUCTION

Recent Lease Transactions

Tenant Name / Building	Square Feet	Submarket
Vi-Jon, Inc.* / 205-225 Fountain Lakes Industrial	386,922	St. Charles County
Geodis* / 117-119 Industrial Dr	248,635	Illinois
FedEx Ground* / 1602 Vincent Dr	198,729	Illinois
Almo Corporation* / 121-125 Fountain Lakes Industrial	192,999	St. Charles County
Pivot Bio / 637 Lambert Pointe Dr	47,943	Airport

*Renewal

Noteworthy Sale Transactions



2340 Millpark Dr
135,419 SF
Westport
\$8,500,000
(\$62.77 PSF)



13397 Lakefront Dr
61,220 SF
Earth City
\$6,209,233
(\$101.42 PSF)

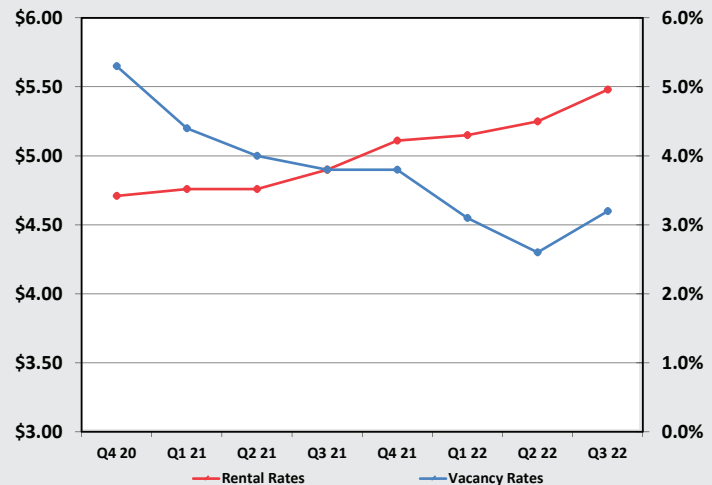


624 Trade Center Blvd
15,069 SF
Chesterfield/Hwy 40
\$2,300,000
(\$152.63 PSF)

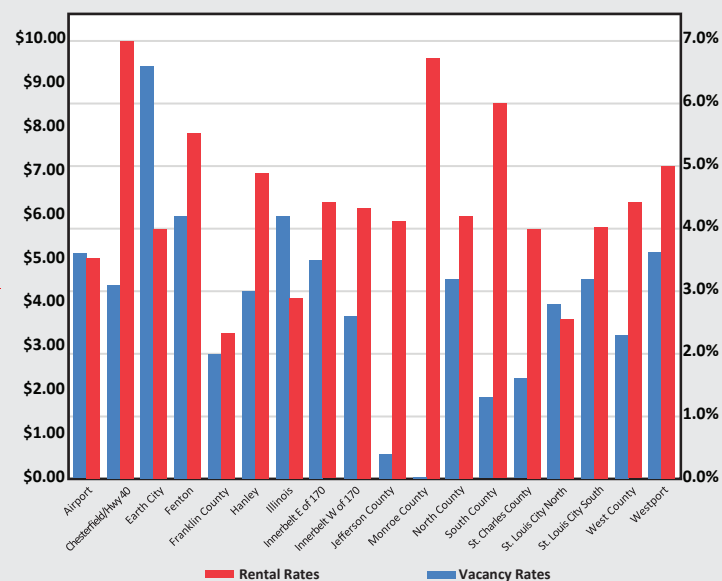
Noteworthy Under Construction

3077 Gateway Commerce Ctr • 1,100,000 SF • Illinois • June 2022
5710 Inner Park (Building B) • 801,836 SF • Illinois • November 2022
1600 Tradeport Dr • 511,212 SF • North County • October 2022
1590 Tradeport Dr • 511,212 SF • North County • November 2022
Gateway Panattoni (Building 2) • 455,900 SF • Illinois • March 2023

Overall Industrial Rental Rates & Vacancy Rates



Overall Industrial Rental Rates & Vacancy Rates by Submarket



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	21,777,434	437,257	776,536	3.6%	32,428	141,371	0	\$5.04
Chesterfield/Highway 40	169	6,943,512	215,980	215,980	3.1%	53,669	0	0	\$10.08
Earth City	325	24,463,595	1,607,395	1,623,209	6.6%	33,878	751,410	0	\$5.71
Fenton	234	10,283,623	431,152	431,152	4.2%	36,461	71,280	30,000	\$7.90
Franklin County	315	12,112,314	239,550	239,550	2.0%	(12,750)	0	0	\$3.33
Hanley	259	5,858,148	178,647	178,647	3.0%	(118,845)	0	0	\$6.95
Illinois	897	52,090,900	2,093,523	2,198,523	4.2%	(212,532)	1,219,974	2,795,236	\$4.19
Innerbelt E of 170	233	9,972,738	353,744	353,744	3.5%	(113,645)	0	244,000	\$6.33
Innerbelt W of 170	382	11,568,133	267,949	295,807	2.6%	112,257	0	0	\$6.24
Jefferson County	326	6,377,509	23,400	23,400	0.4%	(16,280)	50,000	0	\$5.89
Monroe County	30	4,533,286	0	0	0%	0	0	0	\$9.60
North County	175	11,750,740	356,390	371,912	3.2%	353,302	955,302	1,042,424	\$6.01
South County	303	9,661,329	124,160	124,160	1.3%	(61,932)	74,533	0	\$8.57
St. Charles County	895	35,849,081	458,827	566,163	1.6%	493,513	0	1,127,060	\$6.23
St. Louis City North	828	37,852,112	1,045,517	1,068,517	2.8%	(52,968)	0	0	\$3.66
St. Louis City South	993	35,757,565	1,138,880	1,138,880	3.2%	(167,513)	0	460,000	\$5.72
West County	154	4,691,894	106,924	106,924	2.3%	(8,000)	0	0	\$6.37
Westport	424	15,536,491	507,344	699,265	3.6%	145,030	629,677	199,171	\$7.14
TOTAL	7,199	317,080,404	9,586,639	10,267,139	3.2%	605,016	4,160,466	5,897,891	\$5.48

*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



4175 Shoreline Dr
Earth City, MO 63045

- 5,190 SF Office/Warehouse Available for Sublease, Term Through 8/31/25
- 30% Brand New Office: 2 Private Offices, Conference Room, Break Room with Sink, Cabinets & IT Closet
- Sublease Rate: \$8.75 PSF, MG

For More Information, Contact:

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