

2nd Quarter 2020

St. Louis Industrial Trends



Market Overview

The St. Louis industrial market recorded -664,597 SF of net absorption during 2Q 2020. Direct net absorption totaling -232,258 SF of absorption with Sublet net absorption totaling -432,339 SF for 2Q 2020. The amount of vacant square footage decreased from 12,808,151 SF in 2Q 2019 to 12,805,933 SF at the close of 2Q 2020. The total vacancy rate stayed the same from 8.1% in 2Q 2019 to 8.1% at the end of 2Q 2020. Overall NNN asking rents decreased from \$4.37 PSF in 2Q 2019 to \$4.21 SF at the close of 2Q 2020.

Market Snapshot

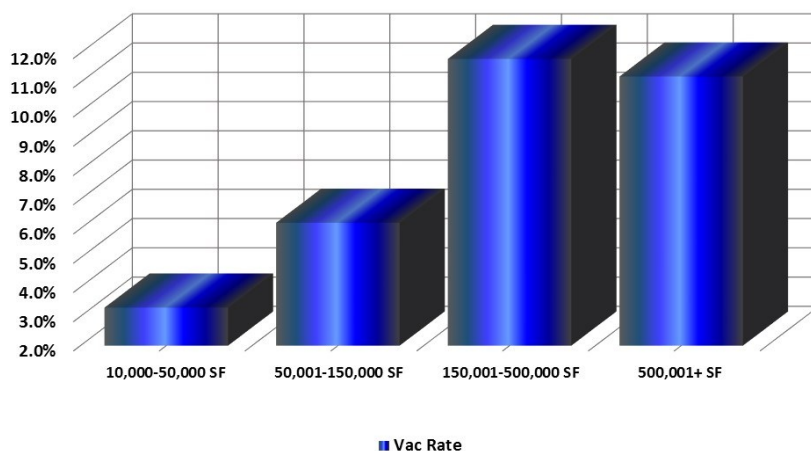
Inventory (SF)	157,618,261
No. of Buildings	2,387
Quarterly Net Absorption (SF)	-664,597
Total Vacancy Rate	8.1%
Vacant SF	11,805,933
NNN Average Asking Rate	\$4.21

Source: CoStar Property

Vacancy Rate



VACANCY RATE BY SQUARE FOOTAGE



Gordon Gundaker

Broker of Records

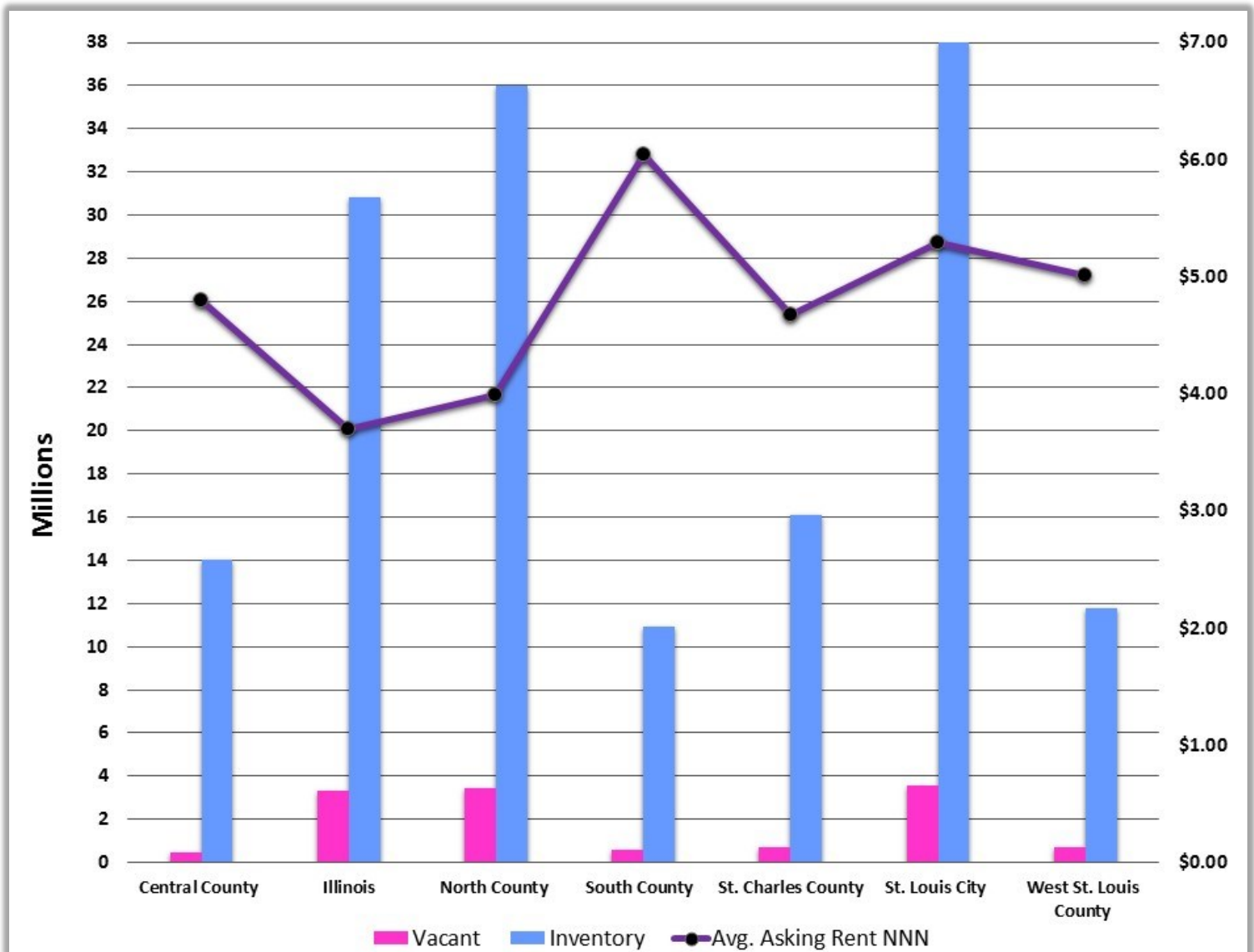
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Q2 2020 Industrial Snapshot

Submarket	Vacant (SF)	Vacancy %	Total SF (Inventory)	Avg. Asking Rent (NNN)	Building Count
Central County Industrial	487,176	3.5%	14,014,190	\$4.80	331
Illinois Industrial	3,329,404	10.8%	30,802,151	\$3.70	264
North County Industrial	3,423,674	9.5%	36,016,047	\$3.99	328
South County Industrial	573,194	5.5%	10,906,624	\$6.04	218
St. Charles County Industrial	688,170	4.3%	16,092,540	\$4.68	294
St. Louis City Industrial	3,544,394	9.3%	37,997,150	\$5.29	648
West St. Louis County Industrial	731,521	6.2%	11,789,559	\$5.01	304
TOTAL/AVERAGE:	12,805,933	8.1%	157,618,261	\$4.21	2,387



Gundaker Commercial 2020 Q2

Industrial Analytics

