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.

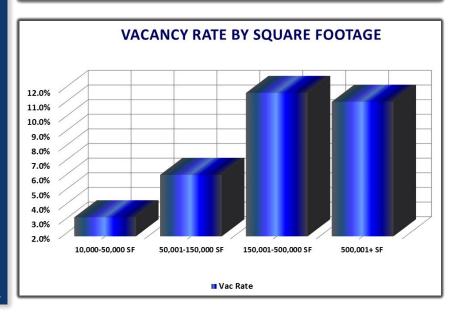
Market Snapshot

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 Propert

Vacancy Rate

7.8% 8.1% 7.7% 7.9% 7.7% 8.1%

2018 Q2 2018 Q3 2018 Q4 2019 Q1 2019 Q2 2019 Q3 2019 Q4 2020 Q1 2020 Q2



Gordon Gundaker

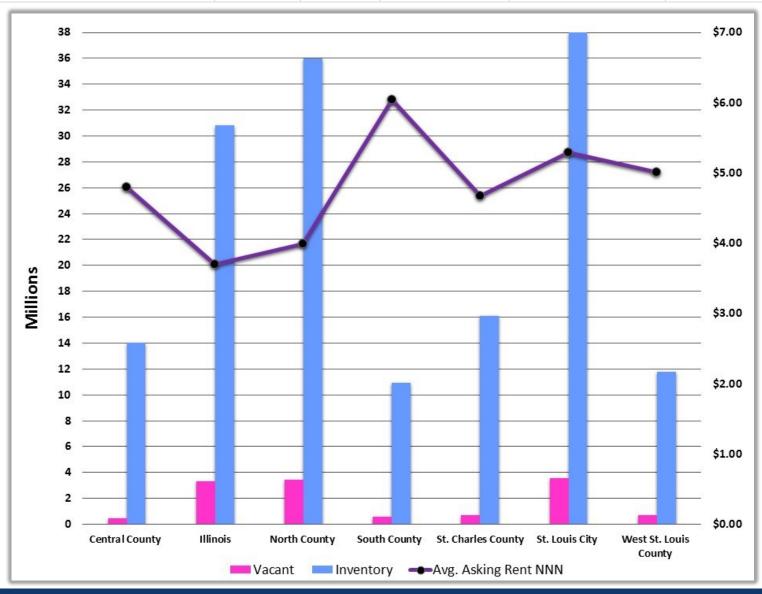
Broker of Records

ggundaker@gundakercommercial.com

Roxanne Bellistri Marketing Manager/ Research Specialist rbellistri@gundakercommercial.com

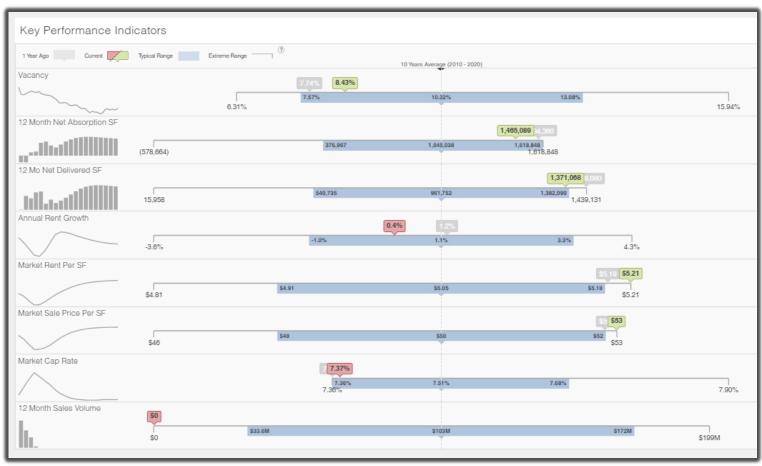
Q2 2020 **Industrial Snapshot**

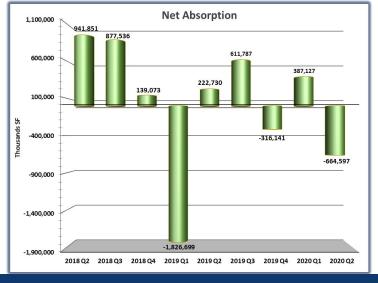
Submarket	Vacant (SF)	Vacancy %	Total SF (Inventory)	Avg. Asking Rent (NNN)	Building Count
Central County Industrial	487,176	3.5%	14,014,190	\$4.80	331
Illinois Industrial	3,329,404	10.8%	30,802,151	\$3.70	264
North County Industrial	3,423,674	9.5%	36,016,047	\$3.99	328
South County Industrial	573,194	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



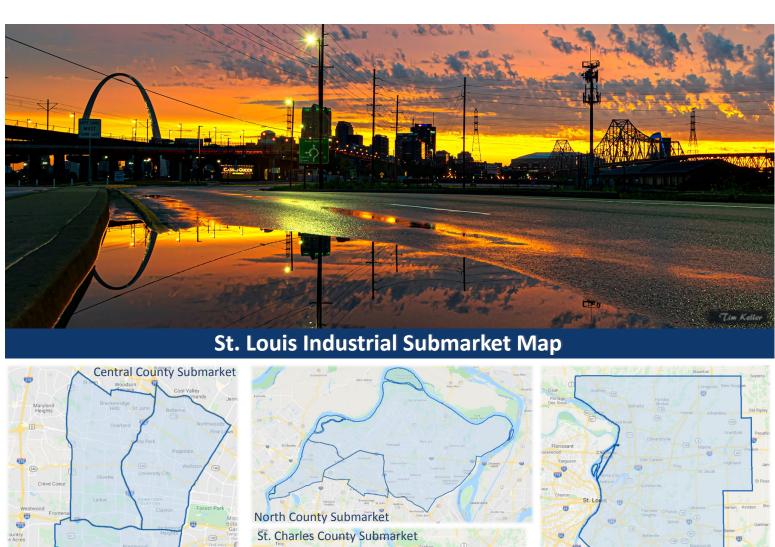
Gundaker Commercial 2020 Q2 Industrial Analytics







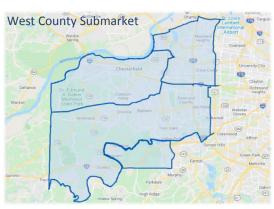




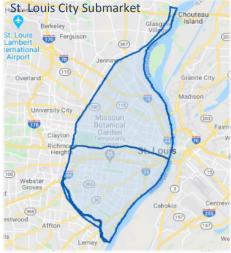












Note from Gordon Gundaker:

During these unprecedented times, Gundaker Commercial Group would like to reinforce our commitment to our employees and clients. As the coronavirus pandemic continues to impact the real estate industry, rest assured we remain available to provide the same level of service you have come to expect. We continue to monitor this rapidly evolving situation. We're following guidance from federal, state and local agencies, including the CDC and other health organizations closely.

I truly believe that together we can help slow the spread of the coronavirus and lessen its impact. And once we do that, it is only a matter of time before we get our communities back to normal. Thank you for your patience and understanding as we work through this challenge together.