The state of the St. Louis Industrial Market is strong and getting stronger. As proof, overall vacancy is 3.9%, a five year low down from a high of 10.1% in 2014.

Big box leasing and development is in the forefront with Davidson Logistics leasing 829,000 sf, Nike 247,000 sf, Boxes, Inc. 320,000 sf and Amcor 216,000 sf.

Notable construction completions include, 769,000 sf at Lakeview Corporate Drive and 593,000 sf at Gateway Commerce Center, both in Metro East, Illinois, and 380,000 sf on McDonnell Blvd. in North County. In South County, US Capital Development has completed 159,000 and 157,000 sf distribution buildings in Fenton Logistics Park. Household names such as Amazon and FedEx recently leased 855,000 and 490,000 sf respectively in St. Charles County.

New industrial parks underway include Hazelwood TradePort, a 325 acre development by Northpoint Development, Gateway TradePort, a 600 acre development in Metro East also by Northpoint Development, and Fenton Logistics Park developed by US Capital Development.

The combination of available land, capable developers and strong demand confirms St. Louis as a strategic distribution center stronghold.
Industrial Report

Sale Comps

The next two pages provide recent industrial sale comps in the St. Louis metropolitan area. For more information contact any NAI DESCO Industrial Group broker.

ST. CHARLES COUNTY

1. Store Capital Acquisitions LLC purchased a 112,000 SF manufacturing building at 17 Cermak Blvd for $4,828,631 ($43.11 psf)
2. Shockley Commercial purchased a 30,000 SF warehouse building at 166 Enterprise Dr for $1,600,000 ($53.33 psf)

EARTH CITY / N COUNTY

1. Fixtures Contracting purchased a 56,655 SF warehouse building at 177 Northwest Industrial Court for $2,425,000 ($42.80 psf)
2. BioMerieux purchased a 220,734 SF warehouse building at 600-612 Anglum Court for $8,250,000 ($42.80 psf)
3. Edelen Co. purchased a 23,000 SF flex building at 4170 Shoreline Dr for $1,052,000 ($45.74 psf)
4. 4163-4181 Shoreline Dr LLC purchased a 30,906 SF manufacturing building at 4163-4181 Shoreline Dr for $1,250,000 ($40.44 psf)
5. Dubuque Enterprises & Dubuque Ventures purchased a 220,373 SF warehouse building at 9151-9205 Latty Ave for $4,000,000 ($18.15 psf)
6. Lincoln Property Company purchased 624,613 SF of warehouse buildings at 600-659 Lambert Pointe Dr for $41,514,130 ($66.46 psf)

EARTH CITY / NORTH COUNTY

1. A&P Construction Services LLC purchased a 6,655 SF warehouse building at 177 Northwest Industrial Court for $2,750,000 ($42.80 psf)
2. Jerome Glick, Inc. purchased a 7,338 SF warehouse building at 7 Mill Park Court for $710,000 ($96.75 psf)
3. Carter Valdis purchased a 25,321 SF warehouse building at 11636-11656 Lackland Rd for $3,200,000 ($126.38 psf)

WESTPORT / MARYLAND HEIGHTS

1. Rosenblum, Goldnerhersch, Silverstein & Zaff, PC purchased a 60,000 SF warehouse building at 4375 Rider Trail N for $4,200,000 ($70.00 psf)
2. World Wide Technology purchased a 207,503 SF manufacturing building at 687 Fee Fee Rd for $8,000,000 ($38.65 psf)

CENTRAL

1. Carter Valdis purchased a 25,321 SF warehouse building at 11636-11656 Lackland Rd for $3,200,000 ($126.38 psf)
2. Sara Investment Real Estate purchased a 133,938 SF warehouse building at 11650 Lakeside Crossing Ct for $8,700,000 ($76.36 psf)
3. Pinnacle Imports LLC purchased a 27,206 SF warehouse building at 1681 Walton Road for $1,053,000 ($38.70 psf)

FENTON / SOUTH COUNTY

1. 1090 Cassens LLC purchased a 10,200 office/warehouse at 1090 Cassens Ind Ct for $1,232,000 ($120.78 psf)
2. Kolb Properties purchased a 42,300 SF distribution building at 1560-90 Fenpark Dr for $2,440,000 ($57.68 psf)
3. One Liberty Properties, Inc. purchased a 119,680 SF distribution building at 9791 S Green Park Industrial Rd for $10,000,000 ($83.56 psf)

ST. LOUIS CITY

1. SOC Properties & Investments LLC purchased a 17,000 SF warehouse at 4029 Gravois Ave for $207,000 ($12.18 psf)
2. Blackline Design & Construction purchased a 135,000 SF distribution building at 1920-34 N Broadway for $700,000 ($5.19 psf)
3. Flyer Warehouse Properties LLC purchased a 50,000 SF warehouse at 4979-5117 Flyer Ave for $352,000 ($7.04 psf)

ST. LOUIS METROPOLITAN AREA

1. Rodeo Church purchased a 42,714 SF warehouse at 235 N Service Rd W for $835,000 ($19.55 psf)
2. Larry & Linda Blecha purchased a 20,000 SF warehouse at 70-74 Midwest Dr for $1,125,000 ($56.25 psf)

ILLINOIS

1. Ares Management LP purchased an 812,000 SF distribution building at 1 Gateway Commerce Center Dr W for $25,775,000 ($31.74 psf)
2. Woodfin Real Estate LLC purchased a 7,860 SF office/warehouse at 1710 Vaughn Rd for $500,000 ($63.61 psf)