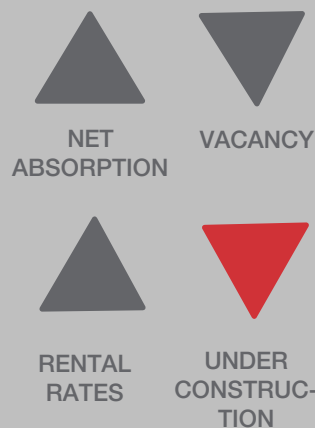


Fall 2021 Industrial Report

NAIDESCO

Quarterly Statistics

4Q21 vs. 4Q20



ST. LOUIS INDUSTRIAL | MARKET BUZZ

The St. Louis Industrial market remains very strong in 2021. The 12 month net absorption is at \$7.5 million sq.ft. As a sign of strength in a market with a 3.8% vacancy rate, there is 2.8 million sq. ft. in deliveries coming in the next 12 months. With limited supply and continued demand, rent growth has increased 3.1% over the past 12 months. Here is a sampling of the larger industrial lease deals done in 2021.

- 3919 Lakeview Corporate Drive – FedEx leased 769,500 sf
- 301-333 Rock Industrial Park Drive – MJ Resurrection leased 456,036 sf
- 1555 Tradeport Drive – Ryder Integrated Logistics leased 412,550 sf
- 14 Gateway Commerce Center Drive – Geodis leased 406,497 sf
- 1201 Tradeport Parkway – IMC Outdoor Living leased 325,994 sf
- 13330 Lakefront Drive – True Manufacturing leased 315,050 sf
- 4702 Park 370 Boulevard – US Postal Service leased 299,004 sf
- 5801-95 N. Lindbergh Boulevard – Handi-Craft leased 222,563 sf

Source: CoStar

The NAI DESCO Industrial Brokerage Group



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Recent Transactions

Michelle Miller, Meghan Donovan & Bill Barnes represented Keller Window and Door, LLC in the lease of a 3,000 SF industrial space at 1764 Chase Drive in Fenton

Bob Staniforth represented WCW 3, LLC in the sale of a 34,186 SF industrial building at 301 N. Locust Street in Wright City

Dan Hayes and Kevin McKeon represented B and E Chesterfield, LLC in the sale of a 9,760 SF industrial building at 18380 Edison Avenue in Chesterfield

John Sheahan and Michelle Miller represented Henry Bratcher, LLC in the sale of an 18,730 SF industrial building at 3630 Scarlet Oak Boulevard in St. Louis

Kevin McKeon represented Tiger Freight Holdings, LLC in the sale of a 45,600 SF industrial building at 9410 Aero Space Drive in Woodson Terrace

Steve Gwinnup represented James W. Rick in the sale of a 9,900 SF industrial building at 5444 Highland Park Drive in St. Louis

Industrial Report

Fall 2021 | Featured Listings



9610 Continental Industrial Dr, Affton MO

| | |
|------------|---|
| SUBMARKET | South County |
| SIZE | 53,500 +/- SF |
| SALE PRICE | \$3,745,000 |
| CONTACT | Michelle Miller 314-994-4944 Tony Salerno 314-994-2322 |

Office/warehouse building on 2.42 acres, 53,000 +/- sf, 9,750 sf office area, 18' clear ceiling height, 6 dock doors and 2 drive-in doors, new resurfaced, fenced lot with 50+ parking spaces.



101 & 323 N. Eatherton Rd
18415 & 18425 Centaur Rd, Wildwood, MO

| | |
|------------|------------------------|
| SUBMARKET | West County |
| SIZE | 233.41 AC (approx.) |
| SALE PRICE | \$22,900,000 |
| CONTACT | Dan Hayes 314-994-4068 |

Zoned and Land Use Plan-M-1 (City of Wildwood), approx. 10.10 acres zoned NU (Non-Urban) at 18425 Centaur Rd, generally level farmland with approx. 28 acres of level wooded area, adjacent to Monarch-Chesterfield levee, near St. Louis County/St. Charles County boundary line.



11360 Larimore Rd, St. Louis MO

| | |
|------------|------------------------|
| SUBMARKET | North County |
| SIZE | 7,100 SF |
| SALE PRICE | \$299,000 |
| CONTACT | Noel Fehr 314-994-4953 |

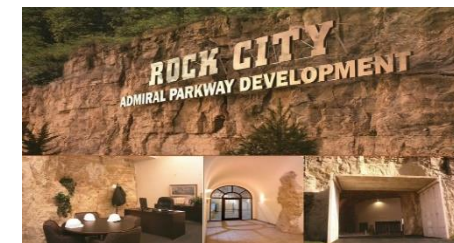
Great contractor building, 7,100 sf with additional 4,500 sf covered platform space, 1,500 sf office, 2.65 acres (+/- .85 acre fenced), convenient to both Illinois and Missouri side of the river.



1860 Fenpark Dr, Fenton, MO

| | |
|------------|---------------------------|
| SUBMARKET | South County |
| SIZE | 5,615 SF |
| LEASE RATE | \$7.95 PSF, NNN |
| CONTACT | John Sheahan 314-994-4176 |

Approx. 69% office space (can be reduced), 16' ceiling, 1 dock, close proximity to I-44 and I-270.



1429 Boulder Blvd, Valmeyer, IL

| | |
|------------|---|
| SUBMARKET | Monroe County |
| SIZE | 5,000-5,000,000 SF |
| LEASE RATE | Market Rate |
| CONTACT | Kevin McKeon 314-994-4287 Dan Hayes 314-994-4068 |

40% more efficient vs. above ground facilities, 25'-40' ceiling, 50'-60' column spacing, earthquake proof, EMP proof, weather proof, dual fiber feeds, 10 Gps potential, low water cost, huge water capability.

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 National Leaseholds, Inc. purchased a 37,000 SF warehouse at **84 Hubble Dr** for \$3,150,000 (**\$85.13 psf**)
- 2 Pinnacle Automotive Gallery purchased a 25,567 SF warehouse at **9390 Veterans Memorial Pkwy** for \$2,000,000 (**\$78.22 psf**)

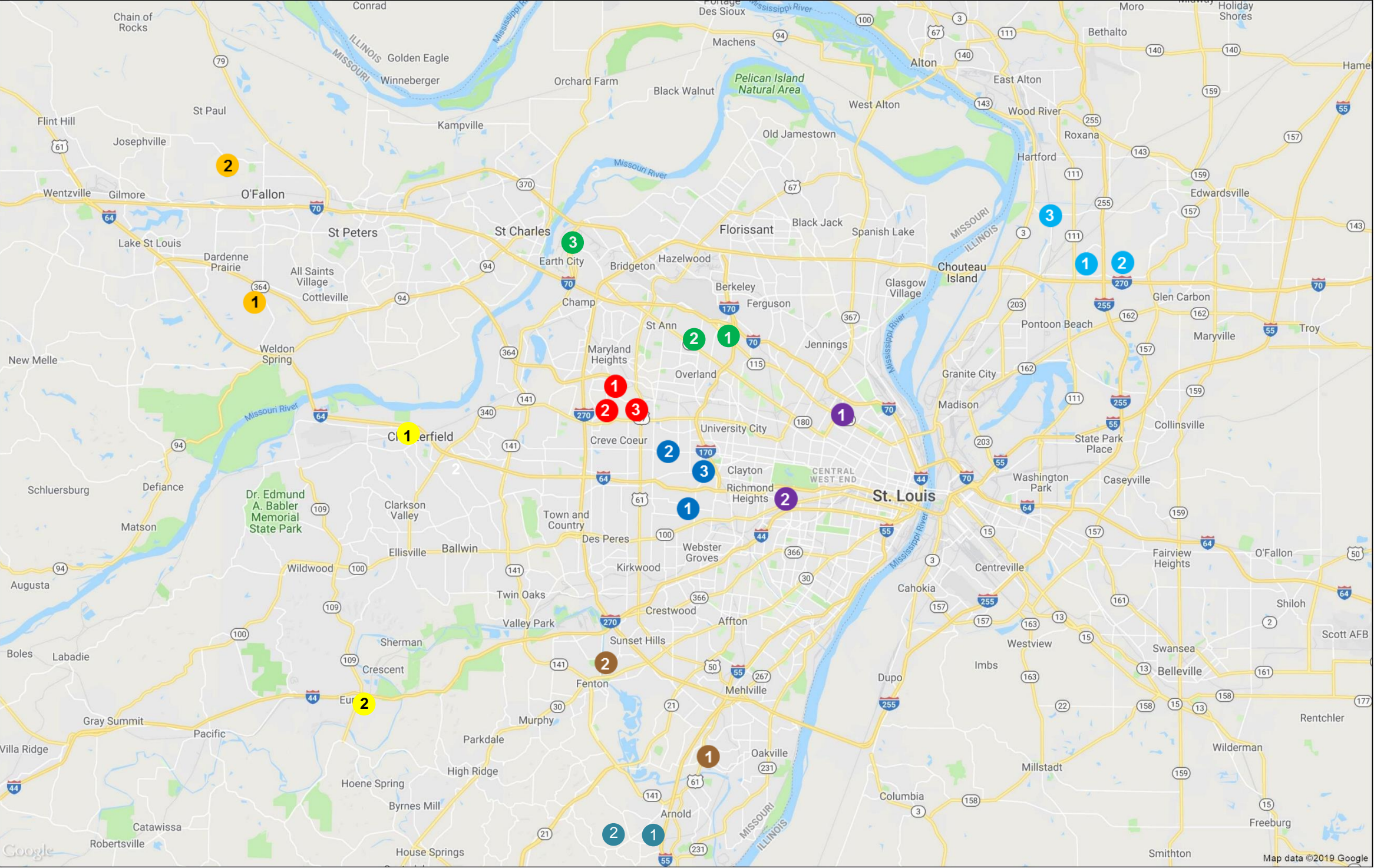
WEST COUNTY

- 1 Flair Home Staging purchased a 23,430 SF warehouse at **16517 Old Chesterfield Rd** for \$2,340,000 (**\$99.87 psf**)
- 2 Meramec 44 Properties, LLC purchased an 11,840 SF warehouse at **15 Truitt Dr** for \$1,340,000 (**\$113.17 psf**)

EARTH CITY / NORTH CO

- 1 Jost Chemical purchased a 185,297 SF warehouse at **8195 Lackland Rd** for \$12,970,790 (**\$70.00 psf**)
- 2 Page STL, LLC purchased a 384,607 SF warehouse at **8525-8537 Page Ave** for \$40,200,000 (**\$104.52 psf**)
- 3 Pacific Acquisition purchased a 130,825 SF warehouse at **4205-4227 Earth City Expressway** for \$15,800,000 (**\$120.77 psf**)

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WESTPORT / MARYLAND HEIGHTS

- 1 Deluca Plumbing purchased a 43,900 SF warehouse at **2466-2488 Old Dorsett Rd** for \$3,002,000 (**\$68.38 psf**)
- 2 Dennis Marshall, Jr. purchased a 22,320 SF warehouse at **45 Worthington Access Dr** for \$1,495,000 (**\$66.98 psf**)
- 3 Leatherneck Properties, LLC purchased a 30,201 SF warehouse at **2373 Ball Dr** for \$2,825,000 (**\$93.53 psf**)

ILLINOIS

- 1 Realty Income Corporation purchased a 673,137 SF warehouse at **12 Gateway Commerce Pkwy E** for \$40,200,000 (**\$59.72 psf**)
- 2 Realty Income Corp purchased a 593,940 SF warehouse at **3077 Gateway Commerce Center Dr S** for \$41,500,000 (**\$69.87 psf**)
- 3 Sealy & Company purchased a 1,109,830 SF warehouse at **3951 Lakeview Corporate Dr** for \$50,400,000 (**\$45.41 psf**)

ST. LOUIS CITY

- 1 The Vomela Companies purchased a 148,080 SF warehouse at **5481-5485 Brown Ave** for \$5,850,000 (**\$39.50 psf**)
- 2 Midland Optical purchased a 94,367 SF warehouse at **1833 Knox Ave** for \$4,260,000 (**\$45.14 psf**)

CENTRAL COUNTY

- 1 Hoffman Real Estate purchased a 33,006 SF warehouse at **1419 Strassner Dr** for \$2,230,000 (**\$67.56 psf**)
- 2 Paynecrest Electric purchased a 32,320 SF warehouse at **10630 Midwest Industrial Blvd** for \$1,775,000 (**\$54.91 psf**)
- 3 Acme Constructors purchased a 52,410 SF warehouse at **1616 Woodson Rd** for \$3,750,000 (**\$71.55 psf**)

FENTON / SOUTH COUNTY

- 1 Kevin Patrick Moynihan purchased a 10,200 SF warehouse at **6108 Baumgartner Crossing** for \$1,030,000 (**\$100.98 psf**)
- 2 The White Co purchased a 38,054 SF warehouse at **12975 Maurer Industrial Dr** for \$2,080,000 (**\$54.65 psf**)

JEFFERSON / FRANKLIN COUNTIES

- 1 Umbrella Auto Transport purchased a 23,862 sf warehouse at **6850 Hwy 61-67** for \$1,650,000 (**\$69.14 psf**)
- 2 Sharon Harvey purchased an 11,469 SF warehouse at **7280 Old State Rte. 21** for \$900,000 (**\$78.47 psf**)