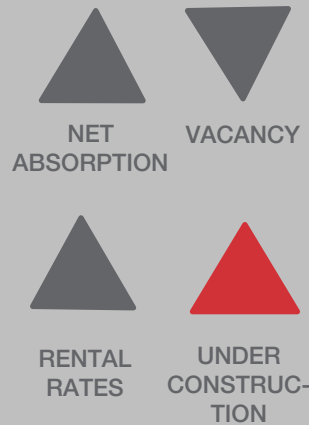


Quarterly Statistics

1Q22 vs. 1Q21



ST. LOUIS INDUSTRIAL | MARKET BUZZ

The St. Louis Industrial market continues to be very strong. The 12 month net absorption is at 6.30 million sq.ft. The vacancy rate stands at 3.20% and there is 3.10 million sq. ft. in deliveries in the next 12 months. With strong demand and limited supply, rent growth has increased 4.0% over the past 12 months. Here are some of the larger industrial lease deals done in 2021.

- 5715 Inner Park Drive – Royal Canin leased 675,012 sf
- 9 Gateway Commerce Center Drive E – Unilever leased 513,441 sf
- 18 Gateway Commerce Center Drive E – Geodis leased 397,751 sf
- Gateway Tradeport 2 – IMC Outdoor Living leased 325,994 sf
- 1659 Sauget Business Boulevard – Sensient Technologies Co. leased 300,481 sf
- 5801-5895 N. Lindbergh Boulevard – Handi-Craft leased 222,563 sf
- 6202 Aviator Drive – Amcor leased 216,200 sf
- 3800-3830 Charbonneau Drive – We Ship Express leased 194,750 sf

Source: CoStar

The NAI DESCO Industrial Brokerage Group



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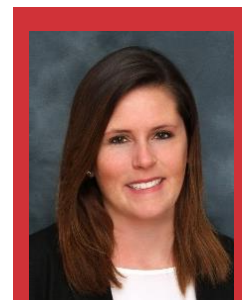
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Recent Transactions

Alex Beck represented Envision Medical Group, LLC in the lease of a 2,352 SF industrial space at 12728 Penridge Drive in Bridgeton

Meghan Donovan and Kevin McKeon represented the landlord in the lease of 5,600 SF of industrial space at 12982 A&C Maurer Industrial Drive in Sunset Hills

Noel Fehr and Carl Conceller represented 2675 Metro, LLC in the sale of a 30,000 SF industrial building at 2675-2677 Metro Boulevard in Maryland Heights

Dan Hayes and Bob Staniforth represented Matrix Group IV, LLC in the lease of a 15,000 SF industrial space at 70-74 Larkin Williams Industrial Court in Fenton

Michelle Miller and John Sheahan represented Marson Foods in the lease of a 147,139 SF industrial space at 1600 Tradeport Drive in Hazelwood

John Sheahan represented PSL Squared, Inc. in the sale of a 21,000 SF industrial building at 165-185 N. Outer Road in Valley Park

Steve Gwinnup and Noel Fehr represented J. Michael Welch Revocable Trust in the lease of a 8,000 SF industrial space at 2677 Metro Boulevard in Maryland Heights

Peter Sheahan and John Sheahan represented ZBL Partnership in the sale of a 17,029 SF industrial building at 11901 Dorsett Road & 267 Delord Avenue in Maryland Heights



2340 Millpark Dr, Maryland Heights, MO

SUBMARKET	North County
SIZE	135,149 SF
SALE PRICE	\$9,750,000
CONTACT	John Sheahan 314-994-4176 Bill Barnes 314-994-4401

Office/whse/dist building on 8.87 acres, 23,036 sf office space, 65,248 sf climate-controlled space, 4,759 sf cooler space, 21'8"-23'-8" clear ceiling height, 15 docks and 3 drive-ins.



2324 Weldon Parkway, Maryland Heights, MO

SUBMARKET	West County
SIZE	9,000 SF
LEASE RATE	\$7.95 PSF, NNN
CONTACT	Alex Beck 314-994-4093 Dan Hayes 314-994-4068

Completely remodeled, ready for occupancy, 20% finished office, 1 new 10'x10' city height dock door, 100% HVAC and energy efficient insulation, ADA compliant, all new energy efficient lighting.



5715 Elizabeth Ave, St. Louis, MO

SUBMARKET	St. Louis City
SIZE	8,541 SF
LEASE RATE	\$5.95 PSF, NNN
CONTACT	Meghan Donovan 314-994-2320 Kevin McKeon 314-994-4287

3,731 sf office, 4,810 sf warehouse, 1 truck high dock, 12' ceiling height, located near Hampton and I-44.



10407 Trenton Ave, St. Louis, MO 63132

SUBMARKET	Central County
SIZE	9,836 SF
SALE PRICE	\$689,000
CONTACT	Michelle Miller 314-994-4944 John Sheahan 314-994-4176

Approx. .66 ac, 4 drive-in doors, 8'2"-12" ceilings, fully fenced and gated, new polyurethane roof coating completed October 2021.



54 Weldon Pkwy, Maryland Heights, MO

SUBMARKET	North County
SIZE	32,000 SF
LEASE RATE	\$6.75 PSF, NNN
CONTACT	Noel Fehr 314-994-4953

Approx. 6,000 sf office/showroom, wet sprinklered in approx. 22,000 sf, clear height 15'4" in 22,000 sf and 19' in 10,000 sf, 30'x30' column spacing, 3 docks, 2 dock doors, 2 overhead drive-in doors, 45 parking spaces.

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

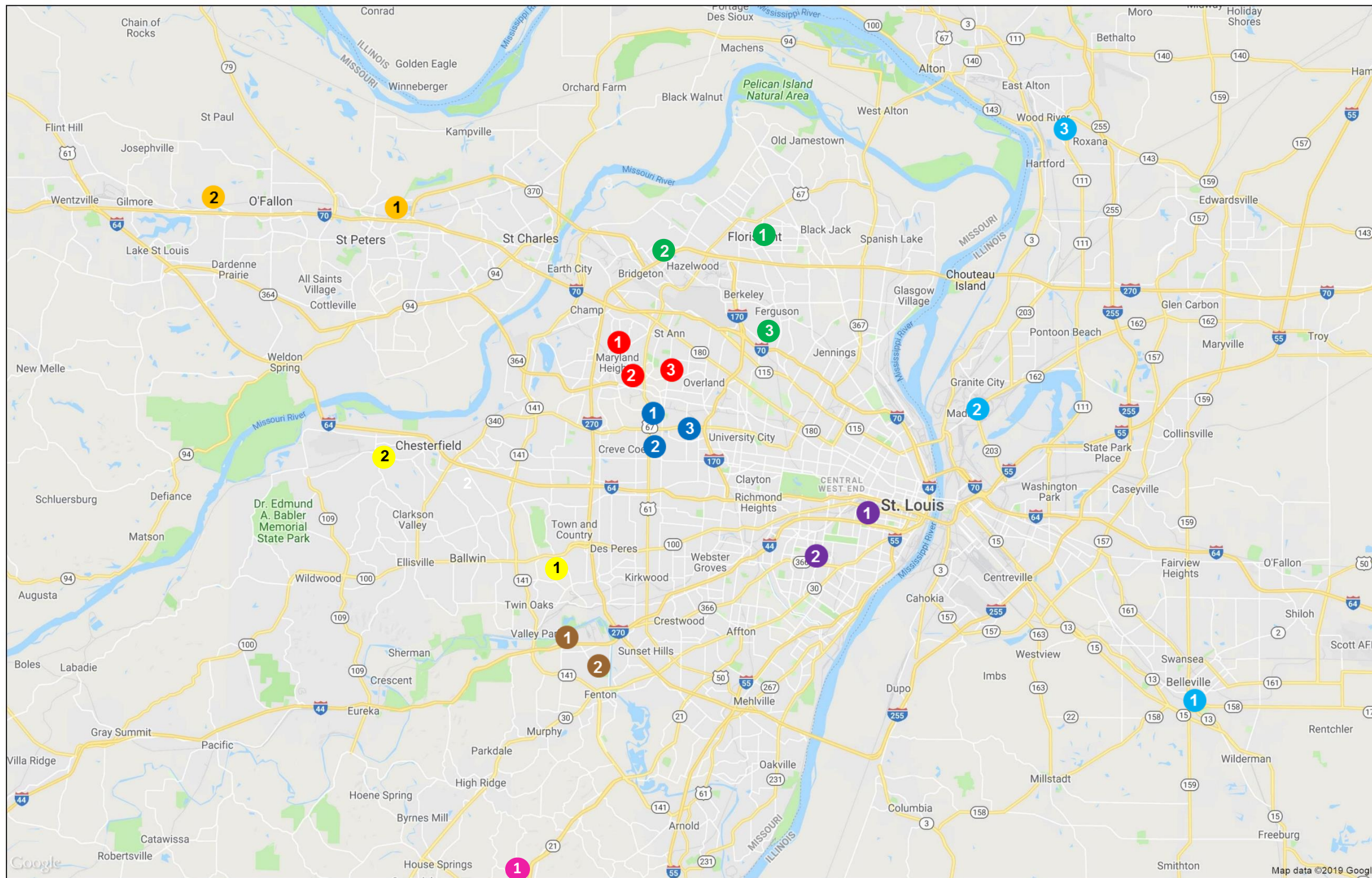
- 1 PRP Estate Investment Mgmt. purchased a 141,360 warehouse at **12000 Spencer Rd** for \$43,072,079 (**\$304.70 psf**)
- 2 Ben Wanner purchased a 29,824 SF warehouse at **97 N Central Dr** for \$2,250,000 (**\$75.44 psf**)

WEST COUNTY

- 1 Mason Lane, LLC purchased a 3,984 SF warehouse at **2208 Mason Ln** for \$725,000 (**\$181.98 psf**)
- 2 527 Trade Center, LLC purchased a 40,300 SF warehouse at **527-535 Trade Center Blvd.** for \$3,877,400 (**\$96.21 psf**)

EARTH CITY / NORTH CO

- 1 Barks Property Dev, LLC purchased a 20,500 SF warehouse at **5 Industrial Dr** for \$1,250,000 (**\$60.98 psf**)
- 2 Plymouth Industrial REIT, Inc. purchased a 76,092 SF warehouse at **4848 Park 370 Blvd** for \$7,700,000 (**\$101.19 psf**)
- 3 STAG Industrial, Inc. purchased a 121,253 SF warehouse at **8901-8941 Springdale Ave** for \$12,991,000 (**\$107.14 psf**)



WESTPORT / MARYLAND HEIGHTS

- 1 2675 Metro, LLC purchased a 30,000 SF warehouse at **2675-2677 Metro Blvd** for \$2,202,500 (**\$73.41 psf**)

- 2 Dorsett Group, LLC purchased a 17,029 SF warehouse at **11901 Dorsett Rd & 267 Delord Ave** for \$1,100,000 (**\$64.60 psf**)

- 3 Schuetz Creek, LLC purchased a 96,360 SF warehouse **2316 Schuetz Rd** for \$6,160,000 (**\$63.92 psf**)

ILLINOIS

- 1 BND Holdings, LLC purchased a 30,973 SF warehouse at **11 Premier Dr** for \$800,000 (**\$25.83 psf**)

- 2 Grand Landmark Realty, Inc. purchased a 1,230,930 SF warehouse at **1001 College St** for \$10,000,000 (**\$8.12 psf**)

- 3 Federico Chrysler Dodge Jeep purchased a 116,500 SF warehouse at **1901-1911 E. Edwardsville Rd** for \$3,000,000 (**\$25.75 psf**)

ST. LOUIS CITY

- 1 Blue Vista purchased a 70,000 SF warehouse at **4935-4937 Fyler Ave** for \$13,250,000 (**\$189.29 psf**)
- 2 Stockbridge Capital Group, LLC purchased a 9,184 SF warehouse at **2231 Papin St** for \$5,500,000 (**\$598.87 psf**)

CENTRAL COUNTY

- 1 Bamboo Equity Partners purchased a 55,305 SF warehouse at **1160 Research Blvd** for \$3,500,000 (**\$63.29 psf**)
- 2 Fortune Fish & Gourmet purchased a 73,221 SF warehouse at **10717-10725 Baur Blvd** for \$5,345,133 (**\$73.00 psf**)
- 3 Finish Systems, LLC purchased a 12,695 SF warehouse at **10844 Indian Head Industrial Dr** for \$1,072,000 (**\$84.44 psf**)

FENTON / SOUTH COUNTY

- 1 Savoy Investments, LLC purchased a 53,500 SF warehouse at **9610 Continental Industrial Dr** for \$3,730,000 (**\$69.71 psf**)
- 2 Osman Shah purchased a 13,478 SF warehouse at **1645-1647 Headland Dr** for \$1,364,580 (**\$101.24 psf**)

JEFFERSON / FRANKLIN COUNTIES

- 1 Kevin Duggins purchased a 4,800 SF warehouse at **4175 Old State Road M** for \$785,000 (**\$163.54 psf**)