

## ST. LOUIS INDUSTRIAL | MARKET BUZZ

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.**

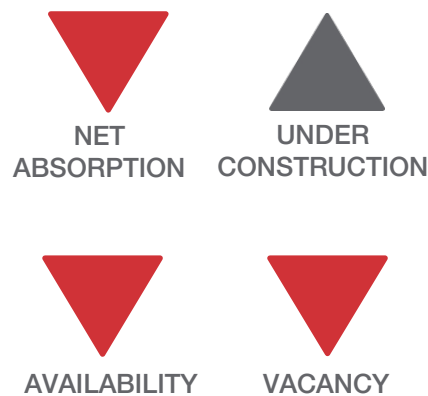
Notable construction completions include, 769,000 sf at Lakeview Corporate Drive and 593,000 sf at Gateway Commerce Center, both in Metro East, Illinois, and 380,000 sf on McDonnell Blvd. in North County. In South County, US Capital Development has completed 159,000 and 157,000 sf distribution buildings 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.

### QUARTERLY STATISTICS In Brief

#### Quarter to Date



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### Recent Transactions

**John Sheahan** represented Trilogy Warehouse Partners, LLC in the lease of a 77,369 SF office/warehouse at 1020 N 23<sup>rd</sup> Street in St. Louis

**Noel Fehr** represented KSGMGP Development, LLC in the lease of a 38,394 SF office/warehouse at 9779 & 9781 Green Park Industrial Drive in Green Park

**Allen Klippel** represented Semco Plastics Company in the lease of a 29,144 SF office/warehouse at 6301 N Broadway in St. Louis

**Peter Sheahan** represented United Carpet in the lease of a 27,164 SF office/warehouse at 5422-5434 Eagle Industrial Court in Hazelwood

**Bob Staniforth** represented EBB Partners, LLC in the lease of an 11,000 SF light distribution building at 132 Workman Court in Eureka

**Dan Hayes** represented Edison Investors, LLC in the lease of a 3,600 SF office/warehouse at 18085 Edison Avenue in Chesterfield



633-645 Spirit Valley Central Drive, Chesterfield, MO

SUBMARKET	West
SIZE	5,000 – 10,000 SF
SALE PRICE	\$600,000
CONTACT	Dan Hayes 314-994-4068

Flex condominium office/warehouse building, parking up to 100% finished area, 20' minimum clear ceilings, ESFR sprinkler systems, screened outside storage capabilities (additional cost), services both west St. Louis County and southern St. Charles County from one location.



10244-46 Page Industrial Blvd., Overland, MO

SUBMARKET	Innerbelt W of 170
SIZE	10,000 SF
LEASE RATE	\$5.75 PSF, Modified Gross
CONTACT	Michelle Miller 314-994-4944

Office/warehouse with approximately 2,500 SF office finish, 14± clear ceiling height, 2 loading docks, 1 drive-in loading dock, and 3-phase electric.



12901 Enterprise Way, Bridgeton, MO

SUBMARKET	North
SIZE	54,034 SF
LEASE RATE	\$4.50 psf, NNN
CONTACT	Brian Schnuck 314-994-2321

8 bay truck maintenance facility with 5 drive through bays, 1 drive through truck/trailer wash, 1 drive-in lube/service pit-3 service bays, air lines throughout building, exhaust containment system, dispatch & driver offices. Outdoor trailer parking with additional (225 trailers) parking available.



2345 Chaffee Drive, Maryland Heights, MO

SUBMARKET	Westport / Maryland Heights
SIZE	23,429 SF
LEASE RATE	\$5.25 psf, NNN
CONTACT	John Sheahan 314-994-4176

Warehouse building with 4,271 SF office/showroom, 20' clear ceiling height, 4 docks, 1 drive-in and fully wet sprinklered. Available 7/1/19. OPEX \$1.87 psf.



Highway 270 & Route 3, Granite City, IL

SUBMARKET	Metro East, IL
SIZE	Approx. 1,100 Acres (Divisible)
SALE PRICE	\$20,000 per acre
CONTACT	Carl Conceller 314-994-4801 Allen Klippel 314-994-4292

1,100 acres (expandable) in thriving Metro East Industrial market. Direct highway and rail access. Inland port within 5 miles. All utilities. Incentives.

## 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**)

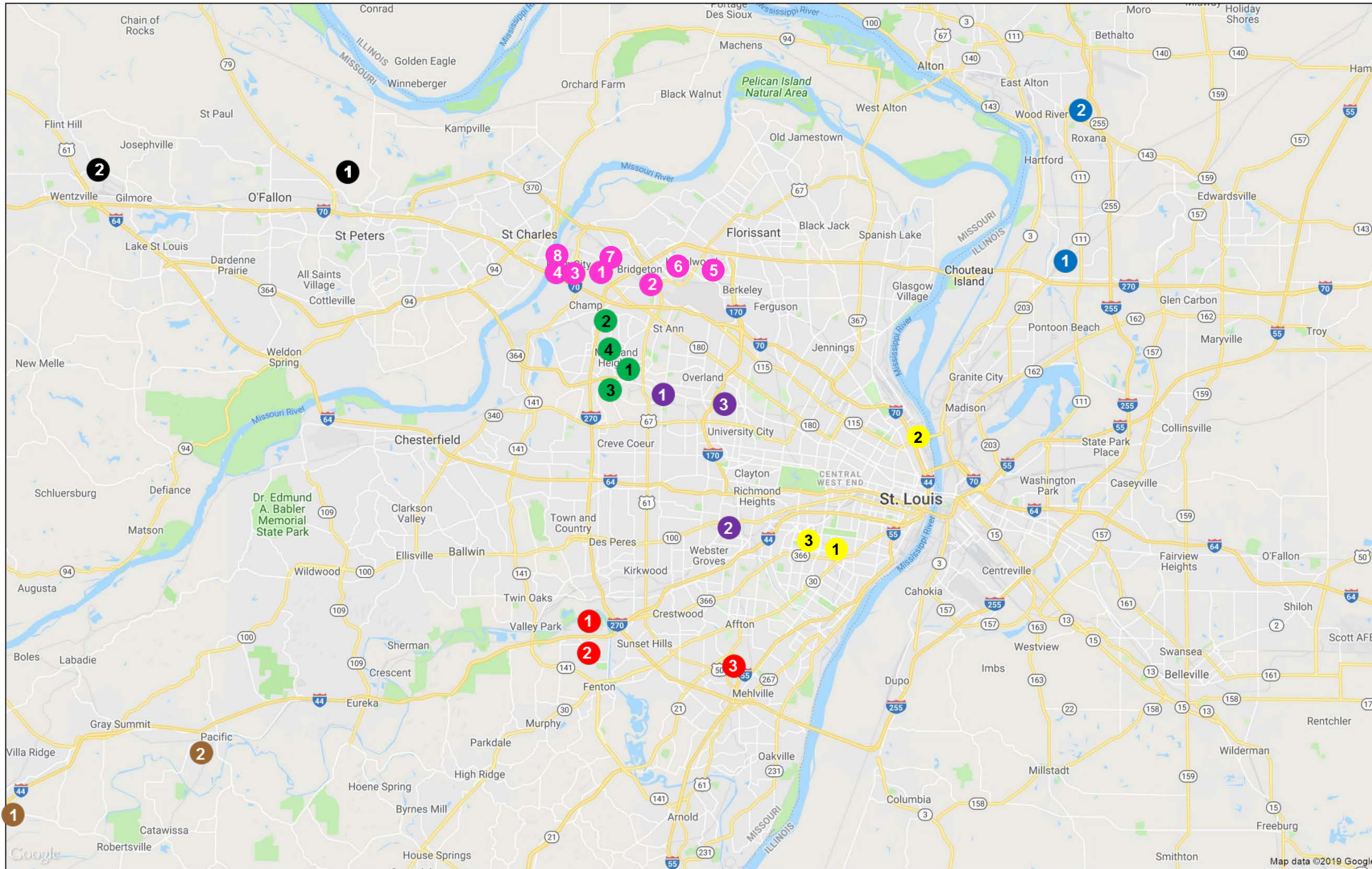
**2** BioMerieux purchased a 220,734 SF warehouse building at **5600-5668 Anglum Court** for \$8,250,000 (**\$37.34 psf**)

**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 warehouse 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

**7** A&P Construction Services LLC purchased a 56,655 SF warehouse building at **177 Northwest Industrial Court** for \$2,750,000 (**\$48.54 psf**)

**8** Rosenblum, Goldenhersch, Silverstein & Zafft, PC purchased a 60,000 SF warehouse building at **4375 Rider Trail N** for \$4,200,000 (**\$70.00 psf**)

### WESTPORT / MARYLAND HEIGHTS

**1** Jerome Glick, Inc. purchased a 7,338 SF warehouse building at **7 Millpark Court** for \$710,000 (**\$96.75 psf**)

**2** World Wide Technology purchased a 207,503 SF manufacturing building at **687 Fee Fee Rd** for \$8,000,000 (**\$38.65 psf**)

**3** Carter Validus purchased a 25,321 SF warehouse building at **11636-11656 Lackland Rd** for \$3,200,000 (**\$126.38 psf**)

**4** Sara Investment Real Estate purchased a 113,938 SF warehouse building at **11650 Lakeside Crossing Ct** for \$8,700,000 (**\$76.36 psf**)

### CENTRAL

**1** Ecofit Property LLC purchased an 8,640 SF office/warehouse at **10801 Indian Head Industrial Blvd** for \$380,000 (**\$43.98 psf**)

**2** Westmoor Investments LLC purchased a 24,000 SF warehouse at **2709-2735 Mercantile Drive** for \$1,400,000 (**\$58.33 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 **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** Fyler Warehouse Properties LLC purchased a 50,000 SF warehouse at **4957-4971 Fyler Ave** for \$325,000 (**\$6.50 psf**)

### JEFFERSON / FRANKLIN COUNTIES

**1** Roots 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**)