

Q3 2026

St. Louis Industrial Market Report



VACANCY
5.5% ↔

RENTAL RATES
\$6.31 PSF ↑

ABSORPTION
313,678 SF ↓

CONSTRUCTION

575,736 SF
DELIVERED IN 2026

5,163,899 SF
UNDER CONSTRUCTION

Recent Lease Transactions

Tenant Name / Building	Square Feet	Submarket
Procter & Gamble / 3 Gateway Commerce Ctr Dr	806,400	Illinois
TerraVista Foods / 15195 Logistic Center St	324,435	Earth City
Digital Products International / 1020 N 23rd St*	257,081	St. Louis City North
MAC.BID / 16000 Spencer Rd	103,874	St. Charles County

*Renewal

Recent Sale Transactions



13825 Parks Steed Dr
39,848 SF
\$3,570,000 (\$89.59 PSF)
Earth City

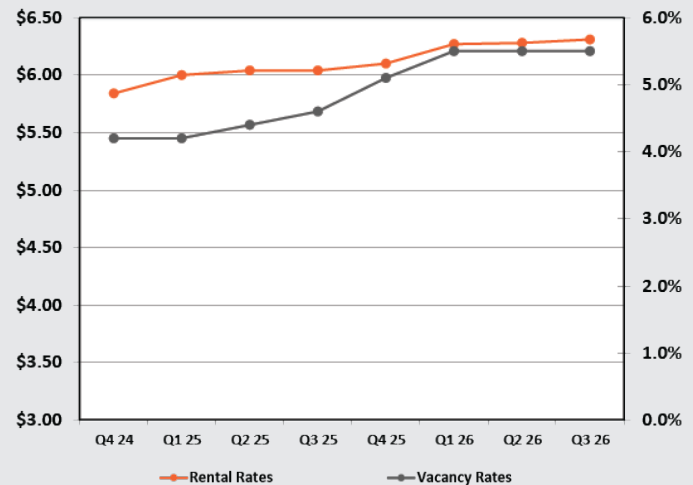


3850 Millstone Pky
101,801 SF
\$16,000,000 (\$157.17 PSF)
St. Charles County

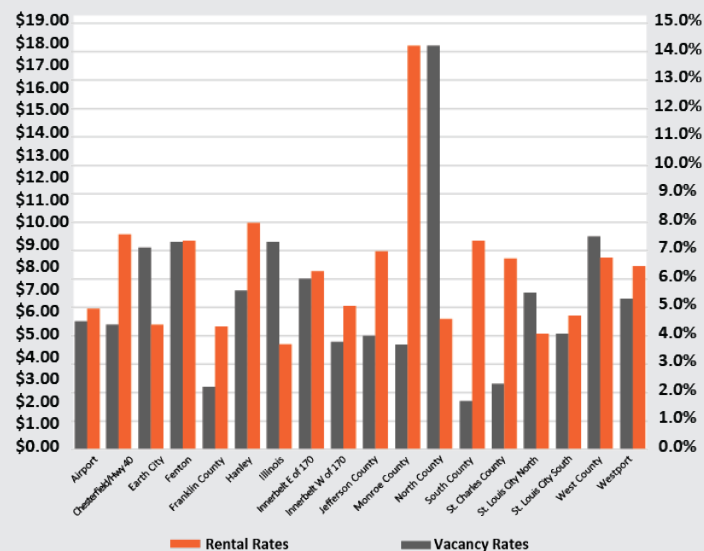
Noteworthy Under Construction

- Brownleigh Boeing Expansion • 1,100,000 SF • Airport • Q4 2026
- 1601 Tradeport Pkwy • 933,656 SF • Illinois • Q4 2026
- 12555 Snyder Mill Rd • 644,500 SF • Earth City • Q4 2027
- 141 Logistics Ctr • 544,672 SF • Westport • Q4 2026
- 5250 Banshee Rd • 500,000 SF • Airport • Q4 2026

Overall Industrial Rental Rates & Vacancy Rates



Overall Industrial Rental Rates & Vacancy Rates by Submarket

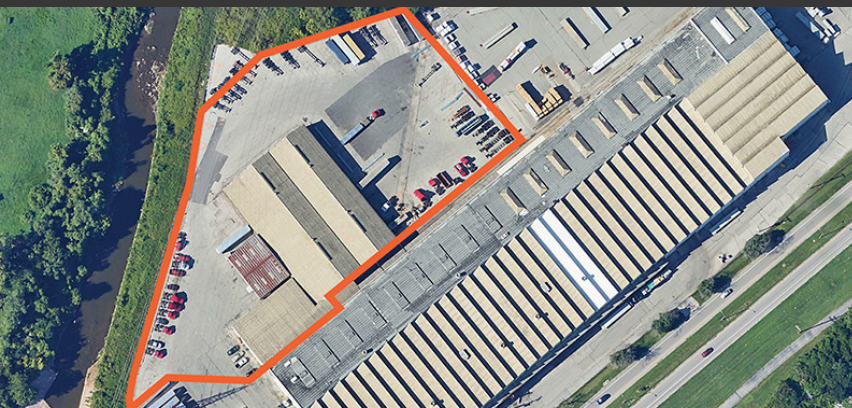


Total Industrial Market Statistics

Submarket	Existing Inventory		Vacancy			Net Absorption	YTD Deliveries	Under Construction SF	Quoted Rates
	# Buildings	Total GLA	Direct SF	Total SF	Vacancy %				
Airport	260	21,232,471	836,761	961,899	4.5%	(162,846)	83,277	1,730,000	\$6.28
Chesterfield/Highway 40	175	6,522,727	280,243	286,932	4.4%	(37,873)	0	12,750	\$9.59
Earth City	320	24,843,596	1,603,500	1,759,652	7.1%	(233,830)	0	1,338,469	\$5.56
Fenton	237	10,811,725	649,659	792,950	7.3%	9,865	0	0	\$9.30
Franklin County	351	13,879,930	303,238	311,338	2.2%	(2,100)	12,000	0	\$5.48
Hanley	264	5,976,591	320,049	333,170	5.6%	(30,144)	0	0	\$10.09
Illinois	1,052	59,994,687	3,969,433	4,389,433	7.3%	258,359	52,206	1,097,756	\$4.69
Innerbelt E of 170	227	10,232,927	613,400	613,400	6.0%	4,483	0	0	\$7.94
Innerbelt W of 170	391	11,783,054	444,844	444,844	3.8%	59,375	0	0	\$6.40
Jefferson County	365	7,453,104	286,149	298,099	4.0%	3,914	105,629	59,600	\$8.83
Monroe County	45	5,000,067	186,550	186,550	3.7%	0	0	0	\$18.00
North County	192	15,279,321	1,697,325	2,175,263	14.2%	(370)	0	0	\$5.81
South County	309	9,625,589	150,336	164,947	1.7%	(18,619)	0	45,000	\$9.31
St. Charles County	958	38,139,941	801,177	894,772	2.3%	427,526	122,472	203,352	\$8.51
St. Louis City North	835	38,373,641	2,108,703	2,108,703	5.5%	(137,165)	0	8,500	\$5.16
St. Louis City South	991	34,696,534	1,396,043	1,408,776	4.1%	74,979	5,000	0	\$5.95
West County	177	5,084,234	383,675	383,675	7.5%	24,902	27,152	0	\$8.55
Westport	422	16,813,970	828,298	892,366	5.3%	73,222	168,000	544,672	\$8.17
TOTAL	7,571	335,744,109	16,859,383	18,406,769	5.5%	313,678	573,736	5,163,899	\$6.31

*Disclaimer: All information is collected from CoStar at the end of 3rd Quarter, information is subject to change. Updated numbers for past quarters reflect CoStar's ongoing research for the most accurate market information.

Featured Property



9215 Riverview Dr, Suite 125 St. Louis, MO 63137

- 37,580 SF Office/Warehouse For Lease
- 2.5 Acres +/- Paved, Fenced Outdoor Storage
- 1,400 SF Office Space
- "K" - Unrestricted Zoning
- 1 Drive-In Door (12' x 14')
- Lease Rate: \$3.95 PSF, NNN

For More Information, Contact:

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