



# ST LOUIS REGIONAL FREIGHTWAY

## ST. LOUIS REGIONAL INDUSTRIAL REAL ESTATE **Market Indicators & Workforce Statistics**

**Q2 2025**





## THE ST. LOUIS REGIONAL FREIGHTWAY

is pleased to present this annual newsletter as a resource to stay informed about the industrial market in our region. Our goal is to provide valuable insights into recent growth trends, as well as to highlight the many advantages that make the bi-state St. Louis area a prime location for logistics and manufacturing businesses looking to expand.

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### Contact:

**MARY C. LAMIE, P.E.**

Executive Vice President of  
Multimodal Enterprises

Bi-State Development

[MCLamie@TheFreightway.com](mailto:MC_Lamie@TheFreightway.com)

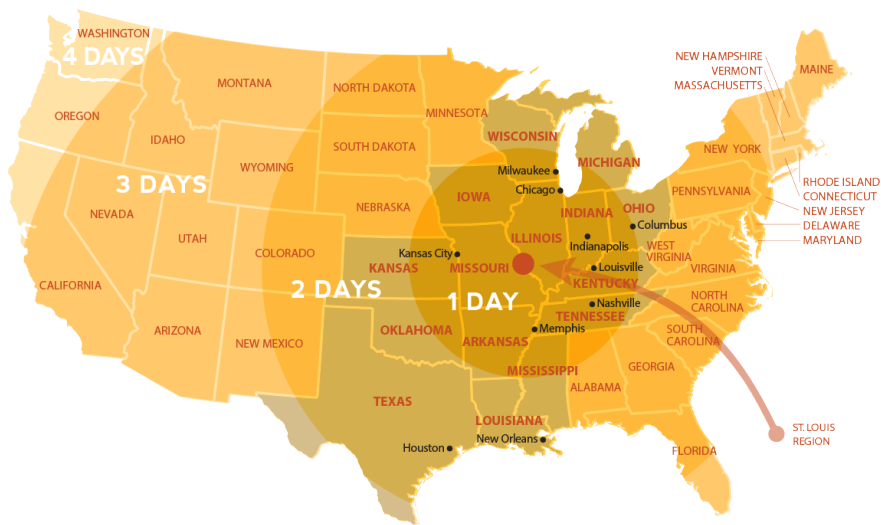
314.982.1562



# One Location, Global Access

## Why the St. Louis Region for Site Selection?

It continues to be a hub for industrial and freight development by offering higher productivity at a better value than peer metros.



The St. Louis MSA's GDP, or gross domestic product, data is competitive in terms of the economy's size, stability, and growth rate, demonstrating the strategic competitive advantages of the region for business and industry.

The St. Louis region's **\$209 billion GDP** is in the top one-third of metro areas in the U.S. for GDP growth, and over the past 10 years, for every new resident arriving in the St. Louis MSA, the overall economy added more than \$2.3 million. These statistics show that the region produces higher value goods per person than other regions. In other words, the bi-state region is the destination of choice for businesses that need high value and complex goods made and distributed.

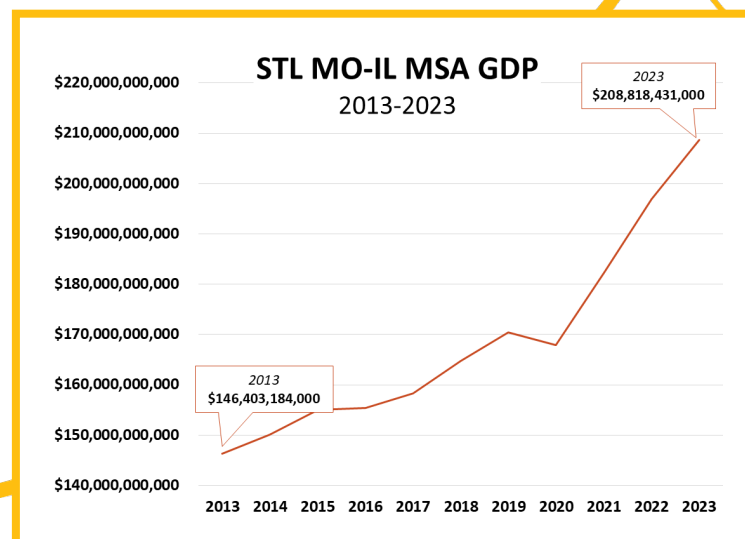
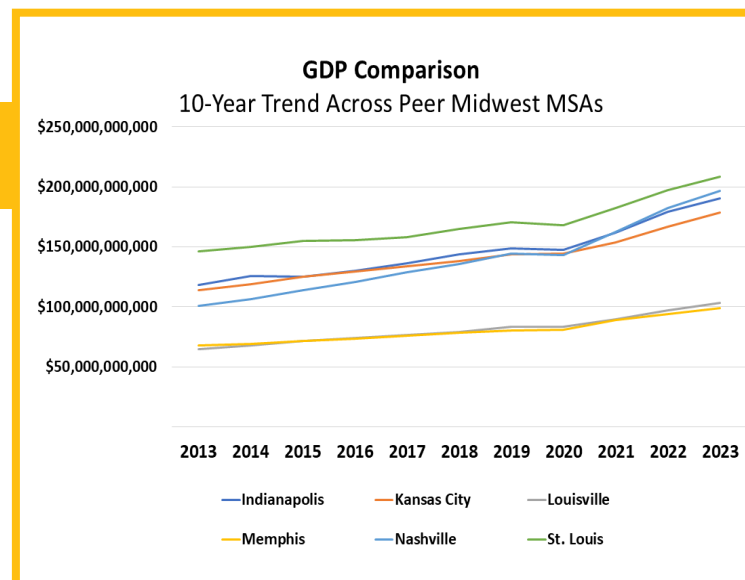
### Additional Competitive Advantages Include:

- 1. Job-Ready Labor Force** [\(pg 6\)](#)
  - » The St. Louis region leads comparable metro regions in the Midwest in total number of workers, with more **1.3 million** people in the labor force. The region also has a labor force participation rate of **65.2%**, as well as a prime age labor force participation rate (age 25-54) of **86.3%**, both of which outpace the national rates.
- 2. Available Industrial Real Estate** [\(pg 12\)](#)
  - » The St. Louis region offers highly competitive NNN asking rents, around \$5.17 per square foot, and boasts nearly 4 million square feet of industrial space under construction as of Q1 2025.
- 3. Strategic Geographic Location & Multimodal Infrastructure** [\(pg 18\)](#)
  - » The St. Louis region is the confluence of four major interstate highways (I-44, I-55, I-64 and I-70) and six Class I railroads, making St. Louis one of the largest rail centers in the United States. St. Louis Lambert International Airport serves 20 airlines and offers non-stop service to 68 cities, and MidAmerica St. Louis Airport in St. Clair County, Illinois, recently expanded its terminal to meet increased demand. The region also is home to the nation's most efficient inland port.

# GDP – Productivity & Growth

## Key Facts About the Region's GDP:

- The total size of the St. Louis region's economy **grew by 42.6%** over the past decade to nearly **\$209 billion**.
- The region was in the top one-third of metro areas in the U.S. for GDP growth from 2021-2022.
- The region has a larger economy than 22 states.
- The region's regional GDP is the **24th highest** of all cities in the U.S.
- St. Louis' metro area population ranks 23rd of all 387 metros in the U.S., earning the region a spot in the **top 6% of all metro areas** in the U.S.
  - » 33% of Missouri's population lives in the St. Louis metro area (Counties of Franklin, Jefferson, St. Charles, St. Louis, St. Louis City).
  - » In terms of GDP, jobs, and population, the St. Louis metro is the largest metro in Missouri and the second-largest in Illinois.

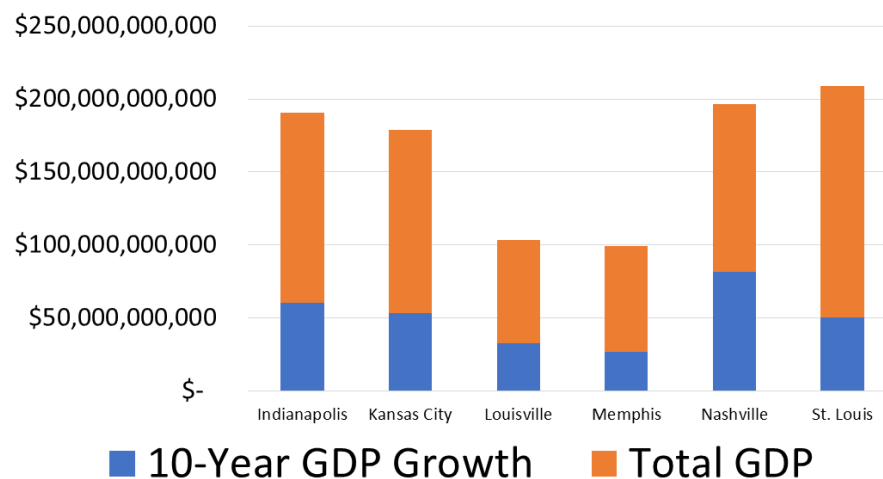




## GDP – Productivity & Growth

- **POST-PANDEMIC RECOVERY:** The St. Louis region's economy has bounced back from the 2020 recession at a rate that is competitive with its peers in the Midwest. As supply chains have reorganized post-pandemic, the region has major strategic advantages—including its location and existing industrial base—and the fundamentals to maximize opportunities for companies that make and distribute goods. The St. Louis region is integral to the entire supply chain, not just last-mile—and its economy is more resilient and dynamic for it.
- **10-YEAR GROWTH:** Since 2013, the St. Louis region has added more than \$50 billion in value to its regional economy, growing by more than 42%. The bi-state region remains the dominant economy among peer metros in the Midwest.

**Combined Analysis: 10-Year Growth and Total GDP**



Source U.S. Bureau of Economic Analysis; U.S. Census Bureau; JobsEQ

## GDP – Productivity

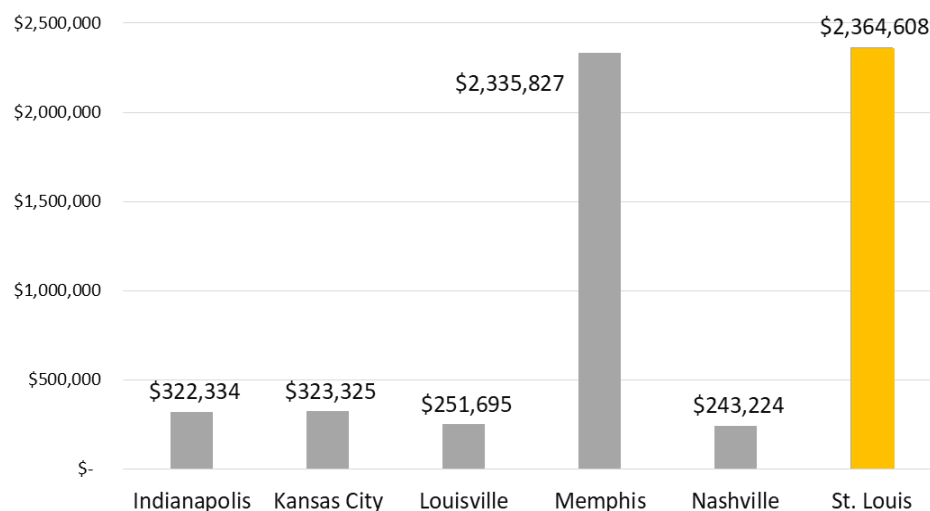
### KEY FACTS ABOUT ST. LOUIS'S GDP:

- » The St. Louis region's workforce creates more value per worker than peer regions – supported by data.
- » The region's GDP is growing at a rate that is nearly 42x faster than the population growth rate.
- » Analyzing the raw numbers, from 2013-2022, for every new resident arriving in the St. Louis MSA, the overall economy added more than \$2.3 million.
  - » The St. Louis region produces higher value goods per person than other regions - this region is the place where high value and complex goods are made and distributed.
- » High growth in GDP despite low population growth can generate wealth, and if population numbers could be improved, it would be even better - a call to action for the St. Louis region.

### KEY TAKEAWAY:

The St. Louis region creates **more value per worker** than peer regions.

Comparison: Economic Growth per New Resident  
2013-2022



Source: JobsEQ Q3 2024 data

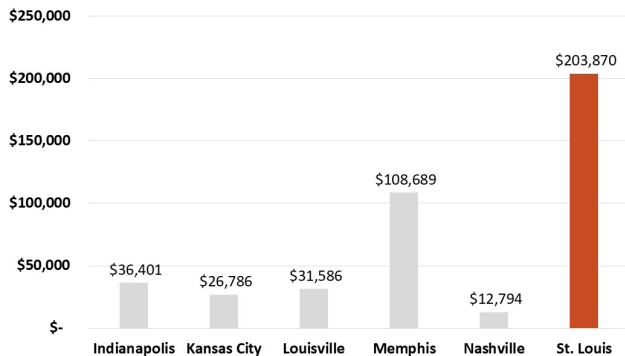
## GDP – Value

### INDUSTRIAL HUB FOR FREIGHT – MOVING AND MAKING

- » **Transportation & Warehousing** GDP growth showed a net growth of **59.82%** over the past decade, growing an average of **4.98%** per year.
- » This industry's annual and total GDP growth both **outpace the region's overall GDP growth** (42.6% and 3.7%, respectively).
- » Analyzing the raw numbers, from 2013-2022, **for every new resident** arriving in the St. Louis MSA, the Transportation & Warehousing sector added more than **\$132,000** and Manufacturing added **\$203,870**.

#### Industry Growth per New Resident

Manufacturing | 2013-2022



### AFFORDABILITY – LOW COST OF LIVING FOR WORKERS

- » The St. Louis region's cost of living is the **fifth-lowest in the U.S.** compared to the nation's largest metros, according to a new 2025 report.

#### MIDWEST COMPARISON:

- » **Nashville:** The St. Louis region's Overall Cost of living 11% lower, Housing costs 29% lower
- » **Kansas City:** The St. Louis region's Overall Cost of living 6% lower, Housing costs 21% lower
- » **Indianapolis:** The St. Louis region's Overall Cost of living 5% lower, Housing costs 5% lower
- » **Memphis:** The St. Louis region's Overall Cost of living 3% lower, Housing costs 11% lower

### EFFICIENCY – SAVING TIME & MONEY

- » The St. Louis region's port system is the northernmost ice-free, lock-free port on the Mississippi River and the most efficient inland port in the nation. In 2022, the region's barge industry handled **369,309 tons per mile**, while the average tons per mile across the other eight inland port districts was 92,863. The St. Louis Metro Ports collectively moved almost **four times the average** tons per mile compared to the other eight inland port districts in the U.S.

Source: U.S. Army Corps of Engineers; JobsEQ Q3 2024 data; Nerdwallet; Cost of Living Index; GOBankingRates



# Industrial Job-Ready Workforce Statistics

The U.S. Bureau of Labor Statistics (BLS) released its annual occupational employment and wage estimates for 2024 in early Q2 2025. BLS is a part of the U.S. Dept. of Labor that tracks and reports on prices, wages, and jobs across the national economy, as well as state and metropolitan economies.

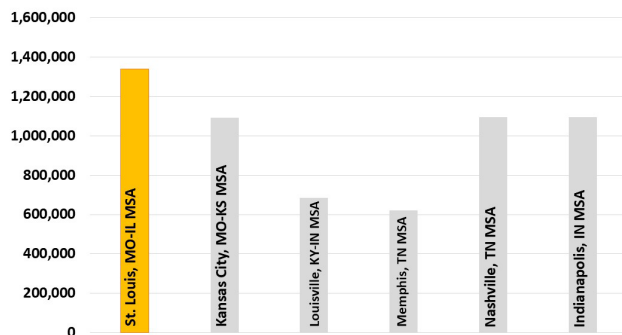
The new data showed that, when looking at the two broad categories of **Production and Transportation & Material Moving** occupations in the St. Louis metro area, the fastest-growing occupations from 2022 to 2023 were **Machinists**, nearly doubling the previous year's number and growing by **97.9%**, and **Computer Numerically Controlled Tool Programmers** which grew by **29.2%**.

The occupations with the fastest-growing average annual wages were the same as the above, with **Machinists'** wages growing by **15.8%** and **Computer Numerically Controlled Tool Programmers'** wages growing by **15.3%**.

In total, there are nearly **200,000** workers in the greater St. Louis region powering Production and Transportation & Material Moving jobs, more than peer cities in the Midwest like Kansas City, Louisville, Memphis, and Nashville.

## REGIONAL COMPARISON: TOTAL # OF WORKERS

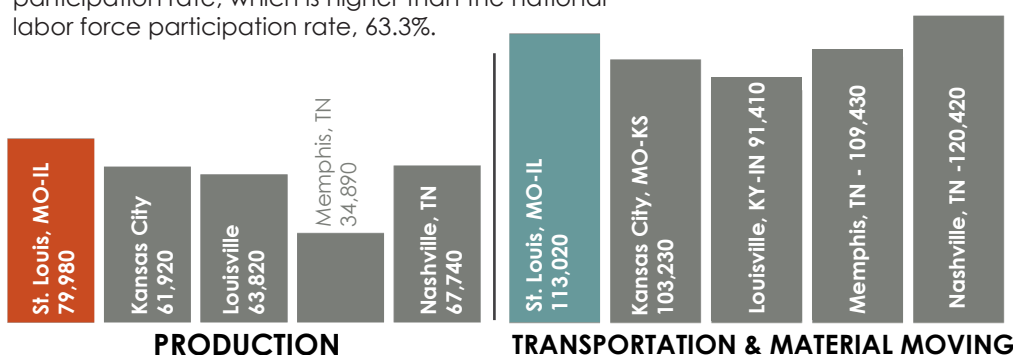
The St. Louis region **leads comparable metro regions in the Midwest** in Production Occupations and has an above-average number of Transportation & Material Moving Occupations.



**Job-Ready Labor Force:**  
Prime age labor force participation rate (age 25-54): STL MSA: 86.3% U.S.: 83.0%

The St. Louis region **leads comparable metro regions in the Midwest** in total number of workers, with **1,339,700** workers in the labor force and a **65.2%** labor force participation rate, which is higher than the national labor force participation rate, 63.3%.

## REGIONAL COMPARISON: TOTAL # OF WORKERS PER OCCUPATION



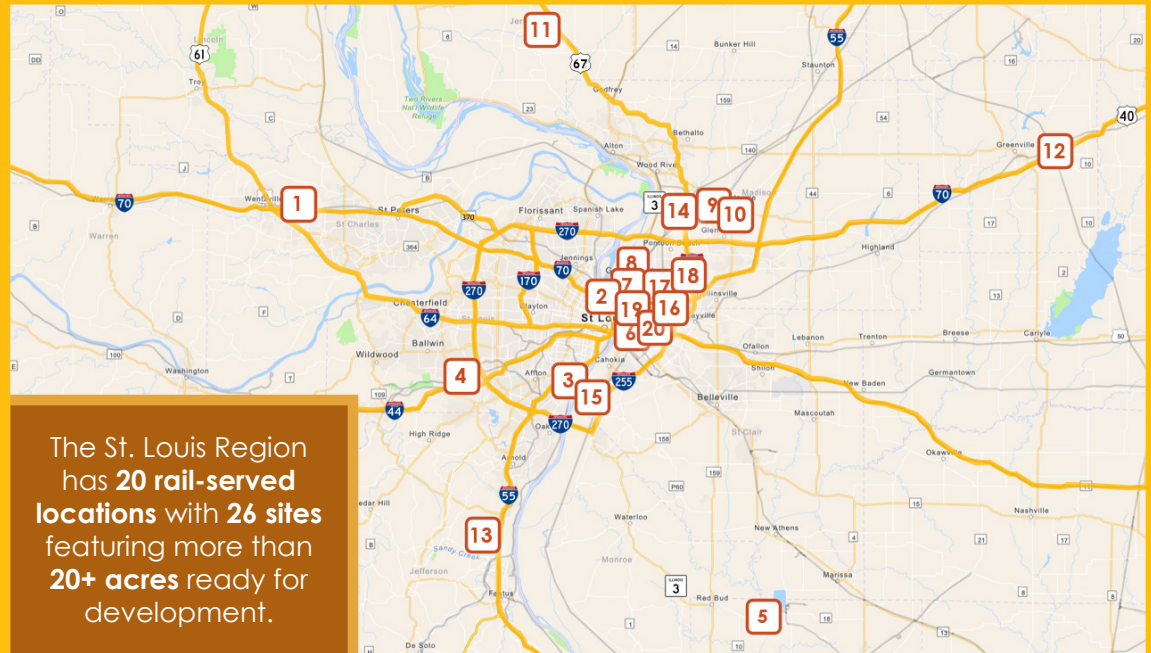
# Rail Accessibility

The St. Louis Regional Freightway recently added four additional properties in Southwestern Illinois to its growing pipeline of rail-accessible industrial real estate sites:

1. Madison Yard Farm Field in Venice
2. Wiggins Industrial Lead in East St. Louis
3. Wiggins 5 in East St. Louis
4. Wiggins 2 Yard, which encompasses land in both Brooklyn and East St. Louis

All owned by Terminal Railroad Association of St. Louis (TRRA), they bring the total number of rail-served sites in the pipeline to 26, spread across 20 locations. These sites all feature heavy industrial user zoning ready for developers to take advantage of the region's global connectivity with access to six Class I railroads and rail infrastructure that is constantly being improved.

## NEW SITES ADDED TO OUR ONLINE DATABASE! ➡



With the addition of these new sites, the total rail-served sites inventory in the St. Louis region is now almost 5,500 acres.

One of these sites in East St. Louis recently was selected as the location for an \$820 million investment to build a new sustainable aviation fuel facility. The process the St. Louis Regional Freightway has engaged in to curate and market its list of featured real estate sites was a key factor in the selection.

## KEY PROJECT ANNOUNCEMENTS IN TARGET INDUSTRY CLUSTERS:

# Target Industries: Strategic Sector Strengths

### CHEMICALS

- » **Investment Growth:** Site Selection Magazine reported in March 2025 that the bi-state St. Louis metro area tops all the cities and towns along the entire Mississippi River corridor by total number of corporate facility investment projects, driven by investments in the chemicals sector.
- » **Millipore Sigma:** A \$76 million, 170-job expansion of antibody drug conjugate manufacturing capacity at its Bioconjugation Center of Excellence in St. Louis, Missouri.
- » **Procter & Gamble:** A \$180 million, 100-job expansion that includes the addition of new equipment and a new warehouse at its existing north St. Louis riverfront location, the conversion of an existing warehouse to a manufacturing facility, and the construction of a new office building. P&G's St. Louis facility produces brands including Cascade, Mr. Clean, and Febreze.
- » **Avina Clean Hydrogen:** An \$820 million, 150-job project with 1,000 construction jobs to support the sustainable aviation fuel project in Southwestern Illinois.

### METALS

- » **Wieland North America:** A \$500 million investment to modernize existing facility and retention of 800 jobs that support the clean energy economy in East Alton, Illinois.

### FOOD & AGTECH

- » **America's Heartland Packing/American Foods Group:** An \$800 million, 1,300-job project to support the mixed cattle processing facility in Warren County, Missouri.

### ADVANCED MANUFACTURING

- » **ICL Manufacturing:** A \$625 million expansion with 150 new jobs at \$90k, adding to the global specialty minerals company's 335 existing jobs in the region. The investment will bolster production of components for the energy storage and electric vehicle end-markets.
- » **Gateway South:** A 95-acre master-planned redevelopment of the iconic downtown St. Louis riverfront that is designed to become a mixed-use innovation district and prefab hub for advanced manufacturing of building products.



## TARGET INDUSTRY SPOTLIGHT: Aerospace Manufacturing

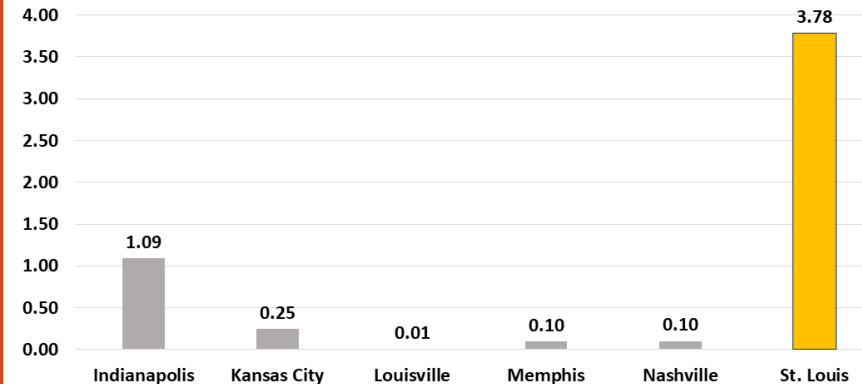
The St. Louis region is the destination  
of choice in the Midwest for  
aerospace and aviation businesses.

### Strategic Advantages in Aerospace:

- *High-growth legacy industry for the region*—11.9% job growth over the past five years
  - » Industry has grown at a rate that is more than **10x faster** than the national growth rate over the past five years.
  - » Nearly **4x** the job concentration of the national average
- *High productivity*—**\$5.1 billion** industry contributing to local economic vitality
  - » Average annual wages **2.1x higher** than the regional average

In 2024, the St. Louis Regional Freightway launched the Aerospace & Aviation Task Force, a collaborative between the region's five busiest airports, leading employers in the aerospace manufacturing and service sector, and regional leaders in education and workforce training. This cross-cutting working group provides a platform for partners to strategically elevate this critical sector within the advanced manufacturing target industry, which supports more than 338,000 total jobs in the region within the Primary, Secondary, Tertiary, and Supportive sectors.

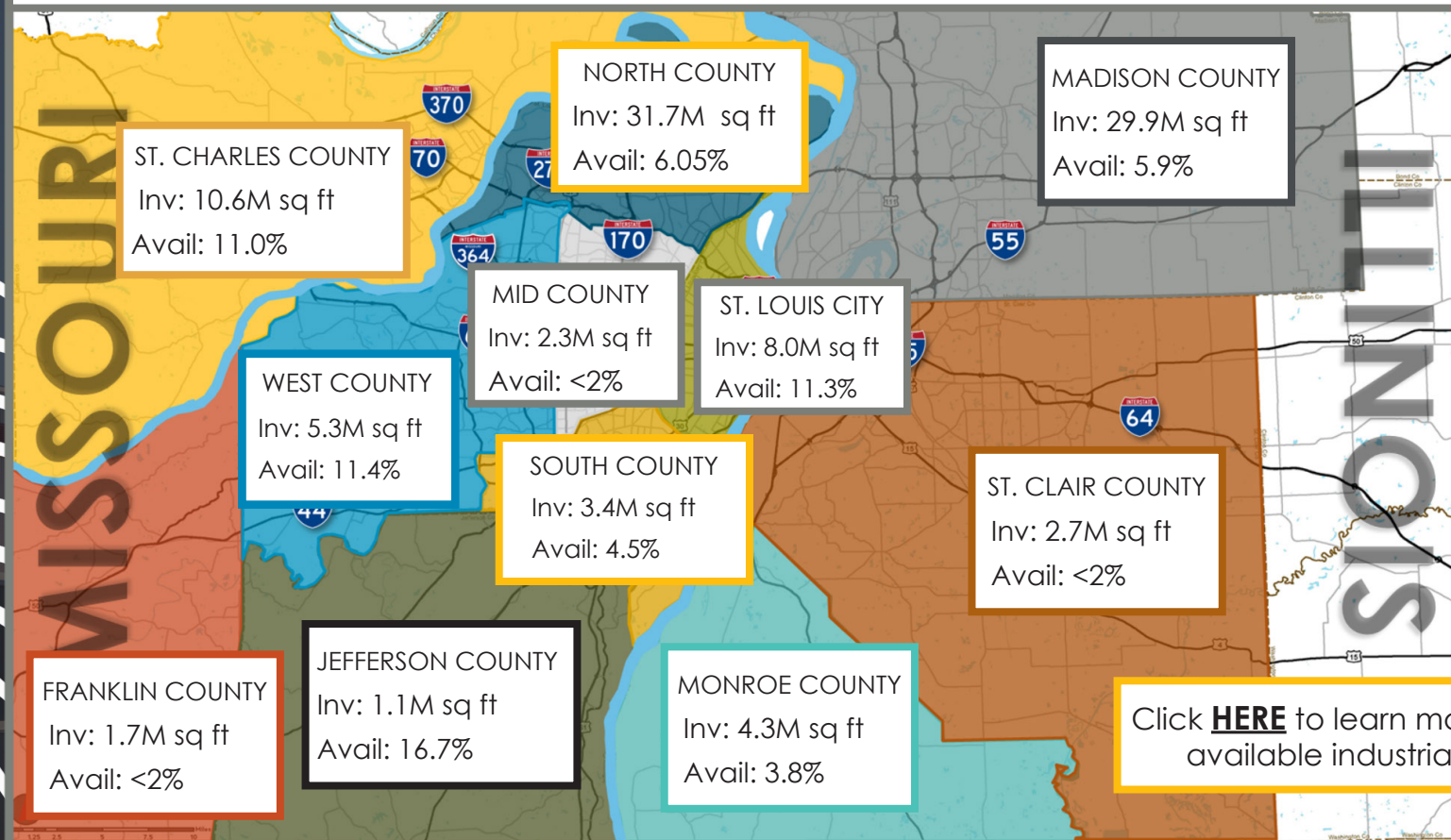
Regional Comparison - Location Quotient  
Aerospace Product and Parts Manufacturing (NAICS 3364)



# ST. LOUIS REGIONAL INDUSTRIAL MARKET REAL ESTATE INDICATORS

Q2 2025 | ALL INDUSTRIAL TYPES BUILDINGS > 100,000 SQ FT

TheFreightway.com



Source: CoStar – St. Louis MSA; Existing industrial buildings over 100,000 SF

# ST. LOUIS REGIONAL INDUSTRIAL MARKET REAL ESTATE INDICATORS

The Bi-State St. Louis region is defined as St. Louis City and the counties of Franklin, Jefferson, St. Charles, and St. Louis in Missouri and the counties of Madison, Monroe, and St. Clair in Illinois.

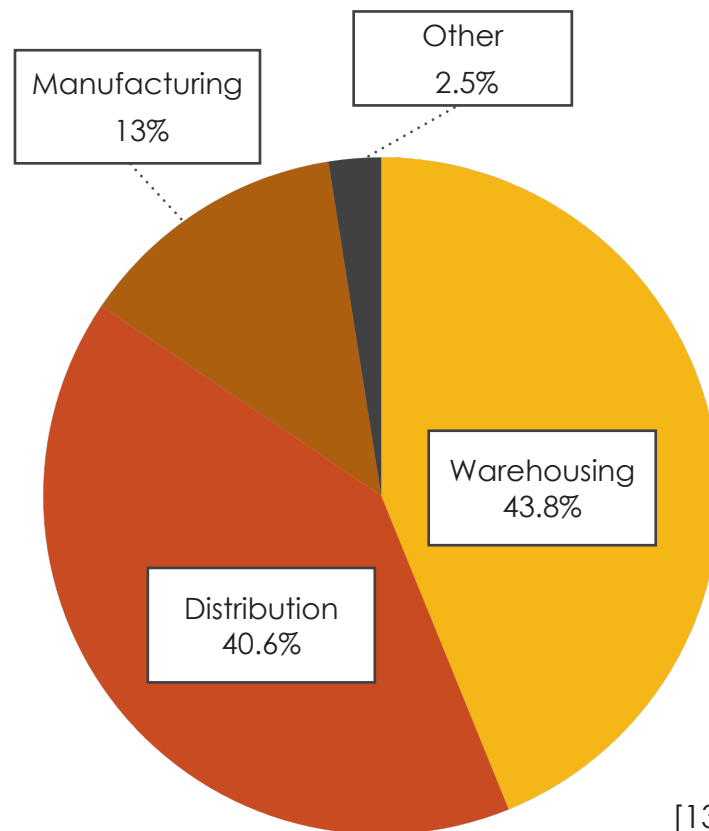
## St. Louis MO-IL MSA: Tenant Notes:

- **323** Occupiers with more than 100,000 sq ft  
» **11.4%** increase from 2024
- **126** Occupiers with more than 250,000 sq ft  
» **10.5%** increase from 2024
- **52** Occupiers with more than 500,000 sq ft  
» **10.6%** increase from 2024
- Overall industrial real estate tenant growth from 2024-2025: **11.1%**

Source: CoStar

## Bi-State St. Louis Region

Occupiers with more than 100,000 sq ft by Industry

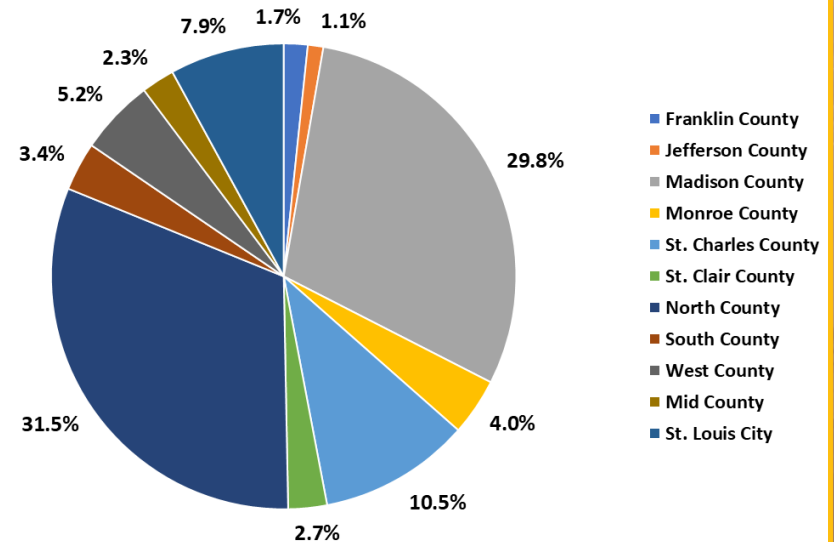




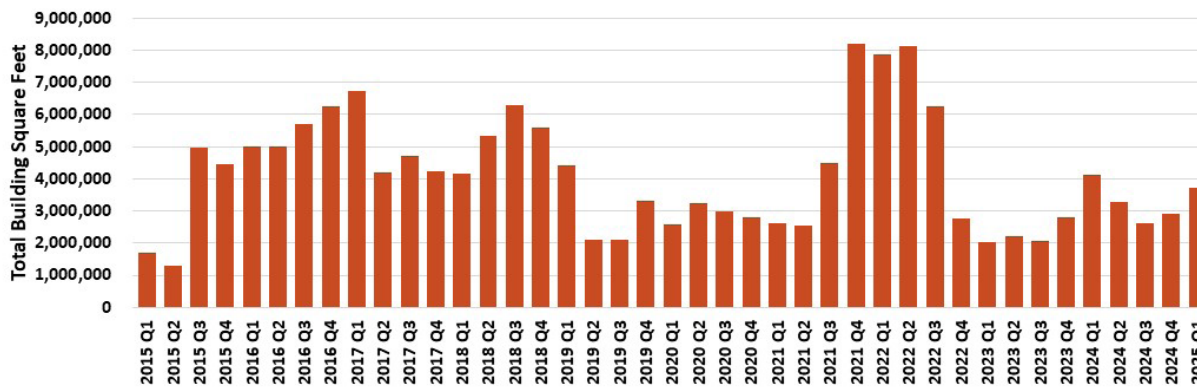
## ST. LOUIS REGIONAL INDUSTRIAL MARKET REAL ESTATE INDICATORS

### INDUSTRIAL BUILDINGS > 100,000 SQ FT

Inventory Breakdown by Total Building Sq Ft



**St. Louis Regional Industrial Market –**  
Square Footage Under Construction



### St. Louis Regional Industrial Market

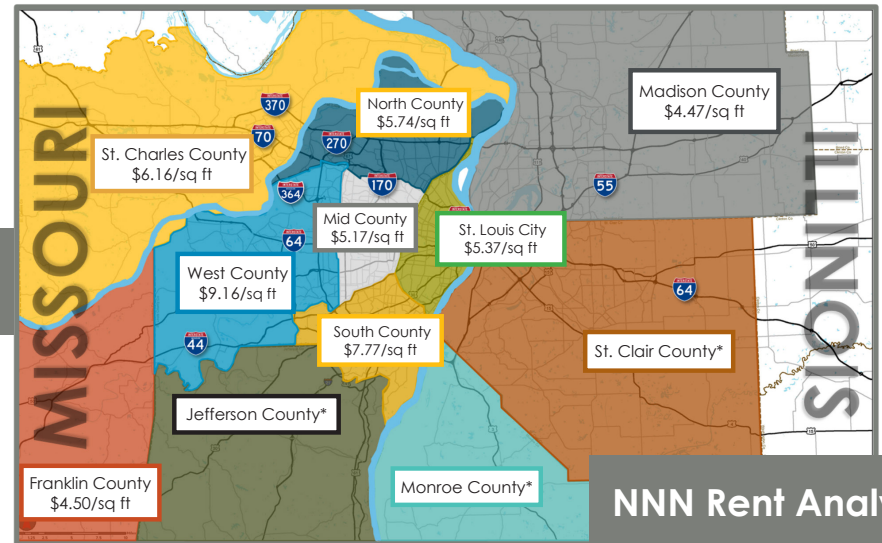
**Total Inventory Size**  
(Industrial & Flex >  
100,000 SQ FT)

**TOTAL =**  
**193.3 MILLION SQ FT**

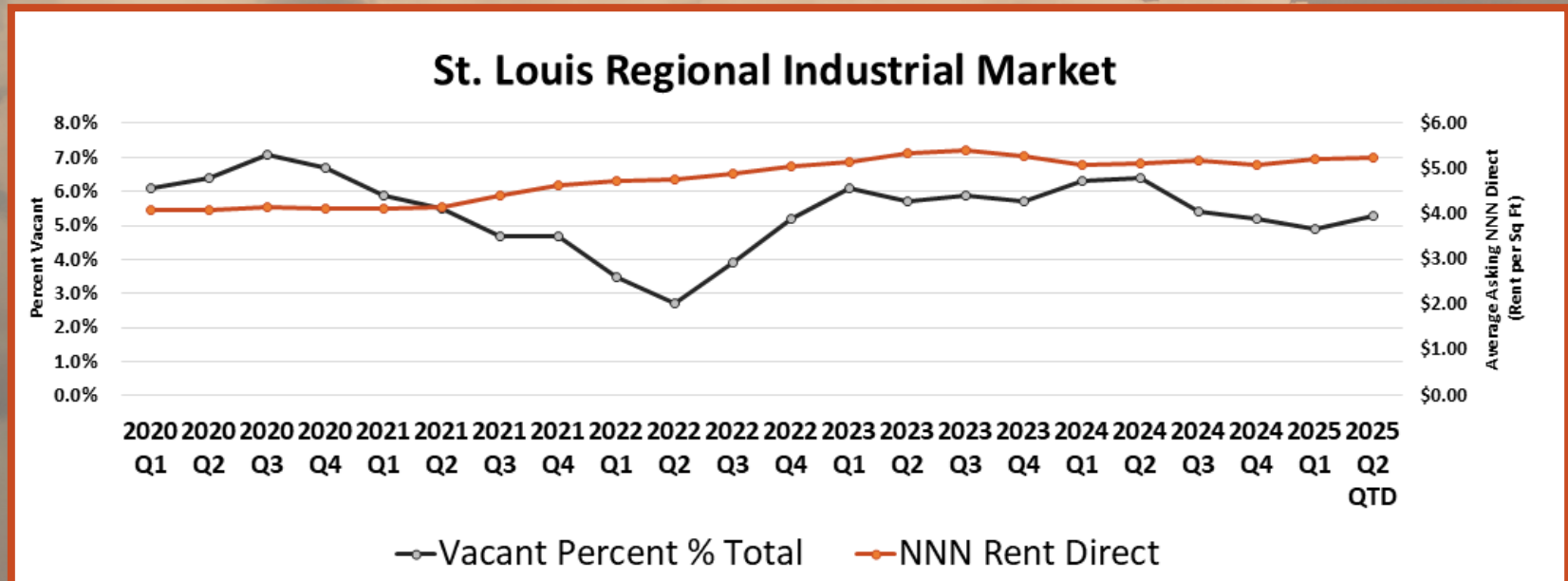
Source: CoStar – St. Louis MSA; Existing industrial buildings over 100,000 SF

**INDUSTRIAL BUILDINGS > 100,000 SQ FT**

# ST. LOUIS REGIONAL INDUSTRIAL MARKET REAL ESTATE INDICATORS



**NNN Rent Analysis**



## MIDWEST COMPARISON | Q2 2025

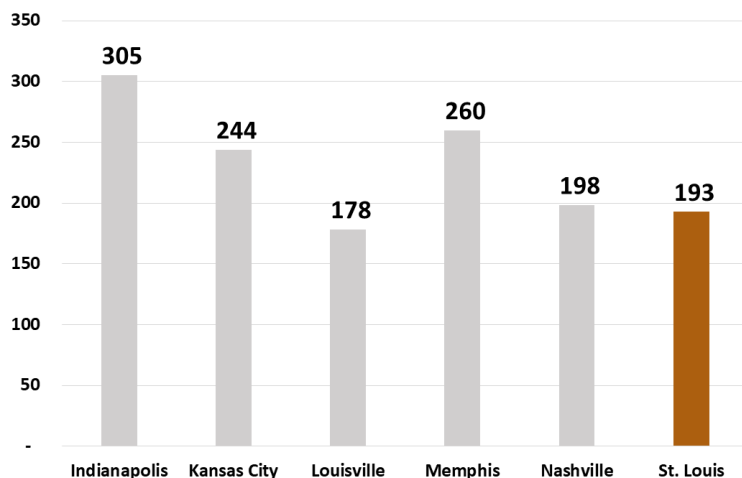
# ST. LOUIS REGIONAL INDUSTRIAL MARKET REAL ESTATE INDICATORS

## KEY TAKEAWAY:

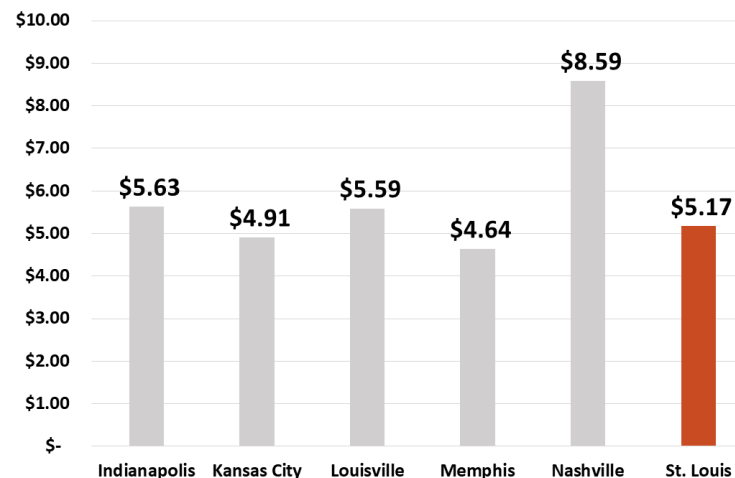
The St. Louis region is a competitively sized and priced market in the Midwest in terms of industrial inventory and rents. The region has 323 properties with more than 100,000 sq ft, an average building size of 312,000 sq ft, and 17 million sq ft of total available space.



**Total Inventory**  
In Millions of Sq Ft



**Avg NNN Rent per Sq Ft**  
Q1 2025



Source: CoStar



# ST LOUIS REGIONAL FREIGHTWAY

Click [HERE](#) to learn more about available industrial sites!

## MAJOR NATIONAL INSTITUTIONAL GRADE OWNERS BY SUBMARKET







## Regional Commitment to Infrastructure

Annually, the St. Louis Regional Freightway compiles its Priority Projects List in collaboration with various public and private sector partners. This valuable tool is used to advocate for support and funding for critical freight infrastructure improvements. Those projects strengthen the St. Louis region's position as a world-class freight and logistics hub.

This newly released list includes 29 projects representing a total investment of nearly \$8.9 billion. As of May 2025, more than \$560 million in projects on the list had been completed and more than \$2.6 billion in additional projects had been funded, with many of those under construction or soon to be. Those numbers, which continue to grow year over year, underscore the tremendous commitment to improving freight infrastructure in the St. Louis region.

See the full list of projects at [FreightWeekSTL.com](https://FreightWeekSTL.com)

## ONE LOCATION.

"Recent investments and endeavors enhance the future competitiveness and connectivity of the bi-state St. Louis region and support future growth, particularly in targeted industry sectors such as aerospace, where this region already has distinct advantages."

**Mary Lamie**

Executive Vice President of Multimodal Enterprises  
Bi-State Development  
Head of the St. Louis Regional Freightway

## GLOBAL ACCESS.

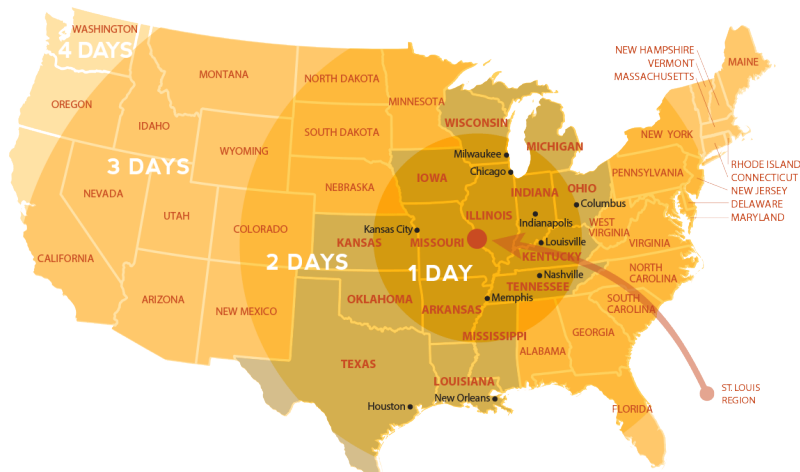
"Continued investments support the unparalleled rail service available in the St. Louis region, providing access to all corners of the country without interchange. Companies taking advantage of these sites are served by six fully functioning rail terminals and all six Class I railroads and benefit from the cooperative and local carrier ownership of key rail routes."

**Brent Wood**

President of Terminal Railroad Association of St. Louis (TRRA)  
Chair of the St. Louis Regional Freightway's Freight  
Development Committee

# KEY TAKEAWAYS

The St. Louis region is the strategic choice for businesses seeking exceptional value, offering a dynamic economy, competitive operating costs, and a job-ready labor force. Its central location, multimodal infrastructure, and economic diversity provide built-in resilience and reduced risk from supply chain disruptions.



## Productivity & Growth

The St. Louis region's \$209 billion GDP is in the top one-third of metro areas in the U.S. for GDP growth, and over the past 10 years, for every new resident arriving in the St. Louis MSA, the overall economy added more than \$2.3 million. These statistics show that the region produces higher value goods per person than other regions. In other words, the bi-state region is the destination of choice for businesses that need high value and complex goods made and distributed.

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The St. Louis region offers highly competitive NNN asking rents, around \$5.17 per square foot, and boasts nearly 4 million square feet of industrial space under construction as of Q1 2025.

## Strategic Geographic Location & Multimodal Infrastructure

The St. Louis region is the confluence of four major interstate highways (I-44, I-55, I-64 and I-70) and six Class I railroads, making St. Louis one of the largest rail centers in the United States. St. Louis Lambert International Airport serves 20 airlines and offers non-stop service to 68 cities, and MidAmerica St. Louis Airport in St. Clair County, Illinois, recently expanded its terminal to meet increased demand. The region also is home to the nation's most efficient inland port.





# St. Louis Regional Market Indicators & Workforce Statistics

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**CONTACT: MARY C. LAMIE, P.E.**

Bi-State Development | Executive Vice President of Multimodal Enterprises  
Phone: 314.982.1562 | Email: [MCLamie@TheFreightway.com](mailto:MCLamie@TheFreightway.com)

**[THEFREIGHTWAY.COM](http://THEFREIGHTWAY.COM)**

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