

# Light Industrial Park Profile



## Summary

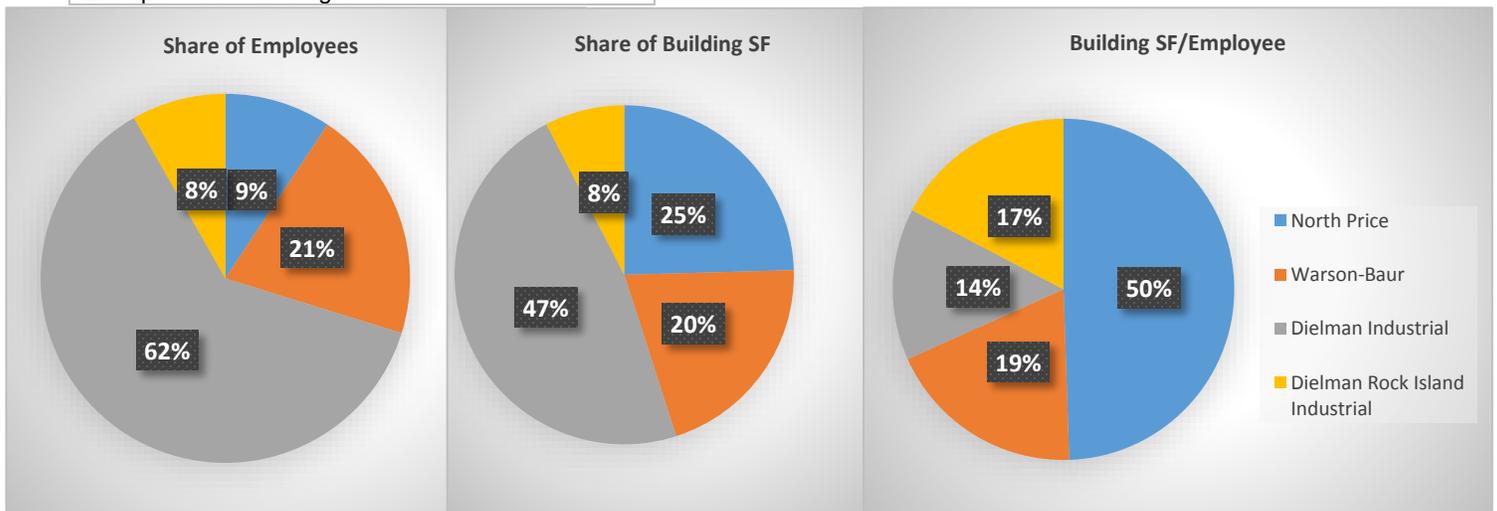
December 5, 2016

Parcels	Land Area (Acres)	Appraisal Values					
		Land		Improvements		Total	
		Total (\$)	Per SF	Total (\$)	Per SF	Total (\$)	Per SF
Dielman Industrial	93.2	\$15,544,100	\$3.83	\$32,943,900	\$8.12	\$48,488,000	\$11.95
<i>*Dielman Industrial</i>	<i>84.0</i>	<i>\$15,005,400</i>	<i>\$4.10</i>	<i>\$32,943,900</i>	<i>\$9.01</i>	<i>\$47,949,300</i>	<i>\$13.11</i>
Dielman Rock Island Industrial	15.0	\$2,582,300	\$3.94	\$5,809,600	\$8.87	\$8,391,900	\$12.82
North Price	39.4	\$7,267,100	\$4.23	\$10,095,700	\$5.88	\$17,362,800	\$10.11
Warson-Baur	34.4	\$6,323,900	\$4.23	\$14,873,400	\$9.94	\$21,197,300	\$14.16
LID Districts	182.0	\$31,717,400	\$4.00	\$63,722,600	\$8.04	\$95,440,000	\$12.04
Non-Residential	409.9	\$103,162,200	\$5.78	\$131,418,200	\$7.36	\$234,580,400	\$13.14

*\*Analysis with 2 unimproved properties removed 1290 Dielman Rd & 1160 Walters Way Lane*

Industrial Park	Total Employees	Vacant Space	Total Building SF	Occupied Building SF	Building SF/Employee	Occupancy Rate
North Price	356	4,510	609,642	605,132	1712.5	99.3%
Warson-Baur	780	30,783	508,039	477,256	651.3	93.9%
Dielman Industrial	2,362	17,421	1,175,490	1,158,069	497.7	98.5%
Dielman Rock Island Industrial	314	27,317	188,445	161,128	600.1	85.5%

Top Employers	Employer Size	Number of Businesses
Allied Industrial Equipment*	0 to 4	55
BECS Technology, Inc.*	5 to 9	22
Classic Aire Care, Inc.*	10 to 19	22
Kramer & Frank, PC*	20 to 49	22
S & S Automotive*	50 to 99*	5
HDIS, Medical West Respiratory Services, Murphy Company, PayneCrest Electric	100 to 249	4
Intelligrated Systems, US Bank	250 to 499	2
Enterprise Fleet Management	500+	1



# Light Industrial Park Profile

**39 Businesses**

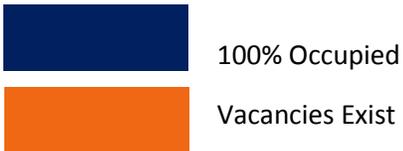
**31 of 39 businesses operated 2 years or longer**

**161,128 SF Occupied**

**188,445 SF Total Tenant Space**

**85.5% Occupancy Rate**

**314 Employees**



# Light Industrial Park Profile



## North Price

10 Businesses

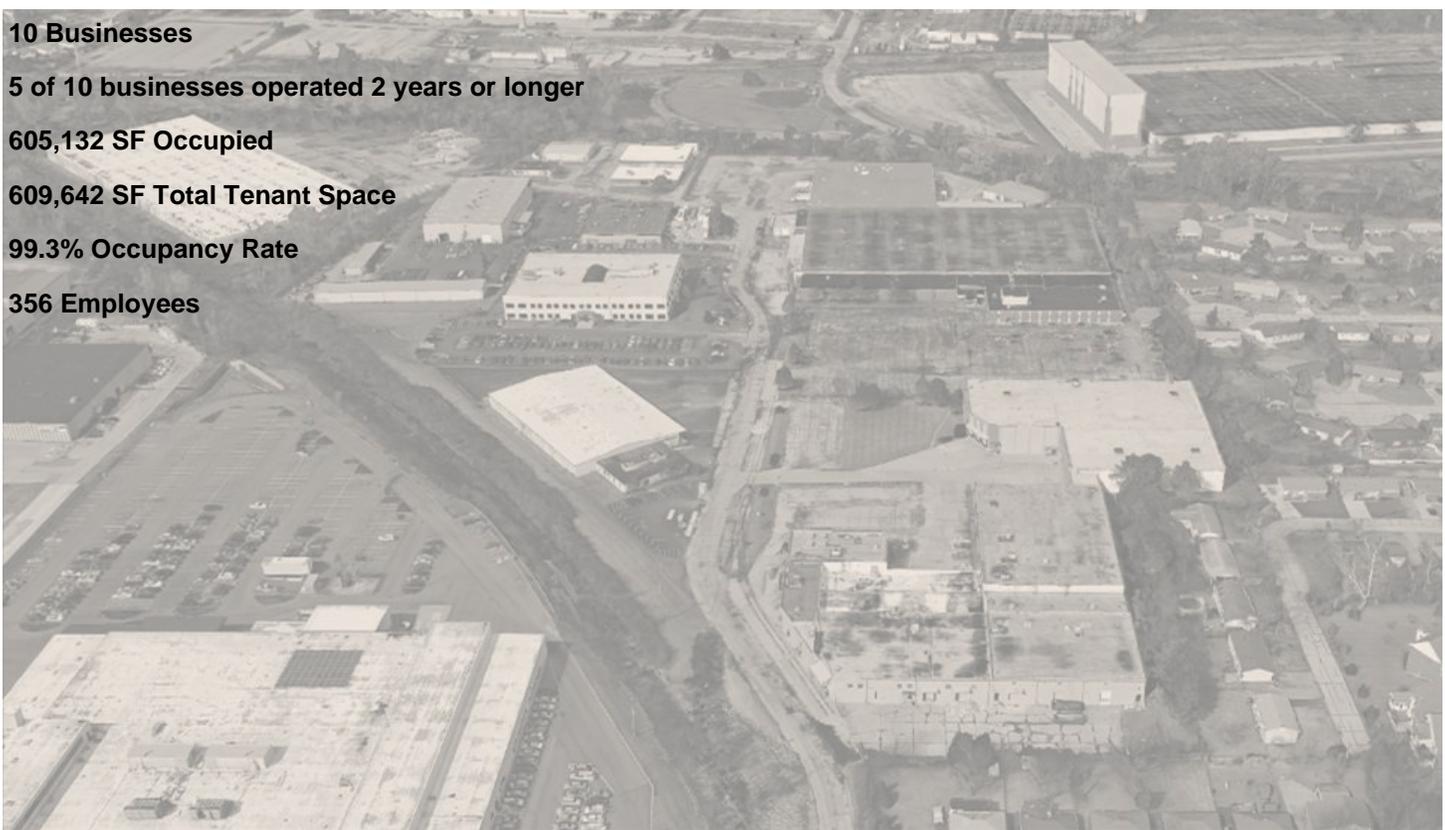
5 of 10 businesses operated 2 years or longer

605,132 SF Occupied

609,642 SF Total Tenant Space

99.3% Occupancy Rate

356 Employees



## Dielman Industrial

**42 Businesses**

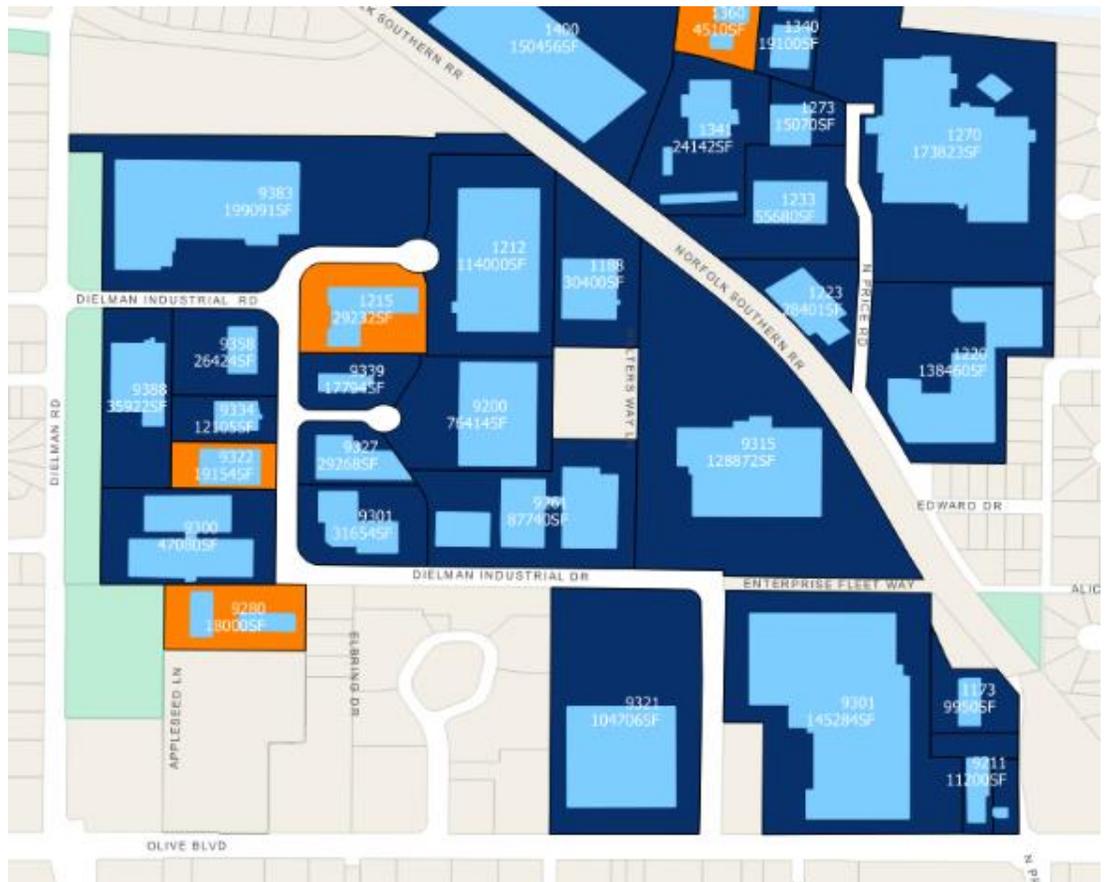
**34 of 42 businesses operated 2 years or longer**

**1,158,069 SF Occupied**

**1,175,490 SF Total Tenant Space**

**98.5% Occupancy Rate**

**2,362 Employees**



## Warson-Baur

- 42 Businesses**
- 34 of 42 businesses operated 2 years or longer**
- 477,256 SF Occupied**
- 508,039 SF Total Tenant Space**
- 93.9% Occupancy Rate**
- 780 Employees**

