



OFFERING MEMORANDUM

**CLARK
PROPERTIES
RIVERVIEW
INDUSTRIAL
CENTER**

Marcus & Millichap
TAG INDUSTRIAL GROUP



NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services of Chicago, Inc. © 2025 Marcus & Millichap. All rights reserved. Activity ID: ZAF0370360

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.**

www.MarcusMillichap.com
Offices throughout the U.S. and Canada

RIVERVIEW INDUSTRIAL
CENTER



TABLE OF CONTENTS

PROPERTY
SUMMARY

FINANCIALS

PHOTOS &
SITE MAPS

TENANT
OVERVIEW

MARKET
OVERVIEW



PROPERTY SUMMARY

- 6 Offering Summary
- 7 Investment Highlights
- 8 Regional Map
- 9 Property Details

OFFERING SUMMARY

SUMMARY OF TERMS

INTEREST OFFERED

The fee simple interest in Clark Properties Saint Louis Portfolio, industrial properties located at Saint Louis, Missouri.

TERMS OF SALE

Clark Properties Saint Louis Portfolio is subject to offer.

PROPERTY TOURS

All property tours must be arranged with the Marcus & Millichap listing agents. At no time shall the tenants, on-site management or staff be contacted without prior approval.

CLARK PROPERTIES: RIVERVIEW INDUSTRIAL CENTER

Clark Properties Riverview Industrial Center Marcus & Millichap is pleased to present the opportunity to acquire the Riverview Industrial Center situated at 9215 Riverview Drive in Saint Louis, Missouri. The subject property consists of approximately 210,754 square feet of industrial space across 25.48 acres of land. The fully leased multi-tenant asset is anchored by Home Depot USA, Inc. The property features three suites, 12 dock-high doors, five grade-level doors, one city-high door and seven rail-access doors, a clear height ranging from 12' to 43', three-phase power with 1,200 amps, and an actively used BNSF rail spur. Additionally, the building's coverage ratio of 19 percent makes the property ideal for outdoor storage use, which the tenants heavily utilize. Conveniently positioned along the Mississippi River, the property has proximate access to Interstates 270 and 70.

With the property containing qualities that allow for specialized shipping activities, the anchoring tenant is relatively less sensitive to rent increases. Given the inflationary environment, rising industrial vacancy rates, and slowing rent growth, owning specialized assets that give landlords more pricing power over rents is growing in importance. Home Depot has occupied the property since 1998 and leases 42 percent of the asset to conduct storage and rail shipping of bulk goods, primarily lumber.

In addition to the benefits of owning a specialized asset in today's economy, this sale offers national investors the opportunity to claim a stake in a market whose fundamentals outperform most of the top markets across the nation. At 4.2 percent, the industrial vacancy rate in Saint Louis sat 340 basis points lower than the national average during the second quarter of 2025. Tighter availability has allowed Saint Louis to also sustain a higher level of annual rent growth at 4.2 percent, more than doubling the national average of 2.0 percent. As the second quarter came to a close, there were 4.1 million square feet of industrial space under construction in Saint Louis, representing just 1.2 percent of the existing inventory. The construction of Boeing's 1.1 million-square-foot manufacturing facility exemplifies the industrial benefits that Saint Louis maintains (CoStar, national average based on top 50 metros, classes A, B, & C, minimum 10,000 square feet).

The Saint Louis metro is near the geographic center of the United States, within 500 miles of one-third of the U.S. population. About 2.8 million people call the metro area home, with Saint Louis hosting over 319,000 residents. Located at the confluence of the Mississippi and Missouri rivers, the metro area encompasses counties in both Missouri and Illinois. The economy of Saint Louis is anchored by the logistics industry, with trade, transportation, and utilities accounting for the largest share of employment. In addition to the Gateway Arch, which continues to serve as a major tourist attraction, Saint Louis is also highlighted by one of the nation's most prominent urban parks. Covering 1,326 acres, encompassing the Saint Louis Zoo, Art Museum, History Museum, and Science Center, Forest Park measures larger than New York's famed Central Park. Saint Louis is also the host of two major professional sports teams, the Saint Louis Cardinals of Major League Baseball and the Saint Louis Blues of the National Hockey League (Marcus & Millichap, Wikipedia).

INVESTMENT HIGHLIGHTS



Building Features: Riverview Industrial Center consists of 210,754 square feet of industrial space on 25.48 acres. The specialized property is equipped with three suites, 12 dock-high doors, five grade-level doors, one city-high door and seven rail-access doors, a clear height ranging from 12' to 43', three-phase power with 1,200 amps, and an actively used BNSF rail spur. A building coverage ratio of 19% allows for ample industrial outdoor storage space (IOS).



Infrastructure Advantage: Sitting along the Mississippi River, the property has proximate access to I-270 and I-70. The property's rail capabilities give the property access to the third-largest rail hub in the U.S., with six Class I railroads.



Anchoring Tenant: Home Depot has occupied the property since 1998 and accounts for 42% of the leased space. With the use of the rail spur, Home Depot uses the property to distribute bulk lumber.

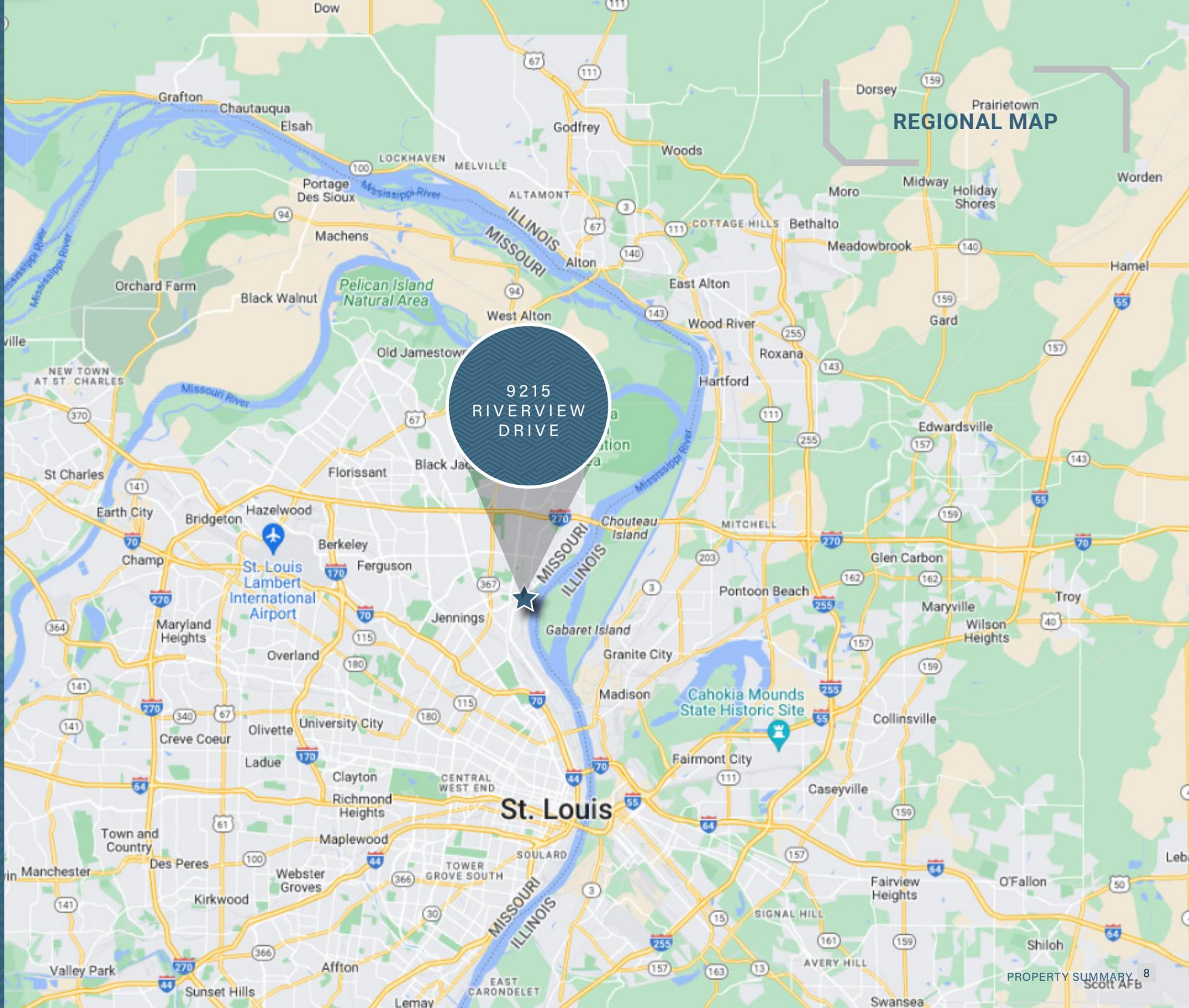


Industrial Outdoor Storage: Valued at \$200 billion nationwide, the IOS industry has become an important asset class in the industrial market, helping to facilitate the boom in imports in recent years. Strict zoning laws restrict the supply of new IOS, increasing the value of existing properties.



Market Fundamentals: Saint Louis industrial vacancy rate sat at 4.2% in Q2 2025, outperforming the national average by 340 basis points, which rose to a 10-year high of 7.6%. For the first time in more than a decade, Saint Louis rent growth has eclipsed the national average, doubling the rate of most markets at 4.2%. The general decline in rent growth in an inflationary environment with rising interest rates underscores the need for specialized properties (like the subject asset) that give greater pricing power to landlords.

RIVERVIEW INDUSTRIAL CENTER



9215
RIVERVIEW
DRIVE

REGIONAL MAP

RIVERVIEW INDUSTRIAL CENTER



PROPERTY DETAILS

RIVERVIEW INDUSTRIAL CENTER

9215 RIVERVIEW DRIVE, SAINT LOUIS, MO 63137

Number of Suites	3
Number of Buildings	1
Total Square Feet	210,754
Year Built	1950
Lot Size	25.48 Acres
Type of Ownership	Fee Simple
Clear Height	12'-43'
Parking Surface	Asphalt
Building Class	C
Tenancy	Multi
Dock High Doors	12
Rail Dock Doors	7
Grade Level Doors	5
Sprinklers	Dry/Wet
Rail Served	Burlington Northern Santa Fe
Construction	Transite/Metal
Power	1,200a/3p Heavy
Zoning	K Unrestricted District
Age/Condition of Roofs	* 2024 (20-Year Roof Warranty)
Market	St. Louis
Submarket	St. Louis City North
Market Vacancy	3.50%

*Contact Broker for Further Details



FINANCIALS

- 11 Offering Highlights
- 12 Rent Roll
- 13 Cash Flow
- 14 Operating Statment

OFFERING HIGHLIGHTS

Offering Price	\$8,900,000.00
Year 1 NOI	\$542,253.56
Cap Rate	6.09%
Total Square Feet	210,754
Total Acres	25.48
Average In Place Rental Rate	\$3.36
Average Pro-Forma Rental Rate	\$3.74
Lease Type	Triple Net (NNN)
WALT	2.29
Rental Increases	Varies, See Rent Roll
Tenancy	Multi-Tenant
Occupancy	82.17%

DEBT QUOTE

As Of	7/31/2025
Maximum LTV	70%
Loan Term	3-5 Years
Amortization (Underwritten)	25 Years
Interest Only	0 Months
Index	5-Year UST
Index Pricing (As of 7/31/2025)	3.97%
Spread	2.25%
Estimated Interest Rate	6.22%
Recourse	TBD
Reserves	TBD

RENT ROLL

Tenant Name	Suite	Lease Type	Lease Status	Area	Building Share %	Lease Start Date	Lease End Date	Original Lease Year	WALT	Rent PSF	Monthly Base Rent	Annual Base Rent	Absorption & Turnover Rent	Scheduled Base Rent	Annual Increases	Options
^w Custom Assembly, Inc.	100	NNN	Contract	84,418	40.06%	3/1/22	2/28/27	2017	1.58	2.63	18,517	222,200	0	222,200	3.00%	None
^x Vacant	125	NNN	Speculative	37,580	17.83%					4.50	14,093	169,110	169,110	0	3.00%	
^y Home Depot USA, Inc.	200	NNN	Contract	88,756	42.11%	8/1/23	7/31/28	1998	3.00	4.08	30,168	362,020	0	362,020	3.25%	^z One (1) Option of Sixty (60) months at "FMV" Rent with Two Hundred Seventy (270) Days Written Notice
Total				210,754					2.29	3.74	62,778	753,330	169,110	584,220		

^wAssumptions:5-Year Renewal at \$4.50 PSF NNN w/ 3% Annual Escalations.

^xSuite is currently on the market with Gershman Commercial Real Estate for \$4.50 PSF NNN. Assumptions: 5-Year Lease at \$4.50 PSF NNN w/ 3% Annual Escalations

^yHome Depot USA, Inc. Termination Option: Tenant shall be granted a one-time early termination right subsequent to July 31, 2026, as long as Tenant is not in Default of the Lease and provides a written notice of at least nine (9) months to the Landlord. Upon Landlord's receipt of the written notice, the Term shall end at the latter of nine (9) months or the desired termination date of the Tenant from hte receipt of the written notice. Assumptions: 5-Year Renewal at \$4.50 PSF NNN w/ 3.25% Annual Escalations

^zHome Depot USA, Inc. Extension Option: Tenant shall have one (1) option ("Extension Option") to renew this Amended Lease for an additional period of sixty (60) months ("Extension Term"). The Extension Term shall commence on August 1, 2028. The Base Rent shall be determined at the then fair market rental rate. Tenant must exercise Extension Option by giving Landlord written notice of its election to do so no later than two hundred seventy (270) days prior to August 1, 2028.

CASH FLOW

		Forecast Year 1 Dec-2025	Forecast Year 2 Dec-2026	Forecast Year 3 Dec-2027	Forecast Year 4 Dec-2028	Forecast Year 5 Dec-2029	Forecast Year 6 Dec-2030	Forecast Year 7 Dec-2031	Forecast Year 8 Dec-2032	Forecast Year 9 Dec-2033	Forecast Year 10 Dec-2034	Forecast Year 11 Dec-2035	Forecast Total
For the Years Ending													
	Suite												
Rental Revenue													
Potential Base Rent		753,330	771,767	934,298	988,962	1,019,621	1,051,239	1,083,838	1,117,450	1,162,117	1,212,408	1,248,780	11,343,811
1. Custom Assembly, Inc.	100	222,200	228,866	374,176	411,076	423,408	436,111	449,194	462,670	474,214	488,440	503,093	4,473,448
2. Vacant	125	169,110	169,110	174,183	179,409	184,791	190,335	196,045	201,926	207,984	214,223	220,650	2,107,767
3. Home Depot USA, Inc.	200	362,020	373,791	385,939	229,341	0	0	0	0	0	0	0	1,351,091
4. Home Depot USA, Inc. (Option 1)	200	0	0	0	169,136	411,422	424,793	438,599	452,854	479,919	509,745	525,037	3,411,505
Absorption & Turnover Vacancy		-169,110	0	-93,544	0	0	-47,584	0	-115,668	-119,980	0	-55,163	-601,047
1. Custom Assembly, Inc.	100	0	0	-93,544	0	0	0	0	-115,668	0	0	0	-209,212
2. Vacant	125	-169,110	0	0	0	0	-47,584	0	0	0	0	-55,163	-271,856
3. Home Depot USA, Inc. (Option 1)	200	0	0	0	0	0	0	0	0	-119,980	0	0	-119,980
Scheduled Base Rent		584,220	771,767	840,754	988,962	1,019,621	1,003,655	1,083,838	1,001,783	1,042,137	1,212,408	1,193,618	10,742,763
Total Rental Revenue		584,220	771,767	840,754	988,962	1,019,621	1,003,655	1,083,838	1,001,783	1,042,137	1,212,408	1,193,618	10,742,763
Other Tenant Revenue													
Total Expense Recoveries		152,679	203,267	210,804	225,552	232,376	236,025	246,651	245,949	253,848	271,156	275,366	2,553,674
1. Custom Assembly, Inc.	100	74,427	81,419	63,329	90,345	93,079	94,541	98,797	73,887	101,679	108,612	110,298	990,413
2. Vacant	125	0	36,245	37,589	40,219	41,435	31,565	43,981	43,856	45,264	48,350	36,826	405,330
3. Home Depot USA, Inc.	200	78,252	85,603	88,777	55,410	0	0	0	0	0	0	0	308,042
4. Home Depot USA, Inc. (Option 1)	200	0	0	0	39,578	97,862	99,399	103,874	103,578	80,178	114,193	115,966	754,628
Total Other Tenant Revenue		152,679	203,267	189,695	225,552	232,376	225,504	246,651	221,320	227,122	271,156	263,091	2,458,413
Effective Gross Revenue		736,899	975,034	1,030,449	1,214,514	1,251,997	1,229,159	1,330,489	1,223,103	1,269,259	1,483,565	1,456,708	13,201,176
Operating Expenses													
Repairs and Maintenance		33,828	34,843	35,888	36,965	38,074	39,216	40,392	41,604	42,852	44,138	45,462	433,262
Grounds Maintenance		6,388	6,580	6,777	6,980	7,190	7,405	7,628	7,856	8,092	8,335	8,585	81,816
Security		2,226	2,293	2,362	2,432	2,505	2,581	2,658	2,738	2,820	2,904	2,992	28,510
Management Fee		40,529	53,627	56,675	66,798	68,860	67,604	73,177	67,271	69,809	81,596	80,119	726,065
Insurance		59,000	60,770	62,593	64,471	66,405	68,397	70,449	72,563	74,739	76,982	79,291	755,660
Taxes		43,840	45,155	46,510	47,905	49,342	50,823	52,347	53,918	55,535	57,201	58,917	561,494
Repairs and Maintenance (Non-Recoverable)		8,834	9,099	9,372	9,653	9,943	10,241	10,548	10,865	11,191	11,526	11,872	113,144
Total Operating Expenses		194,645	212,366	220,176	235,205	242,319	246,266	257,199	256,814	265,039	282,682	287,238	2,699,951
Net Operating Income		542,254	762,668	810,273	979,309	1,009,678	982,893	1,073,290	966,289	1,004,220	1,200,882	1,169,470	10,501,225
Leasing Costs													
Tenant Improvements		37,580	0	42,209	0	0	18,790	0	42,209	53,254	0	18,790	212,832
Leasing Commissions		52,596	0	125,638	0	0	60,631	0	115,705	96,702	0	0	451,272
Total Leasing Costs		90,176	0	167,847	0	0	79,421	0	157,914	149,956	0	18,790	664,104
Cash Flow Before Debt Service		452,077	762,668	642,426	979,309	1,009,678	903,472	1,073,290	808,375	854,264	1,200,882	1,150,680	9,837,121
Debt Service													
Total Debt Service		-491,553	-491,553	-491,553	-491,553	-491,553	0	0	0	0	0	0	-2,457,763
Cash Flow After Debt Service		-39,475	271,115	150,873	487,756	518,126	903,472	1,073,290	808,375	854,264	1,200,882	1,150,680	7,379,358

OPERATING STATEMENT

	Forecast											
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	
Operating Expenses	<u>Dec-2025</u>	<u>Dec-2026</u>	<u>Dec-2027</u>	<u>Dec-2028</u>	<u>Dec-2029</u>	<u>Dec-2030</u>	<u>Dec-2031</u>	<u>Dec-2032</u>	<u>Dec-2033</u>	<u>Dec-2034</u>	<u>Dec-2035</u>	<u>Total</u>
For the Years Ending												
Repairs and Maintenance	33,828	34,843	35,888	36,965	38,074	39,216	40,392	41,604	42,852	44,138	45,462	433,262
Fire System	30,432	31,345	32,285	33,254	34,251	35,279	36,337	37,428	38,550	39,707	40,898	389,767
HVAC	0	0	0	0	0	0	0	0	0	0	0	0
Misc. Maintenance/HLC Labor	0	0	0	0	0	0	0	0	0	0	0	0
Misc. Repairs	3,396	3,498	3,603	3,711	3,822	3,937	4,055	4,177	4,302	4,431	4,564	43,495
Grounds Maintenance	6,388	6,580	6,777	6,980	7,190	7,405	7,628	7,856	8,092	8,335	8,585	81,816
Security	2,226	2,293	2,362	2,432	2,505	2,581	2,658	2,738	2,820	2,904	2,992	28,510
Management Fee	40,529	53,627	57,903	66,798	68,860	68,216	73,177	68,704	71,365	81,596	84,044	734,820
Insurance	59,000	60,770	62,593	64,471	66,405	68,397	70,449	72,563	74,739	76,982	79,291	755,660
Taxes	43,840	45,155	46,510	47,905	49,342	50,823	52,347	53,918	55,535	57,201	58,917	561,494
Repairs and Maintenance (Non-Recoverable)	8,834	9,099	9,372	9,653	9,943	10,241	10,548	10,865	11,191	11,526	11,872	113,144
Fire Systems	0	0	0	0	0	0	0	0	0	0	0	0
HVAC	0	0	0	0	0	0	0	0	0	0	0	0
Misc. Maintenance/Repairs/ Interior/ Exterior- HLC Labor	5,134	5,288	5,447	5,610	5,778	5,952	6,130	6,314	6,504	6,699	6,900	65,755
Misc. Repairs - Interior	0	0	0	0	0	0	0	0	0	0	0	0
Floor Repairs	2,500	2,575	2,652	2,732	2,814	2,898	2,985	3,075	3,167	3,262	3,360	32,019
Painting - Interior	0	0	0	0	0	0	0	0	0	0	0	0
Roof Repairs	1,200	1,236	1,273	1,311	1,351	1,391	1,433	1,476	1,520	1,566	1,613	15,369
Shop Equipment/Supplies/Repairs	0	0	0	0	0	0	0	0	0	0	0	0
Total Operating Expenses	194,645	212,366	221,405	235,205	242,319	246,879	257,199	258,247	266,594	282,682	291,163	2,708,706



PHOTOS & SITE PLAN

16 River View Industrial Center

18 Site Plan

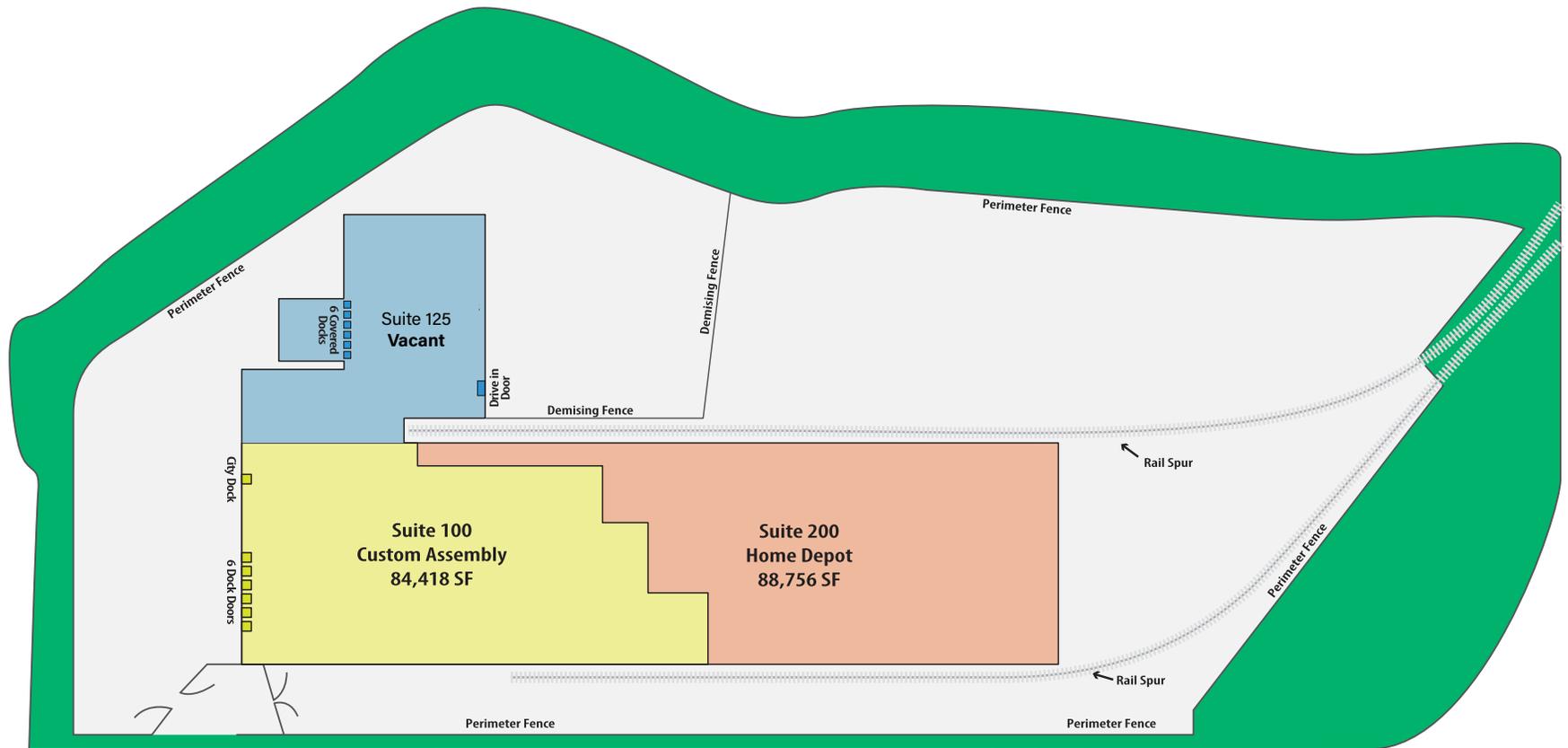
RIVERVIEW INDUSTRIAL CENTER



RIVERVIEW INDUSTRIAL CENTER



Riverview Hall Industrial Properties, LP - 9215 Riverview Drive, St. Louis, Missouri 63137
210,754 SF



- Vacant- 37,580 SF
- Custom Assembly - 84,418 SF
- Home Depot - 88,756 SF



TENANT OVERVIEW

20 Home Depot USA, Inc.

TENANT OVERVIEW

HOME DEPOT USA, INC.

To provide the best customer service, the widest selection of products, and the most competitive prices.

Home Depot has been a long-term tenant since 1998. Home Depot’s lease term runs through July 2028. Home Depot currently leases approximately 90,000 square feet or 42% of the property.

The Home Depot, Inc. is the world’s largest home improvement specialty retailer that consistently ranks as a top Fortune 500 company and major private employer. With more than 2,300 retail stores, The Home Depot operates in all 50 states, the District of Columbia, Puerto Rico, the U.S. Virgin Islands, Guam, Canada, and Mexico. The associates of The Home Depot have one common simple goal, to help their customers build and improve their homes (Home Depot).

As a top supplier of building materials, The Home Depot offers a large selection of lumber and wood products, including shingles, fences, decks, composite decking, lattice, chain link fence, plywood, hardwood, timber, bamboo, and wood veneer. In order to distribute its wide selection of lumber, The Home Depot relies heavily on an advanced rail network that connects with its bulk warehouses (such as the subject property). About 50 percent of The Home Depot’s bulk goods, primarily lumber, are transported through rail (Freight Waves).



TENANT
Home Depot USA, Inc.



HEADQUARTERS
Atlanta, Georgia



DATE FOUNDED
1979



2023 REVENUE
\$152.7 Billion



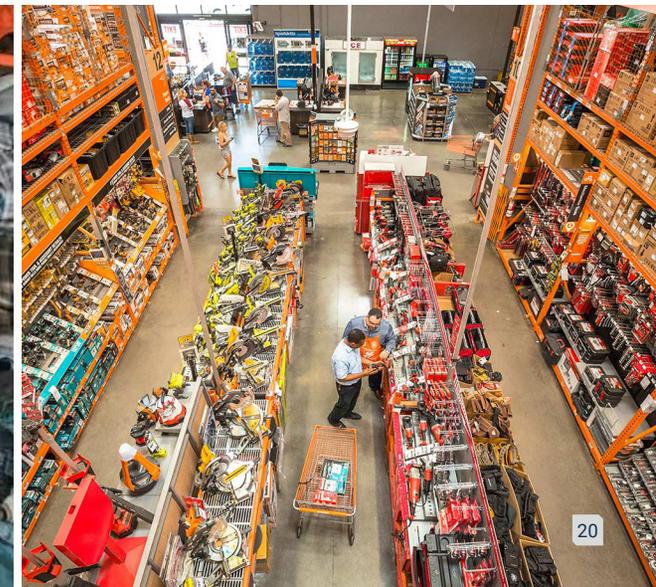
NUMBER OF EMPLOYEES
463,100



NUMBER OF LOCATIONS
2,300+



WEBSITE
www.homedepot.com





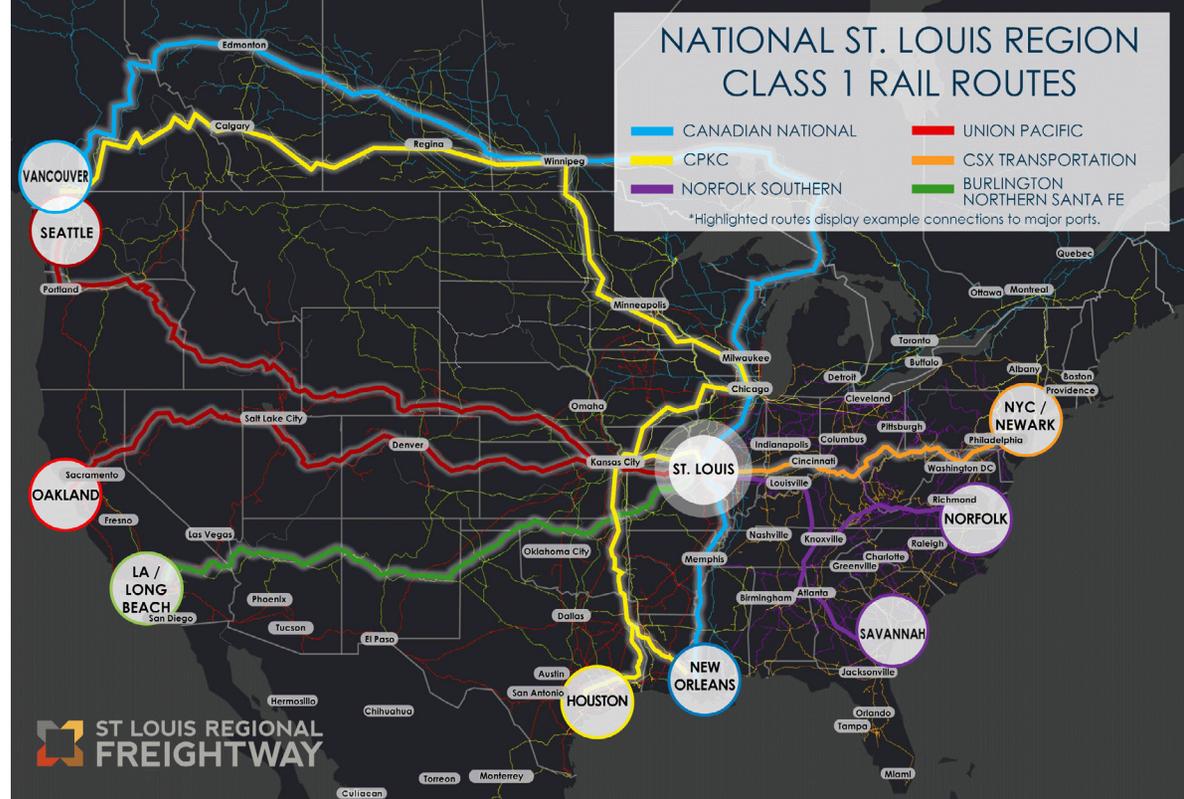
MARKET OVERVIEW

- 22 Saint Louis Rail Industry
- 23 IOS Industry
- 24 St. Louis Industrial Market
- 25 City Amenities
- 26 Major Employers
- 27 Fundamentals
- 28 Demographics

MARKET OVERVIEW

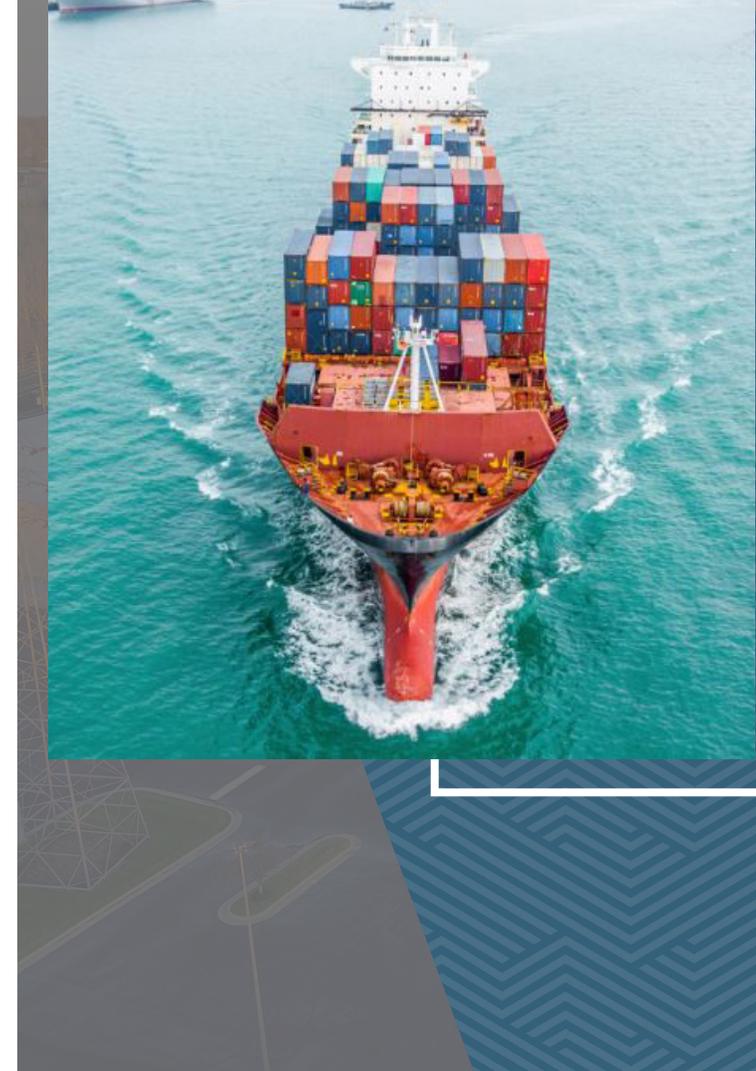
SAINT LOUIS RAIL INDUSTRY

Saint Louis's proximity to America's heartland along with its access to the Mississippi River, gave way to the development of an advanced rail network. Following its western neighbor, Kansas City, Saint Louis ranks as the third-largest rail transportation center in the nation. With 4,800 miles of track, 2,500 miles of yard track, and about 7,300 public and private highway-rail crossings, the state of Missouri maintains the 10th largest number of railroad miles nationwide. Twenty freight railroads operate in the state, carrying the fourth-largest amount of freight tonnage in the U.S. Overall, the state's rail system moves the equivalent of more than 21 million truckloads per year (Missouri DOT). All six Class I railroads in the U.S. transport goods through the Saint Louis market, including BNSF Railway Company, Canadian Pacific Kansas City Limited (CPKC), Norfolk Southern Railway Company, Union Pacific Railroad, Canadian National, and CSX Transportation. Saint Louis's competitive advantage in rail access allows for bulk goods to be shipped to most of the nation within two days (St. Louis Regional Freightway).



IOS INDUSTRY

Thanks to the influx of imports in recent years that created a shortage of warehouse space, industrial outdoor storage (IOS) space, once considered the “ugly duckling” of commercial real estate, has established itself as a major asset class in the industrial market. In 2022, the IOS market was valued at \$200 billion nationwide as vacancy rates fell below 3 percent and rents surged by 30 percent since late 2019 (Bisnow). IOS properties, characterized by low building-to-land coverage ratios (usually less than 20 percent), can be used to store vehicles, equipment, and shipping containers. Thanks to strict zoning regulations, new supplies of IOS properties are largely non-existent, creating a windfall for existing landlords.

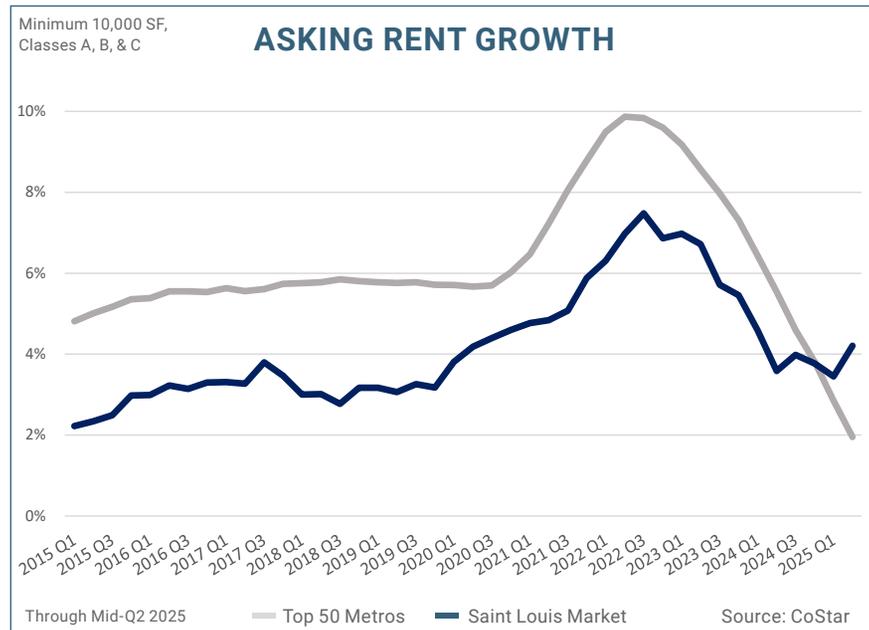
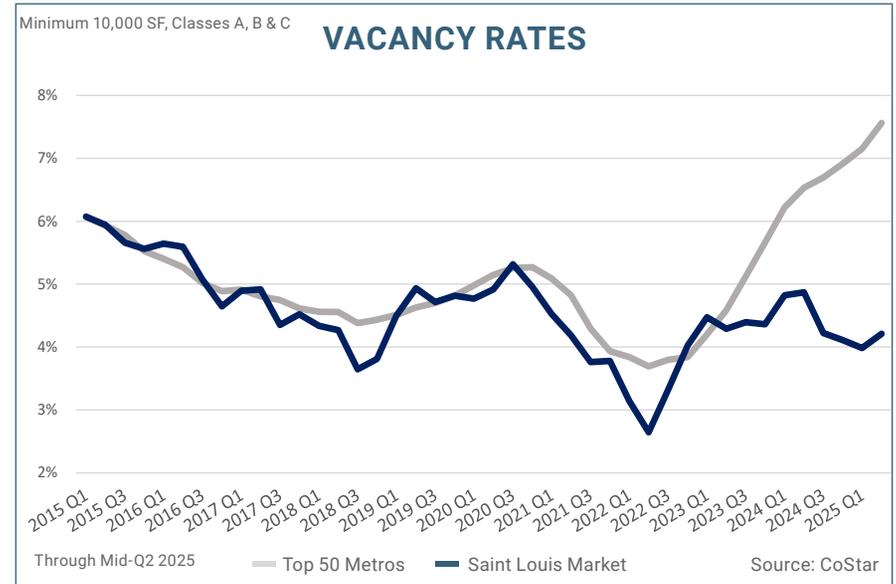


Flushed with stimulus checks, Americans bought a record \$3.2 trillion worth of goods from abroad in 2022. Since then, the U.S. has maintained that level of international consumer demand, which has in turn supported the IOS industry, particularly in intermodal-dependent markets such as Saint Louis. While imports will likely remain above pre-pandemic levels in the near term, the ongoing trade war has already had a notable impact on international trade (and thus the IOS industry), both positively and negatively. In anticipation of tariffs issued by President Trump, American importers frontloaded in Q1, resulting in a new quarterly record of \$948 billion worth of imports (including \$343 billion in March). Although President Trump has rolled back many of the historically high tariff rates announced on “Liberation Day”, the increase in duties has resulted in a slowdown in imports. With businesses already stocked with ample inventory, imports for the month of April fell to \$276 billion (U.S. Census Bureau). Though import data for the month of May was not available at the time of this publication, shipping container volumes were down 9.7 percent in May from April’s level, suggesting a continued deceleration in imports (Descartes Datamyne). The impact that this will have on the IOS industry may ultimately be determined by the ability of U.S. businesses and the American consumer to absorb tariffs that result in higher prices for capital and consumer goods. If consumption levels hold up, so will U.S. imports to some degree, which will theoretically support the IOS industry during this time.

MARKET OVERVIEW

SAINT LOUIS INDUSTRIAL MARKET

For much of the last decade, vacancy rates between the Saint Louis market and the national average (as defined by the top 50 metros, minimum 10,000 square feet, and classes A, B, & C) have moved in lockstep. However, starting in 2023, vacancy rates between the two began to diverge. By the middle of Q2, the national vacancy rate topped a 10-year high of 7.6 percent. However, in Saint Louis, availability remained comfortably below its 10-year high at 4.2 percent, resulting in the widest margin on record at 330 basis points. The recent surge in national vacancy rates is largely driven not just by a record number of big-box deliveries, but also due to a deceleration in demand toward negative levels for the first time since the economy was still reeling from the Great Recession in early 2010. Whereas in Saint Louis, existing industrial landlords did not have to contend with such an influx of new properties, allowing vacancy rates to remain relatively low.

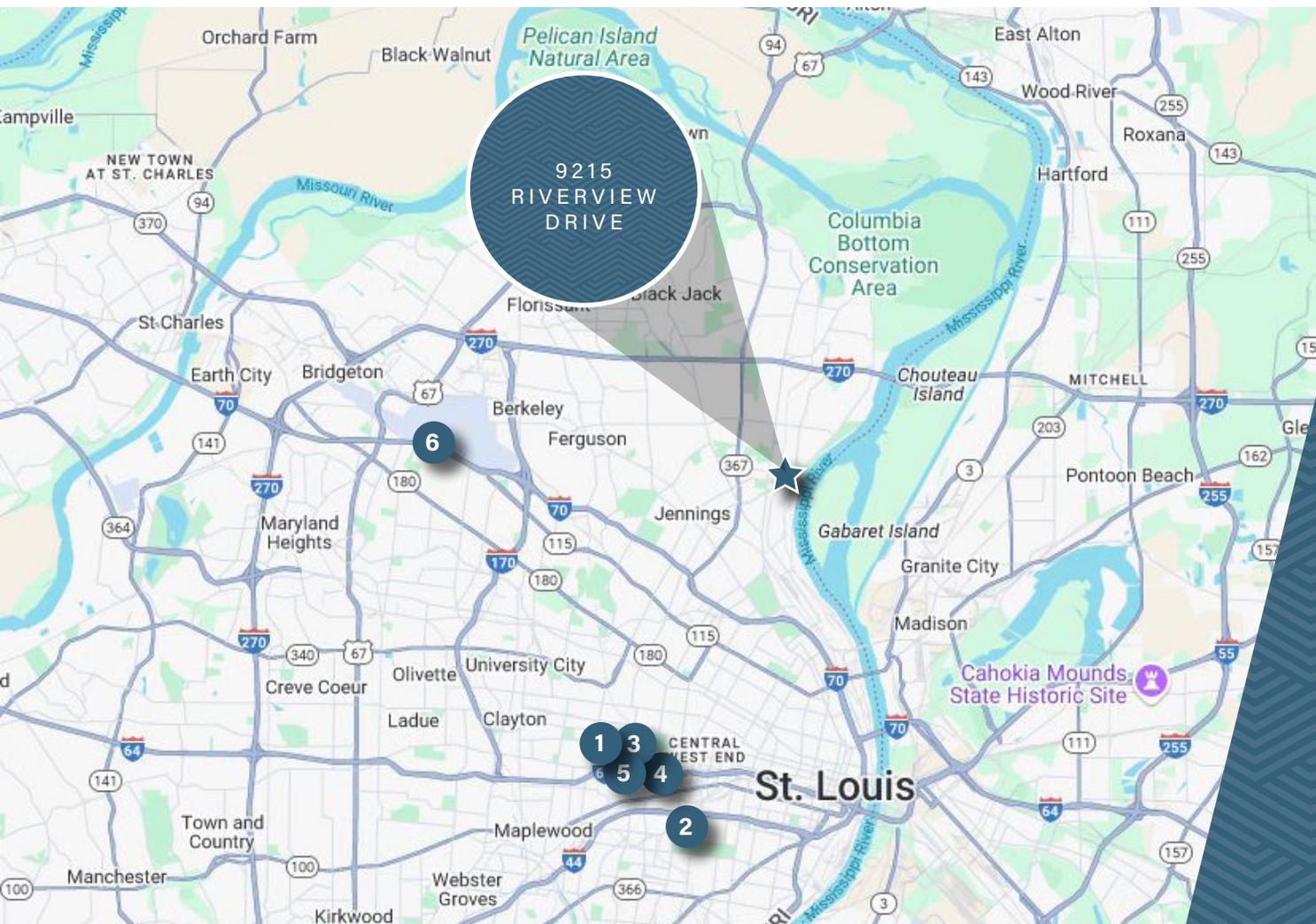


While the Saint Louis industrial market has outperformed the national trend for the last two years, it was only recently that landlords in America’s Heartland have begun to reap those benefits. At the height of the industrial real estate boom in 2022, when annual increases in market rents touched 10 percent nationwide, Saint Louis’ rents trailed by as much as 320 basis points. However, the increase in interest rates by the Federal Reserve took an immediate toll on industrial markets nationwide as rent growth began to steadily decline. While Saint Louis was no exception, rent growth decelerated at a slower pace thanks to lower supply levels. By the start of 2025, rent growth in Saint Louis eclipsed the national rate and actually jumped to 4.2 percent in Q2 as the top 50 markets collectively slowed to 2.0 percent.

From an investment standpoint, the general deceleration of rent growth in an inflationary environment with rising interest rates underscores the importance of owning specialized facilities (like the subject property) that give landlords relative pricing power. Given that commercial properties derive value from rents, above-market rent growth in such an economic environment will not only help to protect but potentially enhance a property’s value if the asset gains a reputation as a hedge against inflation.

CITY AMENITIES

- 1 Saint Louis Art Museum
- 2 Missouri Botanical Garden
- 3 Missouri History Museum
- 4 Saint Louis Science Center
- 5 Saint Louis Zoo
- 6 St. Louis Lambert International Airport



Saint Louis Art Museum



Missouri Botanical Garden



Saint Louis Science Center



St. Louis Lambert International Airport

MAJOR EMPLOYERS

9215 RIVERVIEW DRIVE,
SAINT LOUIS, MO

- 1 Goodfellow Federal Center
- 2 Schaeffer Manufacturing
- 3 Anheuser-Busch St. Louis Brewery
- 4 Emerson Electric Co.
- 5 Prairie Farms Dairy Inc.



Schaeffer Manufacturing



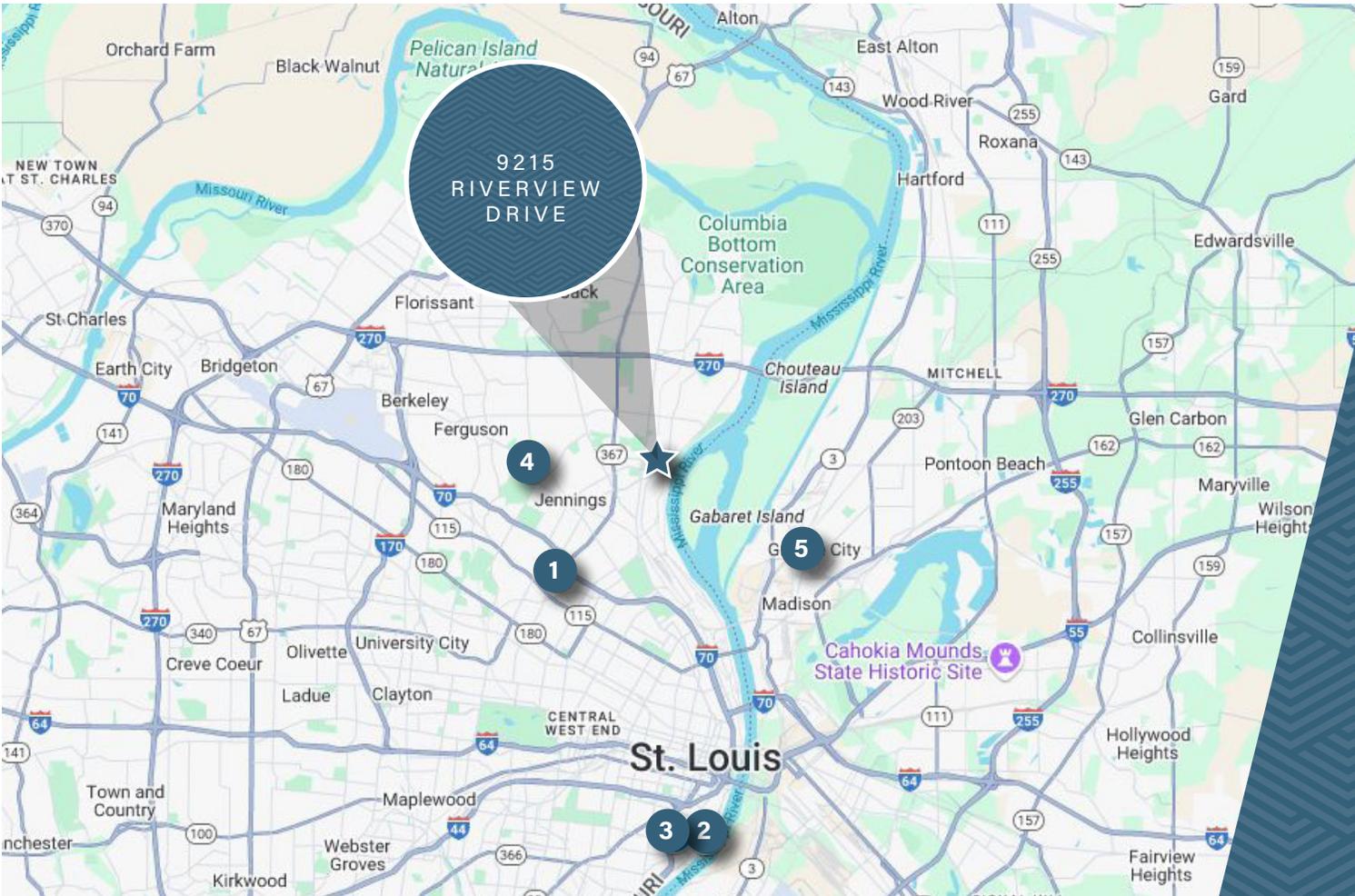
Anheuser-Busch St. Louis Brewery



Emerson Electric Co.



Prairie Farms Dairy Inc.



FUNDAMENTALS

RAIL & IOS

3RD

LARGEST RAIL
TRANSPORTATION CENTER

6 CLASS-I RAILROADS

IOS MARKET
VALUED AT
\$200
BILLION

QUALITY OF LIFE

33%

OF RESIDENTS HOLD
A BACHELOR'S
DEGREE

70% vs. 64%

HOMEOWNERSHIP
RATE NATIONAL
RATE

3 MAJOR LEAGUE SPORT TEAMS
(ST. LOUIS CARDINALS, ST.
LOUIS BLUES AND STL CITY)

4.2% vs. 7.6%
VACANCY RATE NATIONWIDE

RENT GROWTH
**TWICE THE
NATIONAL
AVERAGE**

- TRADE, TRANSPORTATION,
& UTILITIES
- EDUCATION & HEALTH
SERVICES
- PROFESSIONAL & BUSINESS
SERVICES

**IRON
MOUNTAIN
50%**

OF COMPANY'S BULK GOODS
TRANSPORTED VIA RAIL

TOP
INDUSTRIES

INDUSTRIAL
MARKET

ANCHORING
TENANTS

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2029 Projection			
Total Population	3,502	25,356	53,905
2024 Estimate			
Total Population	3,521	25,526	54,230
2020 Census			
Total Population	3,608	25,818	54,784
2010 Census			
Total Population	4,289	28,497	58,341
Daytime Population			
2024 Estimate	3,670	25,262	49,257

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2029 Projection			
Total Households	1,667	11,574	24,090
2024 Estimate			
Total Households	1,662	11,556	24,049
Average (Mean) Household Size	2.1	2.2	2.2
2020 Census			
Total Households	1,655	11,530	23,993
2010 Census			
Total Households	1,868	12,144	24,605

HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
2024 Estimate			
\$200,000 or More	2.8%	2.7%	3.9%
\$150,000 - \$199,000	3.8%	3.8%	5.2%
\$100,000 - \$149,000	12.5%	11.9%	14.1%
\$75,000 - \$99,999	10.6%	11.8%	14.1%
\$50,000 - \$74,999	12.2%	19.1%	19.2%
\$35,000 - \$49,999	13.3%	13.0%	12.1%
\$25,000 - \$34,999	15.4%	12.1%	9.7%
\$15,000 - \$24,999	10.5%	10.6%	9.5%
Under \$15,000	18.9%	15.0%	12.2%
Average Household Income	\$61,274	\$64,111	\$74,974
Median Household Income	\$40,729	\$50,316	\$60,532
Per Capita Income	\$28,539	\$29,079	\$33,146

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
Population By Age			
2024 Estimate Total Population	3,521	25,526	54,230
Under 20	26.5%	24.3%	23.0%
20 to 34 Years	19.6%	19.6%	18.7%
35 to 39 Years	6.6%	6.6%	6.4%
40 to 49 Years	12.2%	11.8%	11.7%
50 to 64 Years	19.7%	20.0%	20.3%
Age 65+	15.4%	17.7%	19.9%
Median Age	38.0	39.0	41.0
Population 25+ by Education Level			
2023 Estimate Population Age 25+	2,398	17,976	38,917
Elementary (0-8)	2.4%	2.3%	1.8%
Some High School (9-11)	9.8%	8.5%	6.8%
High School Graduate (12)	29.9%	31.2%	32.7%
Some College (13-15)	31.2%	27.3%	26.1%
Associate Degree Only	5.4%	10.1%	10.9%
Bachelors Degree Only	12.2%	12.9%	13.7%
Graduate Degree	9.0%	7.7%	8.0%
Travel Time to Work	28.0	26.0	26.0

Source: MNET

OFFERING MEMORANDUM

**CLARK
PROPERTIES
RIVERVIEW
INDUSTRIAL
CENTER**

PRESENTED BY

TYLER SHARP

Senior Director Investments
Office & Industrial Division
Chicago Office
Office (312) 327-5446
Tyler.Sharp@MarcusMillichap.com
License: IL 475.177869

ADAM ABUSHAGUR

Senior Managing Director Investments
Office & Industrial Division
Dallas Office
Office (972) 755-5223
Adam.Abushagur@MarcusMillichap.com
License: TX 661916

BROKER OF RECORD

DAVID SAVERIN

Missouri Broker of Record
7800 Forsyth Boulevard, Suite 710
St. Louis, MO 63105
Office (314) 889-2500
David.Saverin@MarcusMillichap.com
License: 2008013520

Marcus & Millichap
TAG INDUSTRIAL GROUP