Speculative Construction - 54,000 SF
Delivering Q4 2026

GATEWAY SOUTH

PROPERTY HIGHLIGHTS

- 54,000 SF Total:
  - Tenant A: 24,000 SF (west end)
  - Tenant B: 30,000 SF (east end)
- Office: build to suit
- 32′ clear height
- 4 dock doors (14 additional knockouts)
- 2 ramped drive-in doors (one on each end of the building)
- Column spacing 40′ x 48.9′ (60′ x 48.9′ loading bay)
- Building dimensions: 140′ x 390′
- 400 amp electrical supply
- ESFR fire suppression system
- 95 parking spaces
- 3.85 acres
- Up to 2 acres additional fenced and lit parking or yard available
- Available incentives include 90% property tax abatement, FTZ benefits, Missouri Works, new market tax credits and more
- Zoned “K” Unrestricted which includes outside storage
- Target completion date - 12/1/2026
- Lease rate: contact broker

New Office/Warehouse with Additional Outside Storage and Parking Available

1120 S 2ND ST, ST. LOUIS, MO 63104

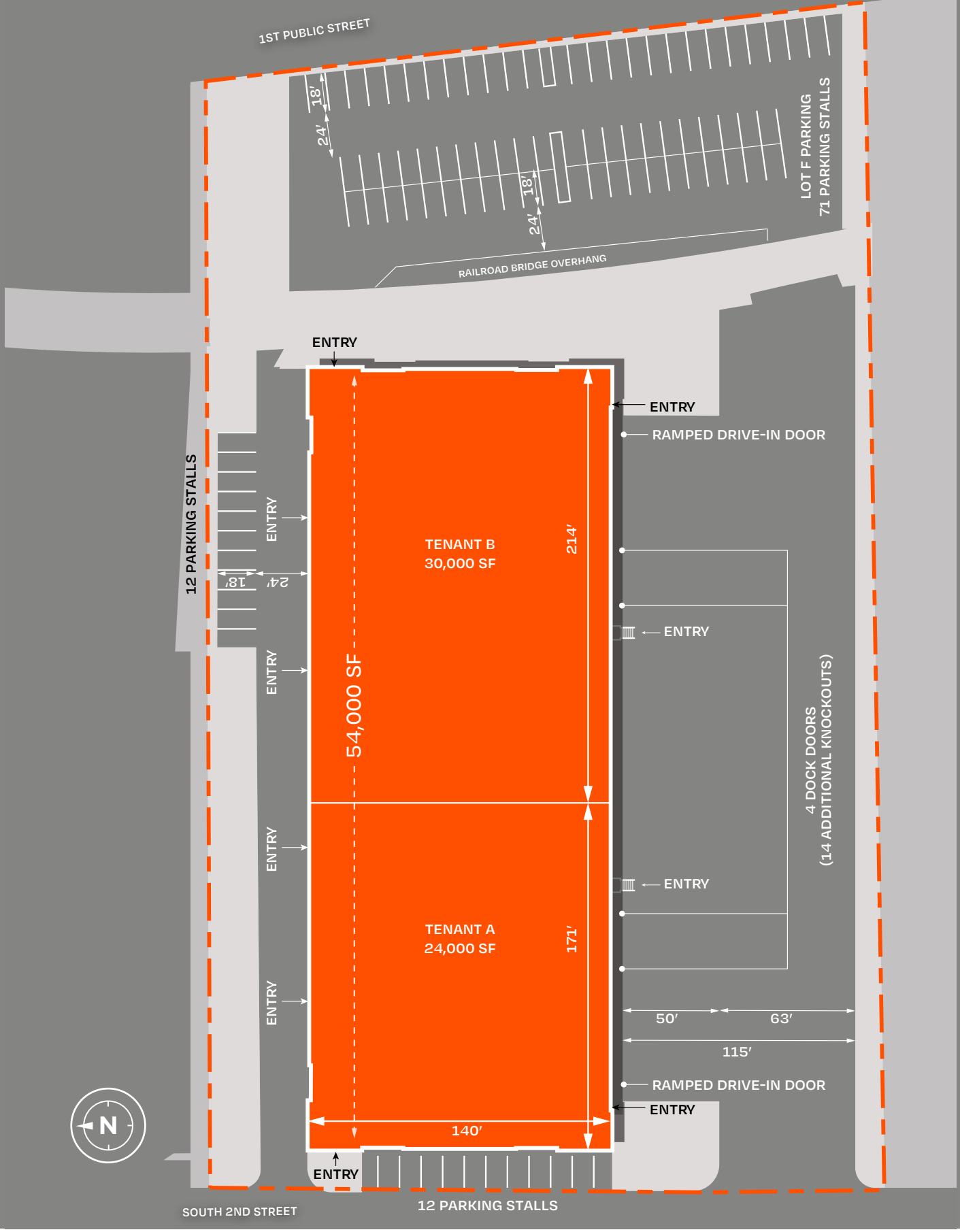
LOT F

AREA HIGHLIGHTS

Immediate access to I-64, I-55 and I-44 and only 1+ mile south of I-70

Centrally located and adjacent to the CBD

Located within Gateway South – A 100 acre master planned development in downtown St. Louis


1ST PUBLIC STREET
LOT F PARKING
71 PARKING STALLS
18′
24′
18′
24′
RAILROAD BRIDGE OVERHANG
ENTRY
ENTRY
RAMPED DRIVE-IN DOOR
12 PARKING STALLS
ENTRY
18′
24′
TENANT B
30,000 SF
214′
54,000 SF
ENTRY
ENTRY
4 DOCK DOORS
(14 ADDITIONAL KNOCKOUTS)
ENTRY
ENTRY
TENANT A
24,000 SF
171′
ENTRY
50′
63′
115′
RAMPED DRIVE-IN DOOR
ENTRY
N
140′
ENTRY
SOUTH 2ND STREET
12 PARKING STALLS

SITE PLAN

*GRAY DESIGN GROUP

BUILDING ELEVATION

For More Information, Please Contact:

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