

COMMERCIAL ZONED SITE



GATEWAY COMMERCE CENTER

IL-111 & E CHAIN OF ROCKS RD, EDWARDSVILLE, IL 62025

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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

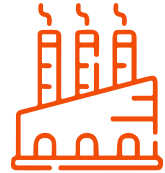
PARK DETAILS



Gateway Commerce Center, the premier 2,300 acre master planned industrial park in the St. Louis Metropolitan region strategically located at I-270 (exit 7) / IL Route 111 (exit 6) and I-255 interchanges with 52,400 vehicles per day passing along I-270. New construction was just completed at I-270/Illinois 111 interchange converting it to a diverging diamond this improves safety and reduces congestion along the I-270 corridor in the Metro East.

Park amenities include:

- Flying J Travel Center
- Restaurants
- Hotels
- Truck service facilities



All sites zoned industrial with utilities in place



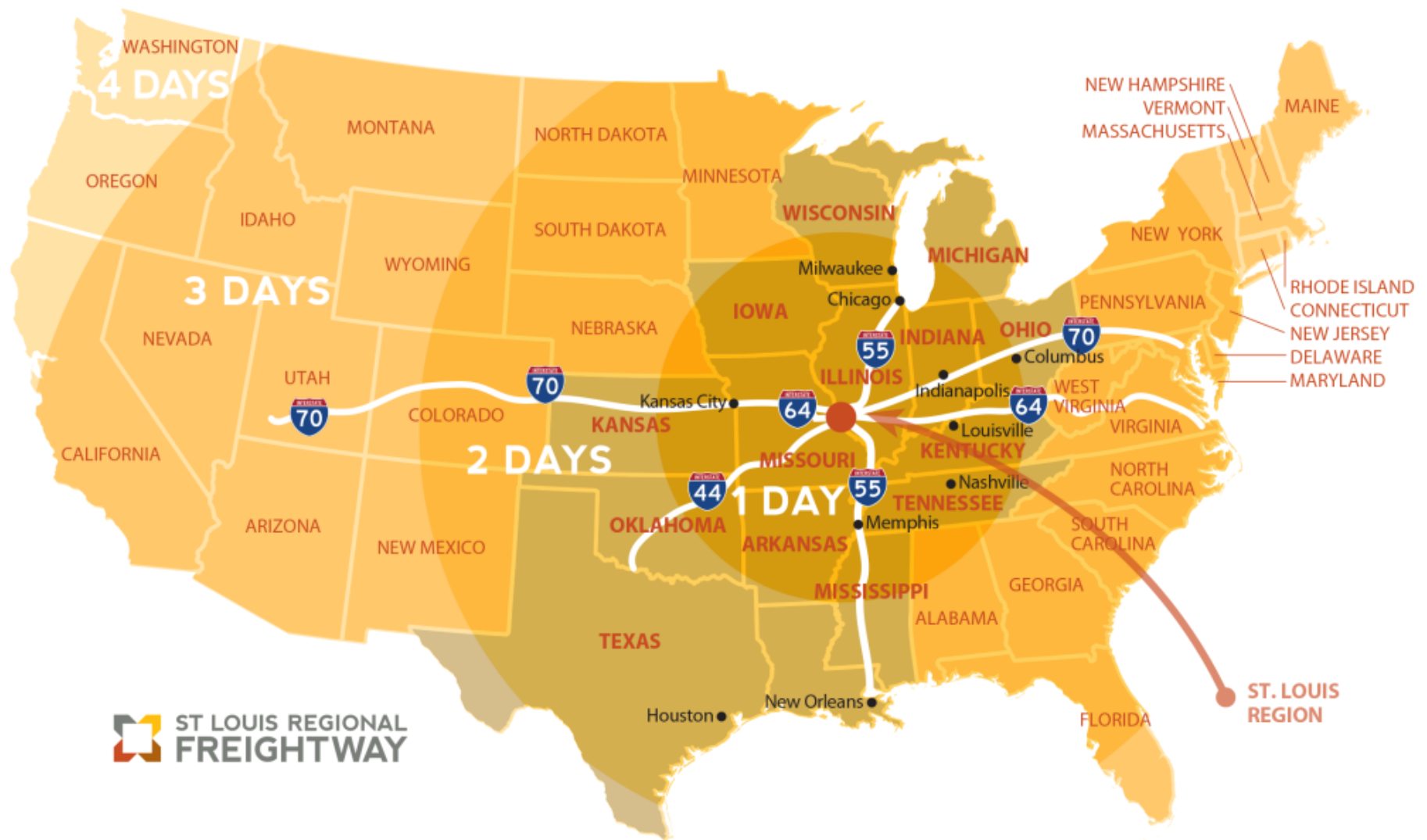
Incentives Available



Visibility from I-270 with 52,400 ADT and I-255 with 36,500 ADT



Strong labor pool drawing from over 50,000 residents within 10 miles



Strategically located with connectivity to all of the regions major interstates including I-270, I-255, I-55, I-70, I-64 & I-44

GATEWAY COMMERCE CENTER

OCCUPIER PROFILE

Park occupiers consist of large-scale logistics, warehousing, and distribution operations that benefit from the center's strategic location and infrastructure.

It is ideally suited for local, regional, and national warehouse and distribution users.



SCHENKER



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Spectrum
BRANDS



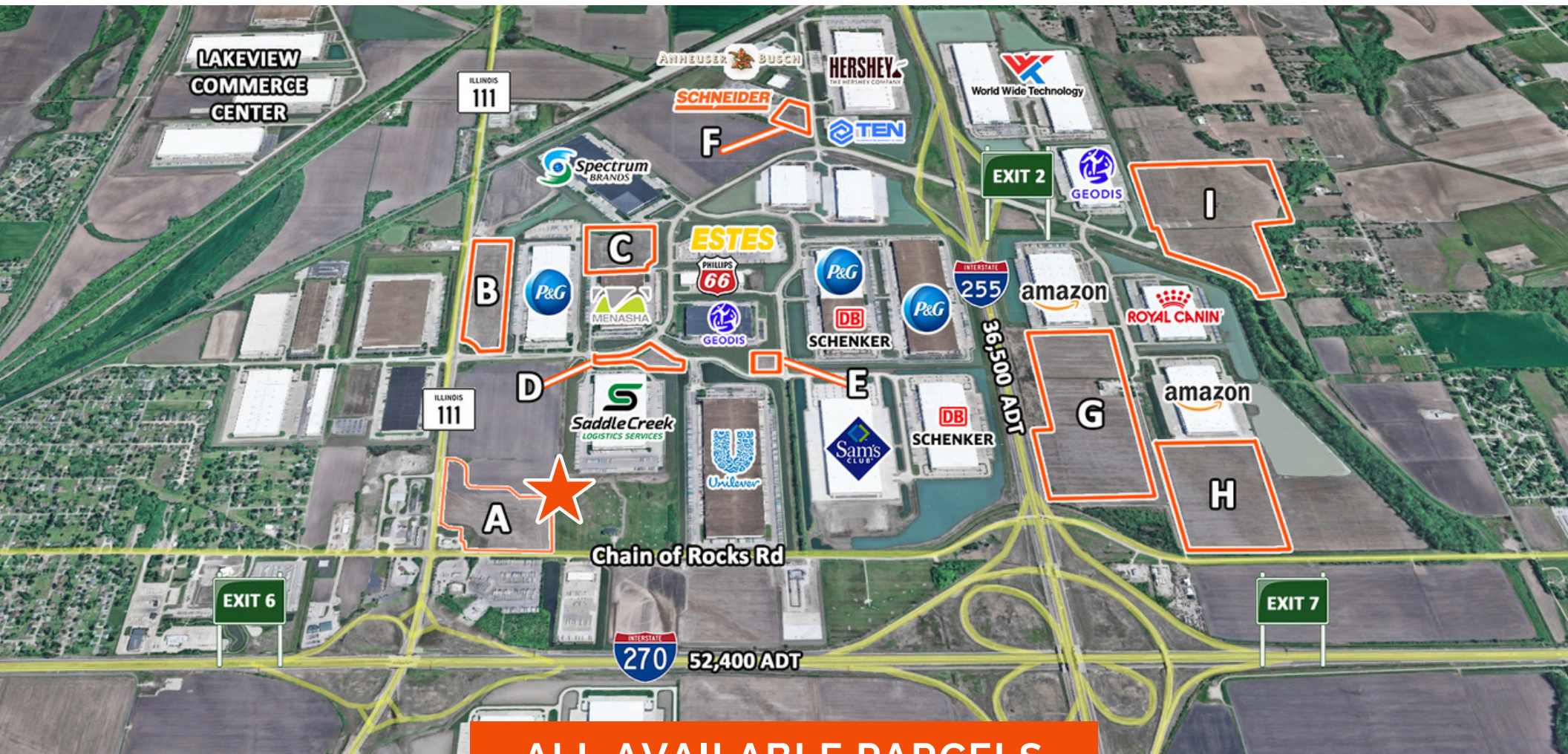
Anheuser-Busch



ESTES



GATEWAY COMMERCE CENTER



ALL AVAILABLE PARCELS



LOT A: 22.8 ACRES - \$5,257,680
LOT B: 22.68 ACRES - \$1,651,694
LOT C: 21.0 ACRES - \$1,850,000
LOT D: 4.73 ACRES - \$1,064,250
LOT E: 2.72 ACRES - \$476,000

LOT F: 6.2 ACRES - \$704,543
LOT G: 74.6 ACRES - \$4,138,435
LOT H: 40.5 ACRES - \$2,500,000
LOT I: 95.59 ACRES - \$4,400,000

LAND PROPERTY SUMMARY

GATEWAY COMMERCE CENTER - LOT A

LISTING # 3172

LOCATION DETAILS:

Parcel #: 18-1-14-26-00-000-011
County: IL - Madison
Zoning: Commercial

PROPERTY OVERVIEW:

Lot Size: 22.80 Acres
Min Divisible Acres: 22.8
Max Contig Acres: 22.8
Frontage: 650'
Depth: 1200'
Topography: Flat
Archeological: No
Environmental: No
Survey: Yes

TAX INCENTIVE ZONES:

TIF District: No
Enterprise Zone: Yes
Opportunity Zone: No
Foreign Trade Zone: No

TRANSPORTATION:

Interstate Access: I-270/I-255

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 52,400
Taxes: \$517.16
Tax Year: 2024

SALE INFORMATION:

Sale Price: \$5,257,680
Price / Acre: \$230,600
\$/SF (Land): \$5.29

UTILITY INFO:

Water Provider: IL American Water
Water Location: On-Site
Sewer Provider: Madison County Special Sewer District
Sewer Location: On-Site
Gas Provider: Ameren
Gas Location: On-Site
Electric Provider: Ameren
Electric Location: On-Site

PROPERTY DESCRIPTION:

22.8 Acre Commercial Zoned Site in Gateway Commerce Center with Interstate visibility. The park offers superior size, location, access, infrastructure, labor, amenities, and economic incentives. It is ideally suited for local, regional, and national warehouse and distribution users. At 2,300 acres, there is plenty of room to grow at Gateway, creating cost-efficiencies by accommodating expansion on-site. The property has plans for multiple spec building projects and existing allotments of space ranging from 100,000 to over 1,200,000 square feet. In addition, the park already has infrastructure in place to meet needs far into the future. Gateway provides high-capacity service for electric, natural gas, water, sewer, and telecommunications, making the park suitable for many different industrial uses. All roads in the park are designed to interstate standards, with 40-ton vehicle rating. St. Louis is one of the few regions nationwide that enjoys convenient access to four modes of transportation: road, rail, water, air. The availability of so many options provides the community with some of the lowest shipping costs in the country.