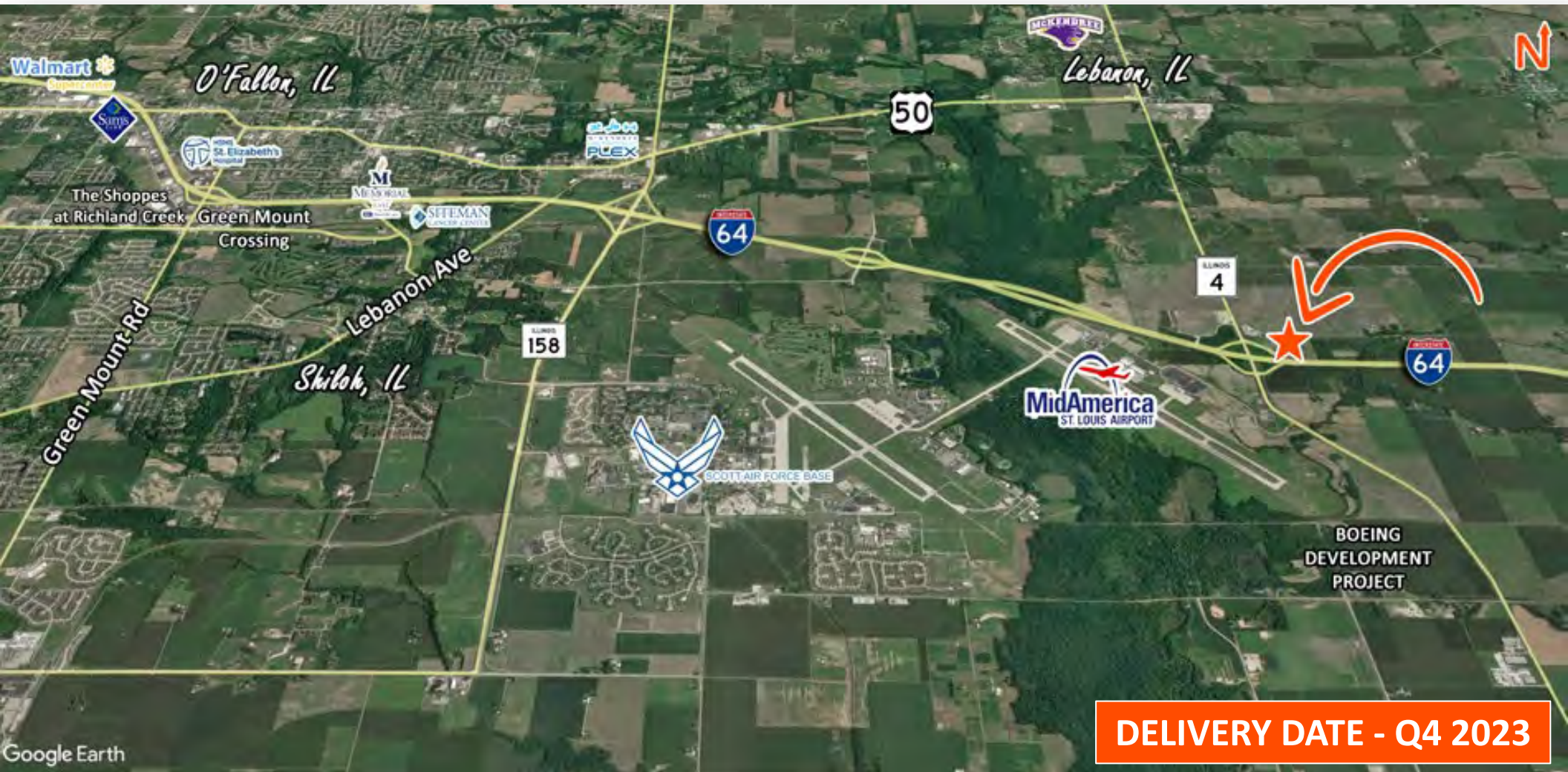


MID-AMERICA LOGISTICS CENTER

63,680 - 342,240 SF Build to Suit Warehouses

I-64 & IL Route 4, Mascoutah, IL 62258



DELIVERY DATE - Q4 2023

BARBERMURPHY

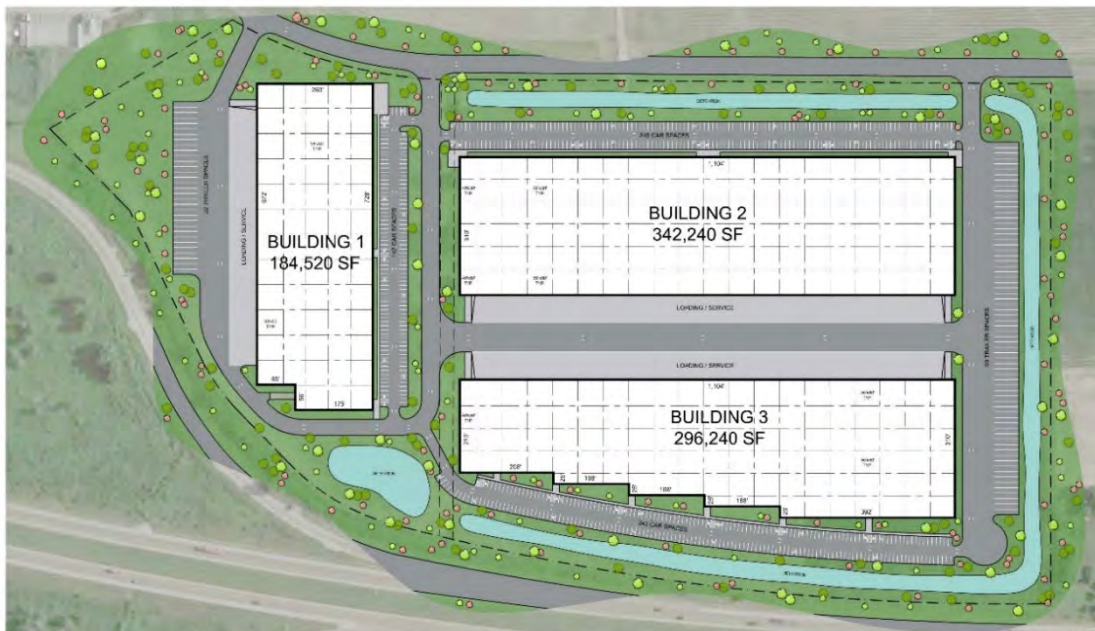
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Skiloh, IL 62269
618.277.4400 barbermurphy.com

Steve Zuber – SIOR, CCIM
C: 314.409.7283
Steve@barbermurphy.com

James Leopold - CCIM
C: 618.581.1702
JamesL@barbermurphy.com



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.



- Build to Suit Warehouses for Lease
- Class A – Concrete Tilt-Up Industrial Buildings from 63,680 SF up to 342,240 SF
- 47 Acre Site located off I-64 (Exit 23) & IL Route 4 in High Growth Industrial area near St. Louis MidAmerica Airport.
- Near SAFB and McKendree University
- Access to workforce in South Central Illinois
- Over 4,258 Transportation & Warehouse Employees within 30 minute drive
- Downtown St. Louis – 20 Minutes
- Excellent access to I-64, IL Route 4 (exit 23) – Full Diamond Interchange
- Route 4 Connects I-64 to I-70
- Located out of flood plain – no levee protection required
- Developed by Savoy Properties
- Incentives Available

LEASE RATES: QUOTED BY PROJECT



	Provider	Service	Location		10 Miles	20 Miles	30 Miles
<u>Water</u>	Mascoutah	8"	Near Site	Population	118,758	400,109	1,241,594
<u>Sewer</u>	Mascoutah	15"	Near Site	HH Income	\$74,744	\$63,940	\$55,837
Gas	Ameren IL	4"	Rt 4 & Perrin Rd				
Electric	Ameren IL	34kv & 12kv	Along Rt4				

.....