

FOR SALE OR BUILD TO SUIT



# GATEWAY COMMERCE CENTER

GATEWAY COMMERCE CENTER DR S, EDWARDSVILLE, IL 62025

**BARBERMURPHY**  
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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.



# SITE DETAILS



**FOR SALE OR BUILD TO SUIT**

## SITE HIGHLIGHTS

- Industrial Zoned
- Site can accommodate up to a 969,000 SF Building
- Flat Topography
- 2,700' Frontage / 1,300' Depth
- Site has visibility from I-255 and I-270

**SALE PRICE: \$4,138,435**



# 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



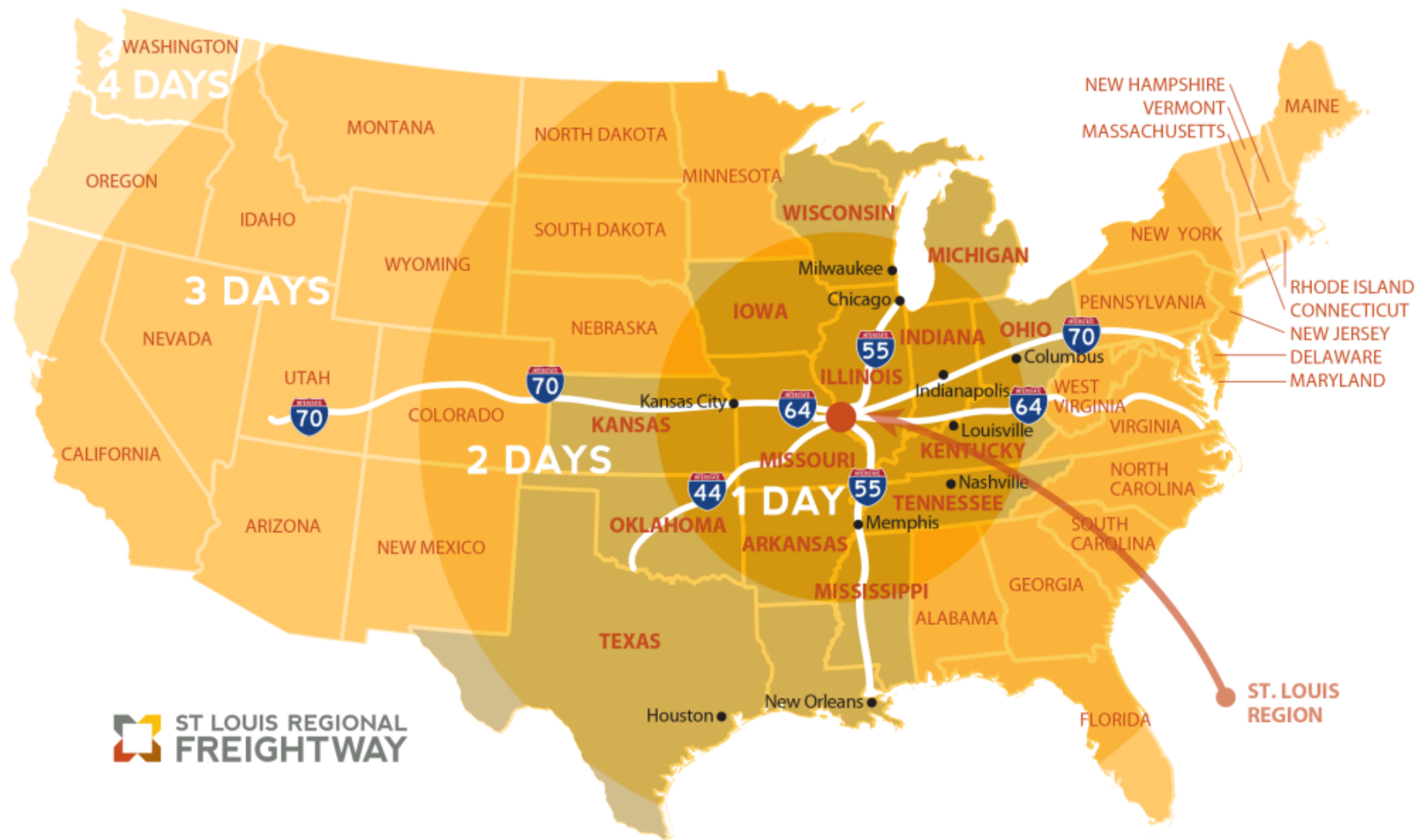
Incentives Available



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**



World Wide Technology



**GEODIS**  
We logistic your growth



**Spectrum**  
BRANDS



*Anheuser-Busch*

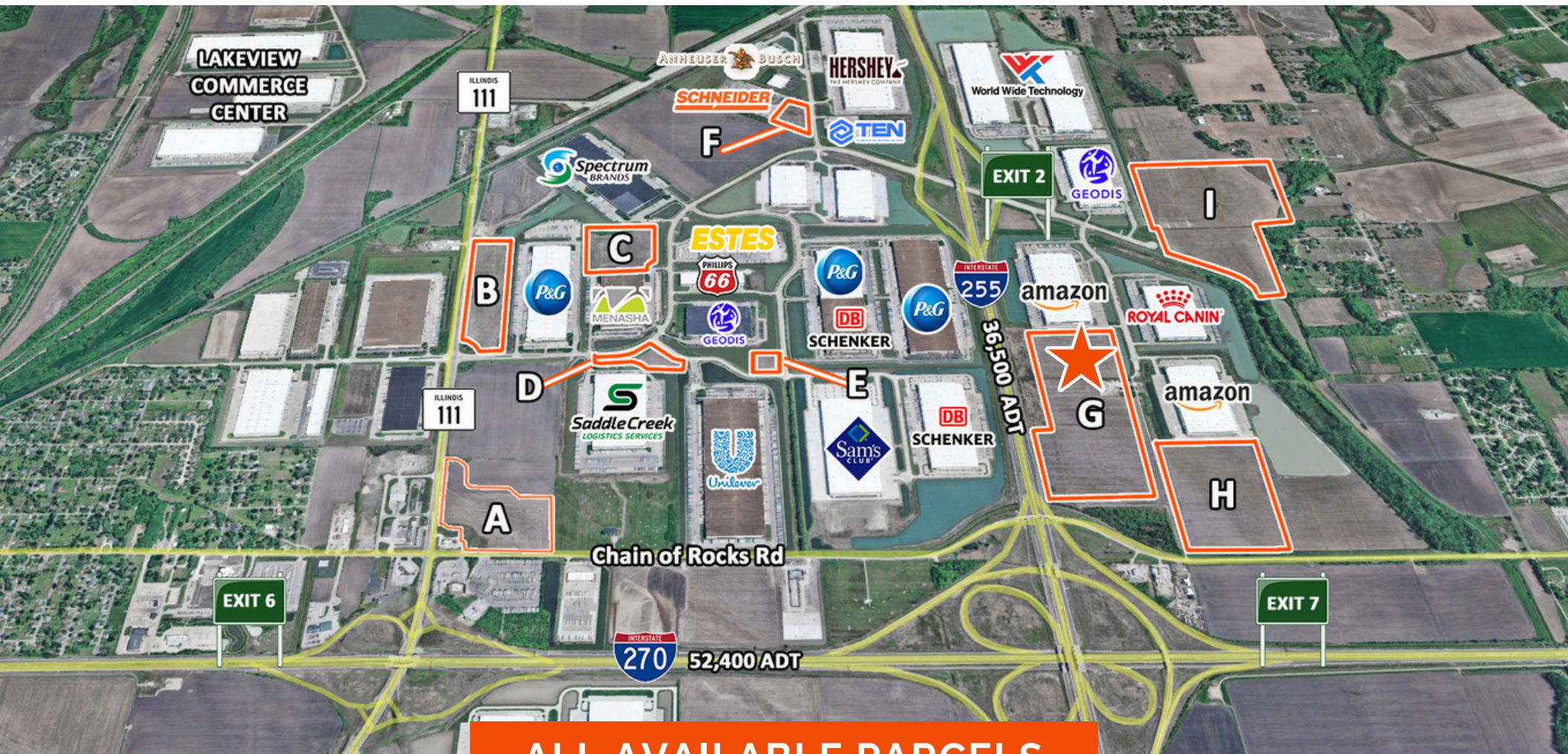


**ESTES**





# 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 G

**LISTING #** 3172

### LOCATION DETAILS:

Parcel #: 18-1-14-25-00-000-002  
County: IL - Madison  
Zoning: Industrial

### PROPERTY OVERVIEW:

Lot Size: 74.60 Acres  
Min Divisible Acres: 74.6  
Max Contig Acres: 74.6  
Frontage: 2700'  
Depth: 1300'  
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: \$2,401.14  
Tax Year: 2024

### SALE INFORMATION:

Sale Price: \$4,138,435  
Price / Acre: \$55,475  
\$/SF (Land): \$1.27

### 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:

74.6 Acre Industrial Site for Sale or Build-to-Suit. The site can accommodate up to a 969,000 SF building. Situated in the Gateway Commerce Center, offering 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.



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