

ONE DISTRIBUTION

GATEWAY



CENTER







FOR LEASE:  
±812,000 SQ FT  
RAIL SERVED  
DISTRIBUTION CENTER

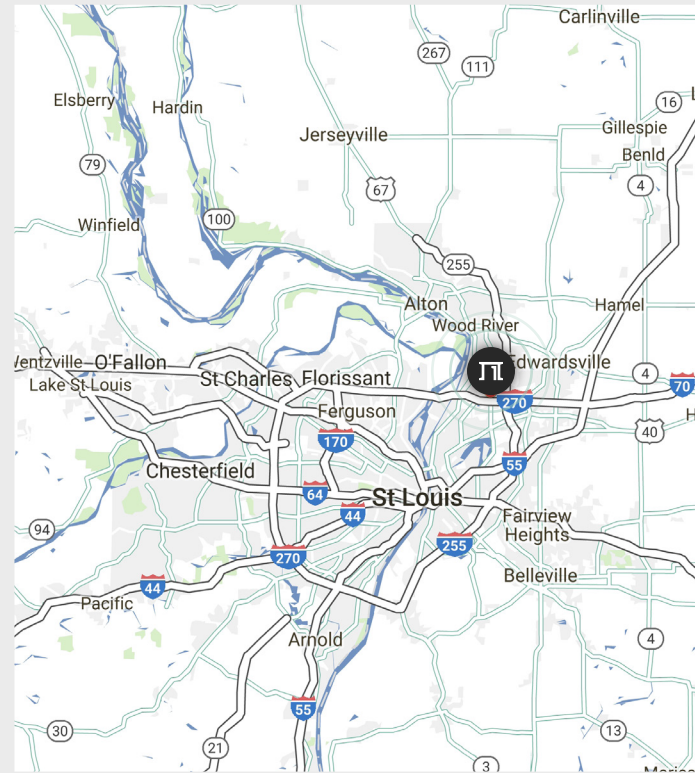
1 Gateway Commerce Center Dr. W,  
Edwardsville, Illinois 62025



CBRE

# THE LOCATION

- + Located at the entrance to Gateway Commerce Center, a 2,300 acre master planned industrial park
- + Immediate access to I-270 & I-255 with uncongested north/south, east/west access and connectivity to all of St. Louis' major interstates
- + <1 mile to  + <1 mile to  + <9 miles to  
- + Close to park amenities including a Pilot Flying J Travel Center, restaurants, hotels and truck service facilities
- + Madison County Transit Bus located in front of building 
- + Rail Served via Norfolk Southern 



# LOGISTICS MAP

OMAHA  
450 MILES

KANSAS CITY  
271 MILES

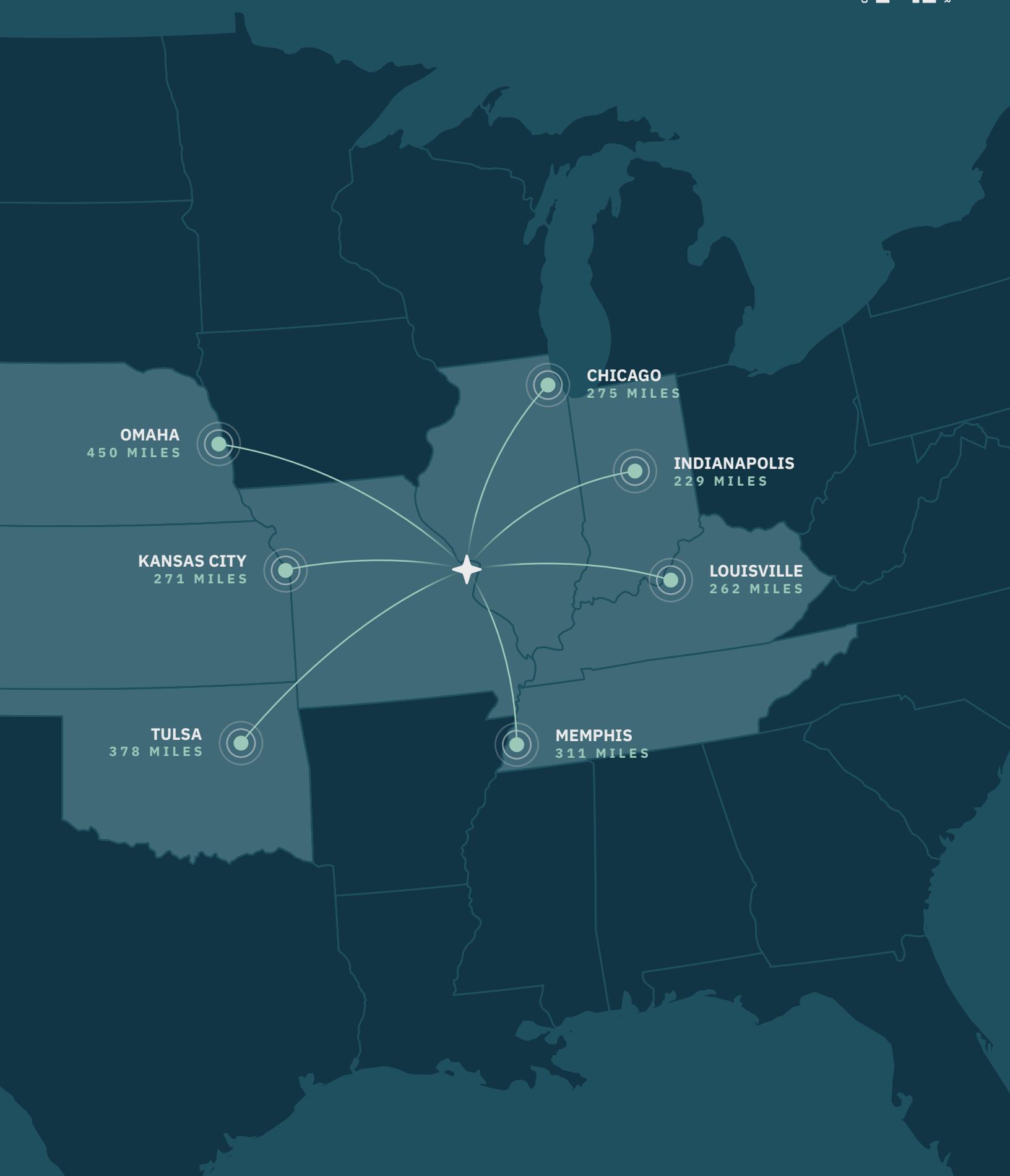
TULSA  
378 MILES

CHICAGO  
275 MILES

INDIANAPOLIS  
229 MILES

LOUISVILLE  
262 MILES

MEMPHIS  
311 MILES



# PROPERTY INFORMATION

**BUILDING SIZE:**  
±812,000 Square Feet

**AVAILABLE SF:**  
±400,000 - 812,000 Square Feet  
*(Separate entrance along Route 111 possible for partial building tenant)*

**OFFICE SF:**  
± 14,000 SF existing offices, including a 7,373 SF main office and 5 remote office pods with restrooms

**AEROSOL CAGE:**  
±17,000 SF

**BUILDING DIMENSIONS:**  
700' x 1,160'

**COLUMN SPACING:**  
40' x 50'

**CLEAR HEIGHT:**  
30' - 32'

**DOCK DOORS**  
83 docks with mechanical levelers, dock restraints and red/green indicator lights

**DRIVE-IN DOORS:**  
4

**TRUCK COURT DEPTH:**  
130' minimum

**TRAILER PARKING:**  
169 (expandable)

**LOT SECURITY:**  
Fully fenced with security gates and exterior pole lights

**AUTO PARKING:**  
159

**ELECTRICAL:**  
1200 amp & 2500 amp, 277/480 volt, 3-phase with back-up generator

**FIRE PROTECTION:**  
ESFR sprinkler system

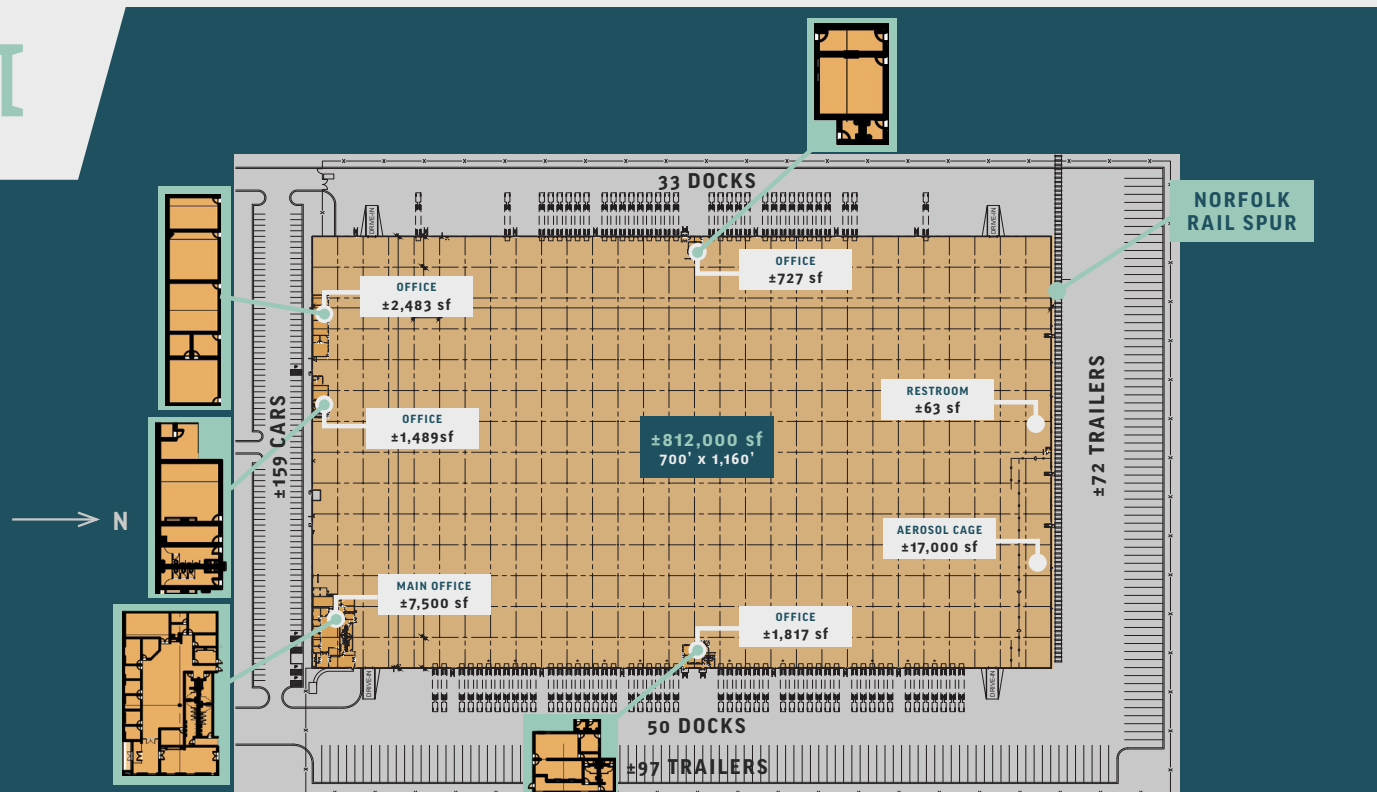
**LIGHTING:**  
LED high bay lighting with occupancy sensors  
30 foot candles at 30" AF

**ROOF:**  
Replaced in 2019

**CONSTRUCTION:**  
100% tilt-up concrete

**LEASE RATE:**  
\$3.50 / SF, NNN

**RAIL SERVICE:**  
Available via Norfolk Southern with 6 rail doors, expandable up to 10





 **149.7M +**

CURRENT  
INDUSTRIAL  
PORTFOLIO

 **19.5B**

TOTAL CAPITAL  
RAISED SINCE  
INCEPTION

 **14.5M +**

INDUSTRIAL  
SPACE UNDER  
CONSTRUCTION

 **14.5M +**

INDUSTRIAL  
SPACE LEASED  
IN 2024

 **111,000 +**

ESTIMATED JOBS  
CREATED IN OUR  
DEVELOPMENTS

 **\$14.2M +**

CHARITABLE  
CONTRIBUTIONS  
SINCE INCEPTION

 **383 +**

INDUSTRIAL  
CLIENTS

# NORTHPOINT AT A GLANCE

ONE DISTRIBUTION  
CENTER  
GATEWAY 

## ONE DISTRIBUTION

GATEWAY



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