

Industrial | For Lease

CBRE



±336,469 SF Rail Served Distribution Center

ONE DISTRIBUTION

GATEWAY



CENTER

1 Gateway Commerce Center Dr. W.
Edwardsville, Illinois 62025
www.cbre.com/stlouis



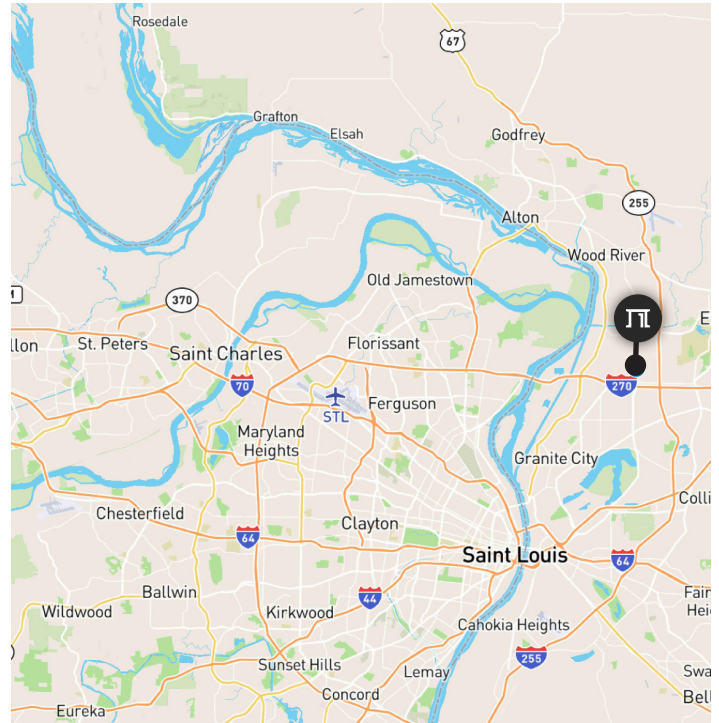
Gateway One Distribution Center

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For Lease

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 



Gateway Commerce Center Business Park

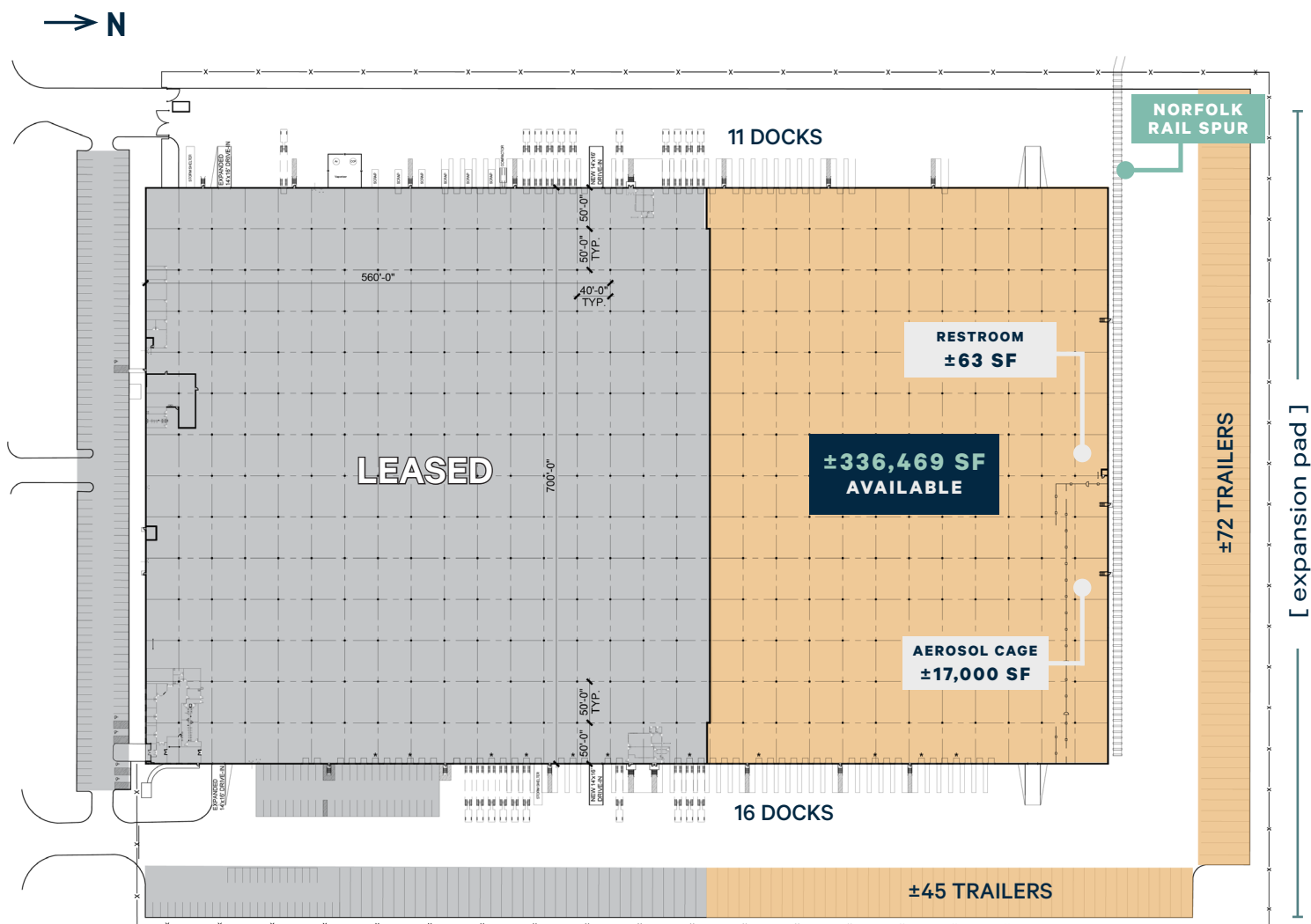


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General Building Information	
Building Size	±812,000 SF
Available SF	±336,469 SF
Aerosol Cage	±17,000 SF
Building Dimensions	700' x 1160'
Column Spacing	40' x 50'
Clear Height	30' - 32'
Dock Doors	34 docks with mechanical levelers, dock restraints and red/green indicator lights
Drive-In Doors	2
Truck Court Depth	130' minimum

Trailer Parking	117 (expandable)
Lot Security	Fully fenced with exterior pole lights
Electrical	1200 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
Rail Service	Available via Norfolk Southern with 6 rail doors, expandable up to 10
Lease Rate	\$3.50/SF NNN



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NorthPoint at a Glance

 **158.1M**

CURRENT
INDUSTRIAL
PORTFOLIO

 **21.1B**

TOTAL CAPITAL
RAISED SINCE
INCEPTION

 **453**

INDUSTRIAL
CLIENTS

 **15.5M**

INDUSTRIAL
SPACE LEASED
IN 2024

 **125,000**

ESTIMATED JOBS
CREATED IN OUR
DEVELOPMENTS

 **\$15.4M**

CHARITABLE
CONTRIBUTIONS
SINCE INCEPTION

Contact Us

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