



GATEWAY COMMERCE CENTER

Experience the difference

GATEWAYDELIVERS.COM

a development project by Trammell Crow Company

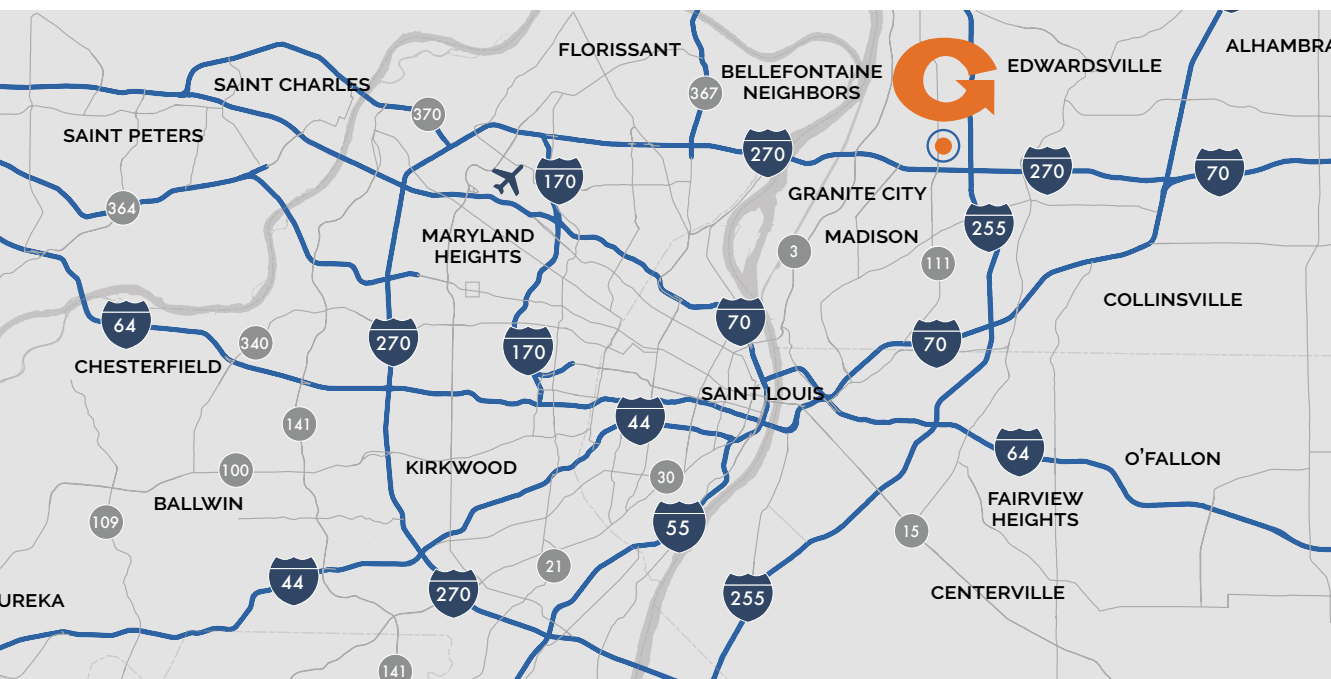
GATEWAY COMMERCE CENTER IS

A WORLD-CLASS DISTRIBUTION PARK

Encompassing more than 2,300 acres, Gateway Commerce Center is the premier distribution park in the St. Louis region delivering superior size, location, access, infrastructure, labor, amenities, and economic incentives. Gateway Commerce Center is ideally suited for regional, super-regional and national warehouse and distribution users.

- Perfectly centered in the United States and strategically located in the St. Louis region
- Significant incentive programs and low operating costs
- Abundant skilled workforce
- Extensive services and amenities on site
- Available land and utilities in place to accommodate virtually any size or use
- Blue-chip occupants and momentum for growth
- Balanced freight market providing transportation cost savings
- Excellent interstate highway infrastructure and connectivity
- Convenient access to air cargo, inland port, and rail facilities





Gateway Commerce Center is located within 500 miles of 33 percent of the U.S. population and within 1,500 miles of 90 percent of the North America population.

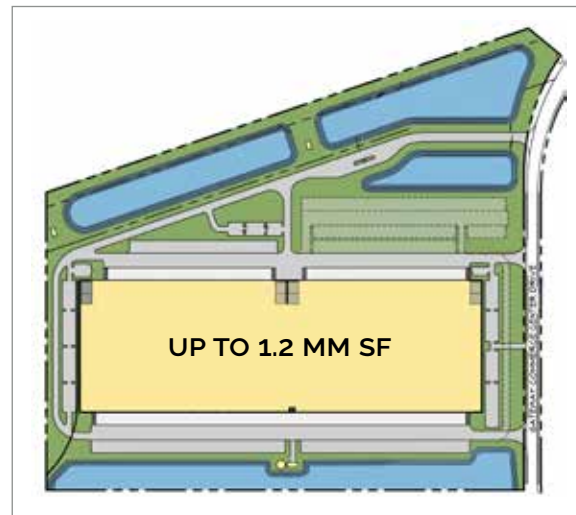
Located on the I-255/I-270 interchange, Gateway Commerce Center delivers uncongested access to all of the region's north/south, east/west interstates including I-70, I-55, I-64 & I-44.

SITES AVAILABLE

- Sites available from 58 to 91 acres
- Building sizes up to 1,200,000 SF
- Potential rail access
- Zoned for industrial use
- Utilities at/on-site
- Sites available for build-to-suit or land sales

LOT 5

- ±84.46 acres
- Building sizes up to 900K SF
- BTS or land sales

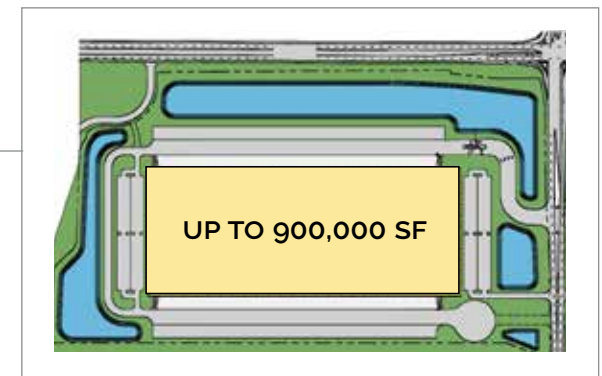


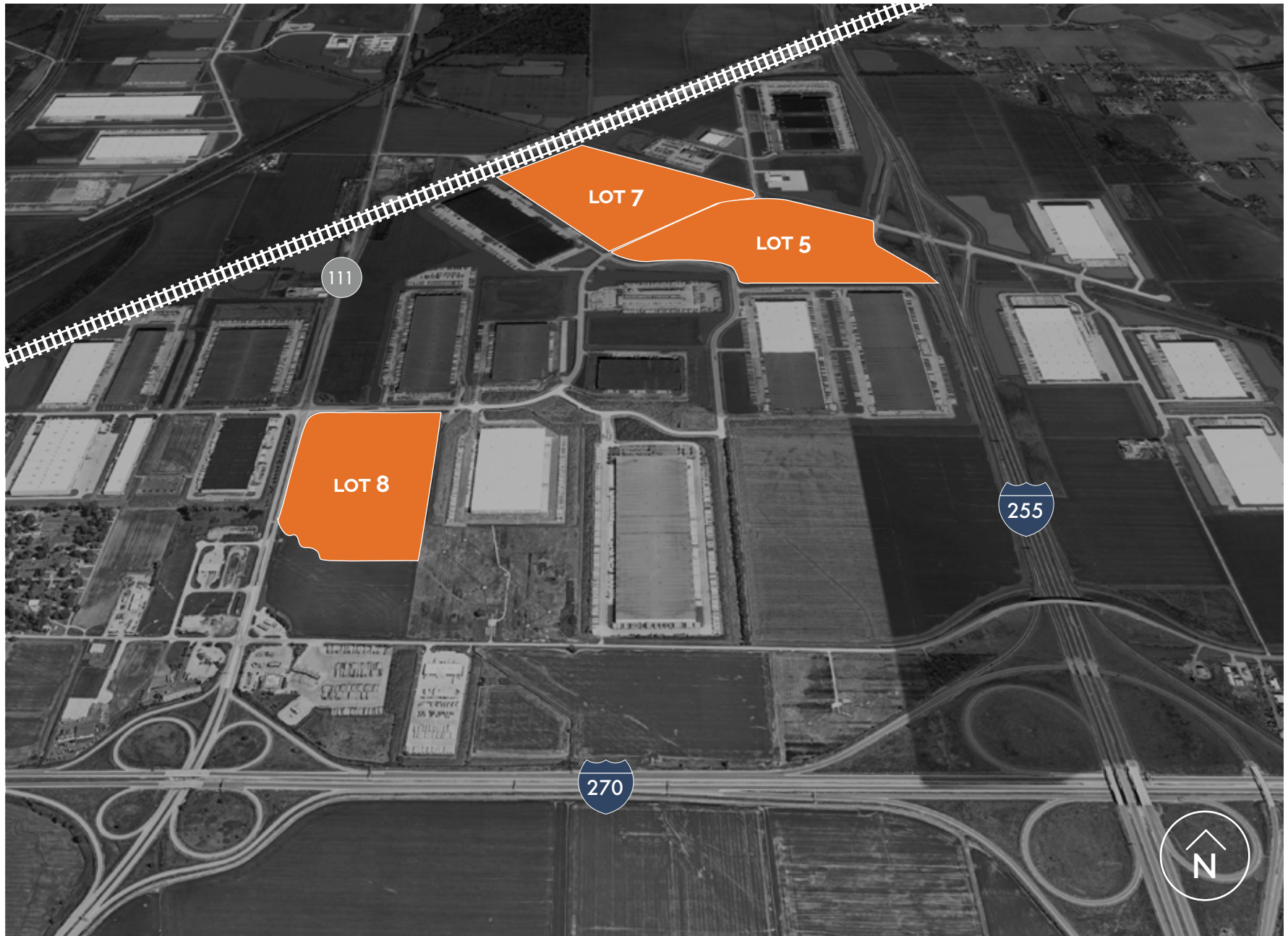
LOT 7

- ±91.38 acres
- Building sizes up to 1.2MM SF
- Potential rail access
- BTS or land sales

LOT 8

- ±58.10 acres
- Building sizes up to 900K SF
- BTS or land sales







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