



GATEWAY PANATTONI

BUILDING ONE

Gateway Commerce Center Drive & I-255
2601 Westway Drive, Edwardsville, IL 62025
(Metro St. Louis)



NOW LEASING
±188,031 SF REMAINING

Gateway Commerce Center is the St. Louis region's premier distribution park, delivering the best in **interstate access, labor supply** and **economic incentives**.

Gateway Panattoni is **three premium sites** in Gateway Commerce Center, each ideally suited for **local, regional, and national distribution** uses.

With **±240 acres**, Gateway Panattoni can deliver a total of **±3,000,000 SF** and building sizes of up to **±1,300,000 SF**.



BUILDING ONE
±188,031 SF
REMAINING



READY FOR
OCCUPANCY



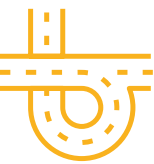
±240 ACRES
±3MM SF
PLANNED

DEVELOPMENT BY:

 **PANATTONI®**

INTERSTATE ACCESS

Located on the I-255 and I-270 interchanges, each of the Gateway Panattoni sites is **within 12 minutes** of the region's primary north/south and east/west interstates including I-70, I-55, & I-64.



IMMEDIATE INTERSTATE ACCESS

via Gateway Commerce Center Drive



<1 MILE
to I-255



2 MILES
to I-270



8 MILES
to I-55/70



SITE PLAN



LABOR & INCENTIVES

TAX ABATEMENT

Gateway Panattoni Building One delivers **10-year tax abatement**. Over those 10 years, average taxes are estimated at \$0.20/SF, equaling a **\$3.1MM savings** versus buildings without tax abatement.*

*Compared to existing buildings without tax abatement in Gateway Commerce Center and based on a 10-yr, 376,000 SF lease

ACCESS TO LABOR

Gateway Commerce Center has one of the region's **highest concentration of transportation and warehouse workers** with one of the **lowest average hourly starting wages**.



10 YEAR

TAX ABATEMENT

\$0.20/SF

AVERAGE TAXES

\$3.1 MM

ESTIMATED SAVINGS*



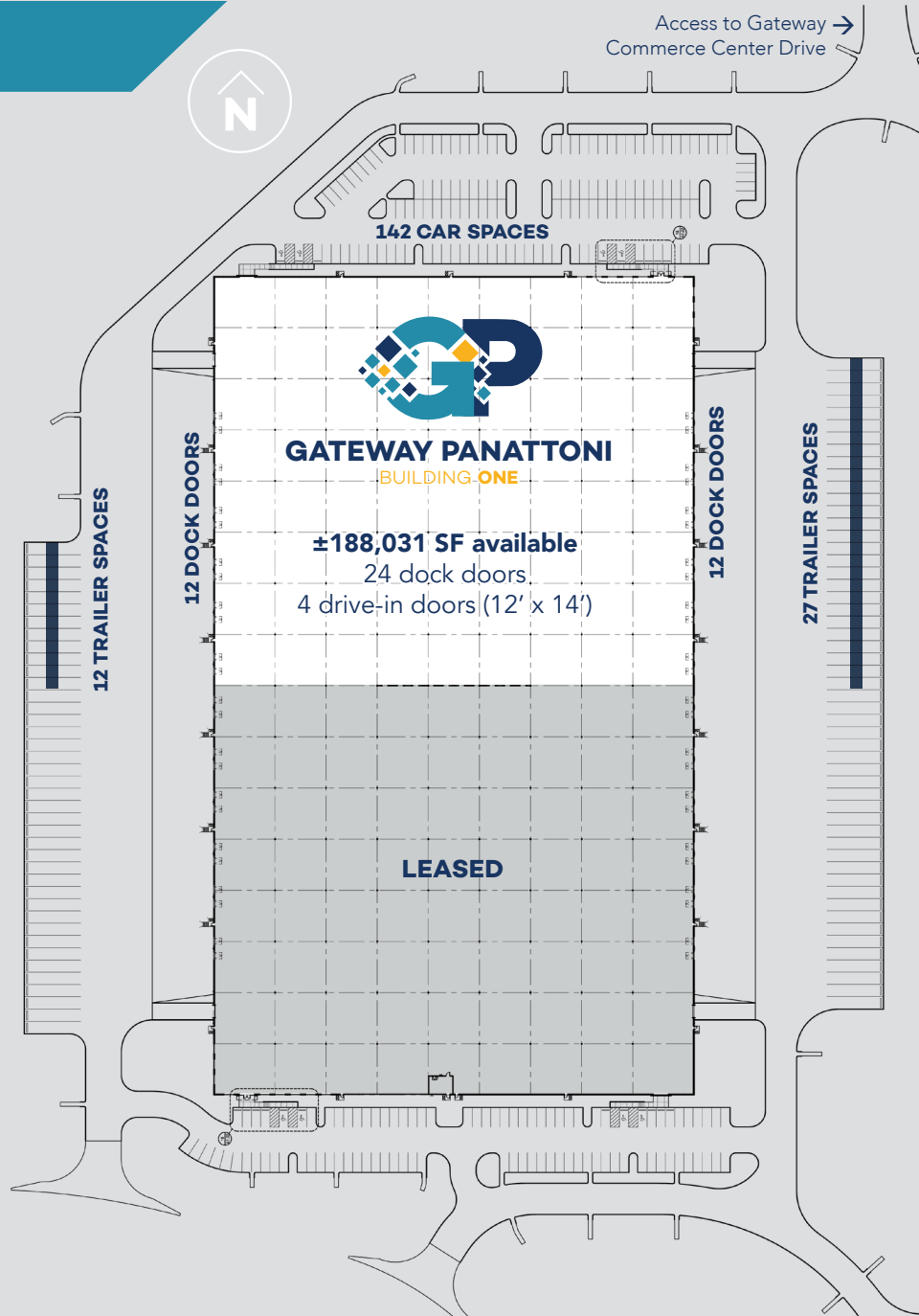
BUILDING PLAN

Access to Gateway →
Commerce Center Drive



BUILDING ONE SPECS

Building Size	±376,000 SF
Available Area	±188,031 SF
Office	Build-to-suit
Clear Height	40'
Dock Doors	24 (expandable)
Drive-in Doors	4 (12' x 14')
Column Spacing	50'w x 50'd storage bays 50'w x 60'd speed bays
Bldg Dimensions	470' x 800'
Roof	45-mil TPO (15-yr warranty)
Sprinkler	ESFR
Lighting	LED w/ occupancy sensors
Truck Court	130' (100% concrete)
Trailer Parking	±39
Auto Parking	±142
Lease rate	Contact broker



LEASING CONTACTS:

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DEVELOPMENT BY:

 PANATTONI®



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