



GATEWAY TRADEPORT

powered by NorthPoint Development



GATEWAY TRADEPORT

NOW LEASING BUILDING 4

Gateway TradePort is a $\pm 7,500,000$ SF, ± 600 acre, master planned industrial park, providing unmatched incentives, interstate access and labor supply.

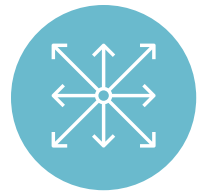
Located in Metro St. Louis, Gateway TradePort delivers the right combination of **better access**, **better incentives** and **better buildings** at the **right time**.



$\pm 343,718$ SF
AVAILABLE



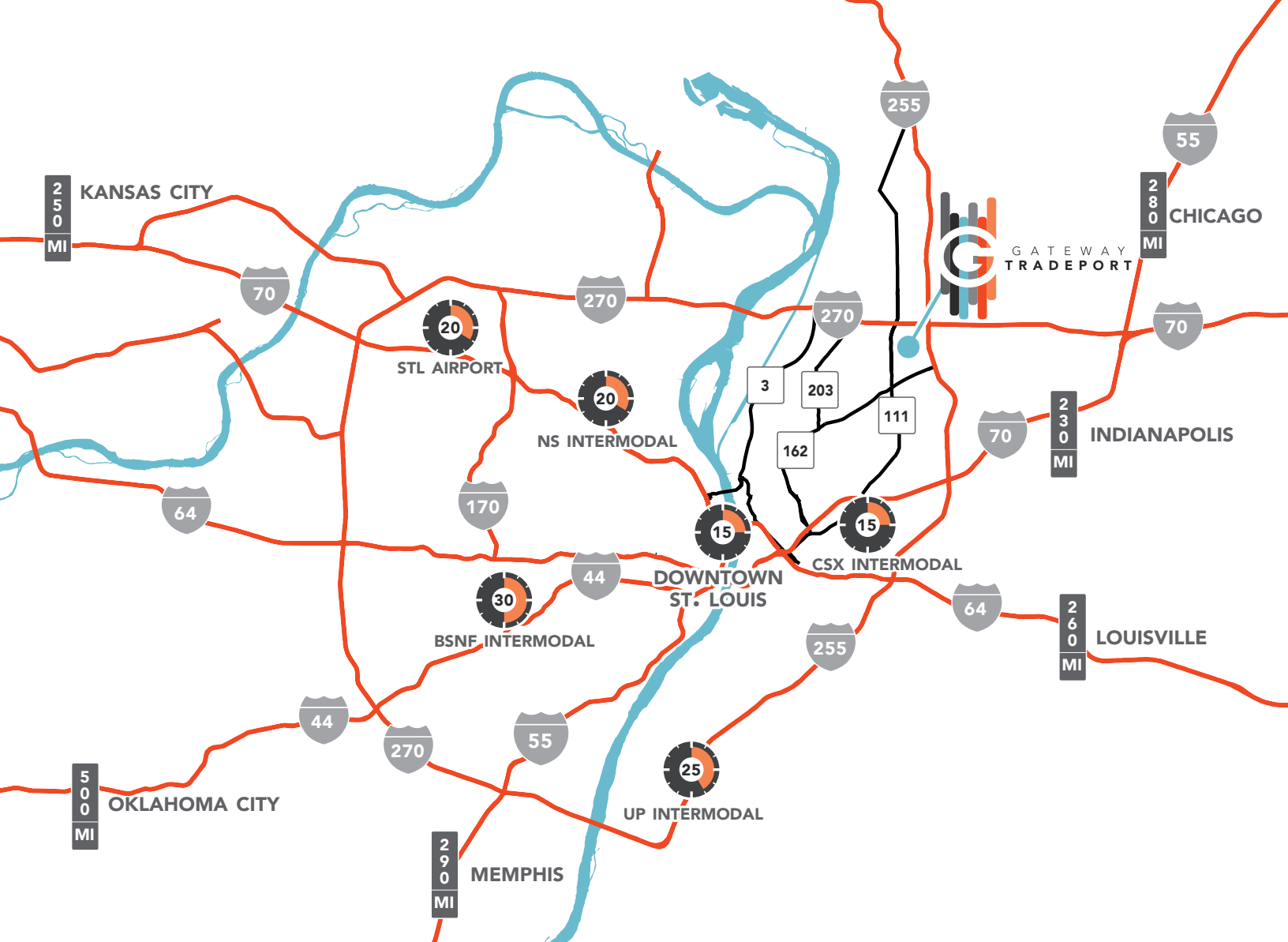
CONSTRUCTION
COMPLETED
Q3 2022



± 600 ACRES
 ± 7.5 MILLION SF
PLANNED

1202 Tradeport Parkway | Pontoon Beach, IL 62040
I-270 & I-255 @ Highway 111 (Metro St. Louis)

Jones Lang LaSalle Midwest, LLC, a licensed real estate broker in 48 states



BETTER ACCESS

Strategically located to provide better access to interstates and labor, Gateway TradePort **has immediate access to I-270 and I-255** and is within minutes of interstates I-55, I-70 and I-64.

Access to labor is equally strong. The communities surrounding Gateway TradePort deliver St. Louis Metro's **highest concentration of transportation and warehouse workers at the most competitive wage profile.**

9-24 MILES
TO **CSX, NS, BNSF & UP**
INTERMODAL

16 MILES
TO **UPS AND FEDEX**
GROUND

HIGHEST LABOR
CONCENTRATION OF
TRANSPORTATION AND
WAREHOUSE WORKERS¹

LOWEST AVG.
HOURLY STARTING
WAGES FOR
WAREHOUSE LABOR¹

¹ vs. competing Metro industrial parks

LOCATION HIGHLIGHTS



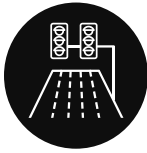
1 MILE / 1 MIN TO
I-270 & I-255



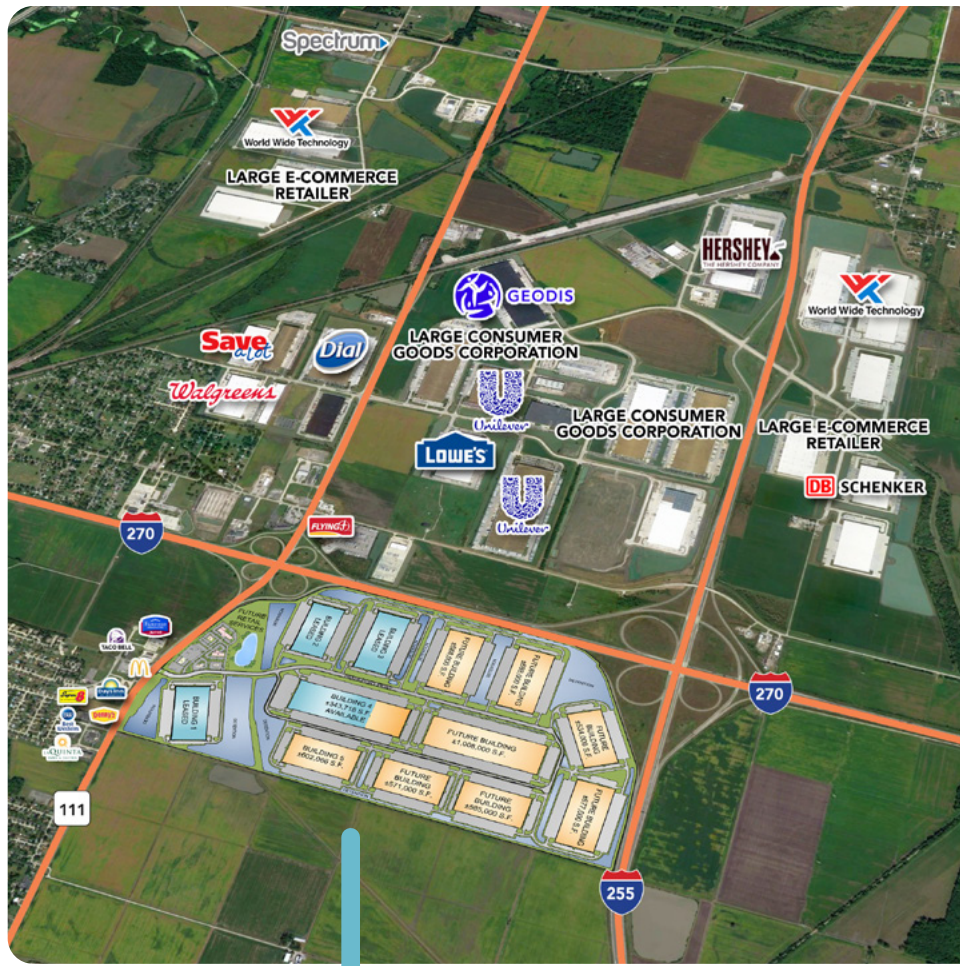
WITHIN 10 MIN OF
I-55, I-70 & I-64



LOCATED ON MADISON
COUNTY TRANSIT BUS ROUTE



NEW 5-LANE, SIGNALIZED
PARK ENTRANCE



DRIVE TIMES

I-270 & I-255	<1 min.
I-70	7 min.
I-55	8 min.
I-64	10 min.

BETTER INCENTIVES

Gateway TradePort 4 delivers **reduced real estate taxes** for up to 20 years, **over twice as long as competing buildings**. This long-term structure is designed as a better benefit for the long occupancy periods of tenants in the greater Gateway sub-market. Over a 20-year occupancy period, taxes at the building are **60% lower than competing buildings**.

20

YEARS
max length of reduced taxes
(vs. 10 years at competing buildings)

60%

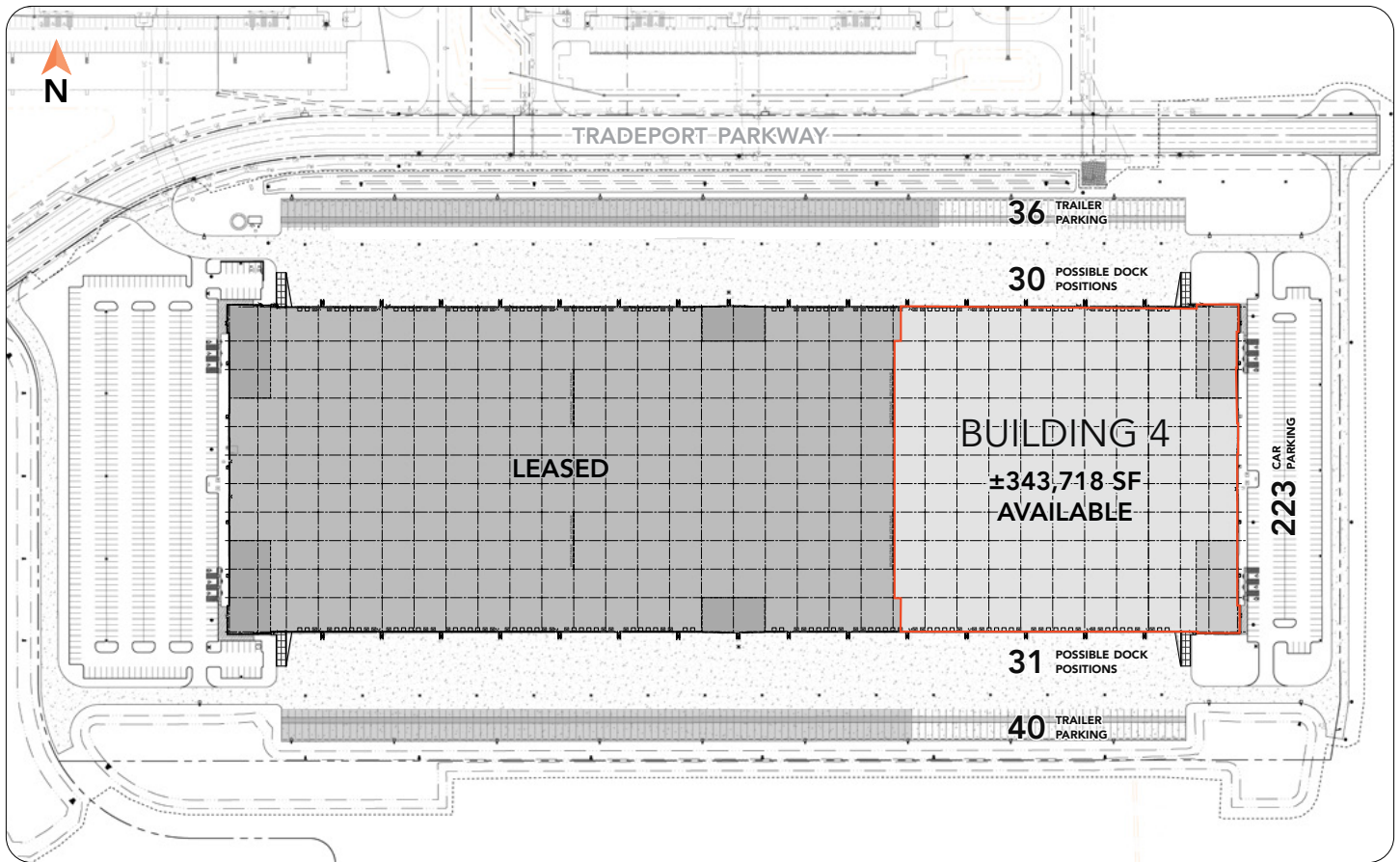
LOWER TAXES
over 20 years
(vs. competing buildings w/ 10-yr abatement)

\$9.0M

ESTIMATED SAVINGS
over 20 years
(vs. competing buildings w/ 10-yr abatement)

	GATEWAY TRADEPORT TIF		GATEWAY COMMERCE CENTER ENTERPRISE ZONE		
YEAR	TAXES PSF ¹	REDUCTION %	TAXES PSF ¹	REDUCTION %	SAVINGS PSF ¹
1	\$0.19	80%	\$0.00	100%	-
2	\$0.19	80%	\$0.00	100%	-
3	\$0.20	80%	\$0.00	100%	-
4	\$0.20	80%	\$0.00	100%	-
5	\$0.21	80%	\$0.00	100%	-
6	\$0.21	80%	\$0.00	100%	-
7	\$0.21	80%	\$0.00	100%	-
8	\$0.27	75%	\$0.33	70%	\$0.06
9	\$0.28	75%	\$0.67	40%	\$0.39
10	\$0.28	75%	\$1.02	10%	\$0.74
11	\$0.29	75%	\$1.16	0%	\$0.87
12	\$0.30	75%	\$1.18	0%	\$0.88
13	\$0.30	75%	\$1.20	0%	\$0.90
14	\$0.31	75%	\$1.23	0%	\$0.92
15	\$0.31	75%	\$1.25	0%	\$0.94
16	\$0.38	70%	\$1.28	0%	\$0.90
17	\$0.39	70%	\$1.30	0%	\$0.91
18	\$0.40	70%	\$1.33	0%	\$0.93
19	\$0.41	70%	\$1.36	0%	\$0.95
20	\$0.42	70%	\$1.38	0%	\$0.96
20 YR AVERAGE	\$0.29	76%	\$0.73	41%	\$0.44
TOTAL TAXES YRS 1-20	\$5,807,686		\$14,844,265		\$9,036,578

¹Assumes \$0.95 fully assessed Year-1 taxes



±343,718 SF AVAILABLE | 61 POSSIBLE DOCK POSITIONS | 40' CLEAR HEIGHT | 76 TRAILER PARKING | 223 CAR PARKING

BETTER BUILDINGS

Gateway TradePort offers the flexibility to deliver multiple building configurations and sizes including: highly functional multi-tenant; secured site, single-tenant; and build-to-suit facilities up to ±2,000,000 SF.

Built for better performance and lower operating costs, our buildings are delivered with premium upgrades including:

- 100% concrete driveways, truck courts and parking areas
- 45 mil TPO roofs including R-20 insulation and 15-year roof warranties
- Fully equipped dock packages including 45,000 lb. dock levelers
- Ultra-efficient warehouse illumination including Clerestory warehouse windows and LED high-bay lighting w/ occupancy sensors

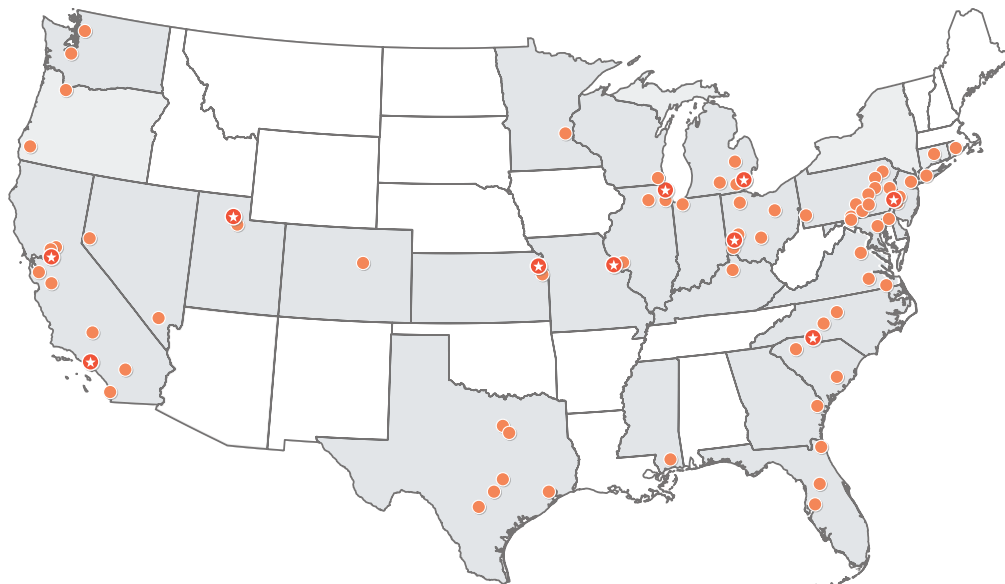
BUILDING 4 SPECS

Building Size	±1,010,000 SF
Available Area	±343,718 SF
Clear Height	40'
Dock Doors	36, up to 61
Drive-in Doors	2
Column Spacing	56'w x 50'd storage bays 56'w x 60'd speed bays
Bldg Dimensions	570' x 1,768'
Configuration	Cross docked
Truck Court	185'
Trailer Parking	76
Auto Parking	223
Sprinkler	ESFR
Lighting	LED w/ occupancy sensors

EXPERIENCED DEVELOPER TRUSTED PARTNER

Established in 2012, **NorthPoint Development** is a privately held real estate development firm specializing in the development of Class A Real Estate facilities. Our firm differentiates itself from competitors through a strong engineering, technical, and data driven focus. We employ numerous data scientists, as well as, civil, geotech, electrical, industrial, and computer engineers.

NorthPoint is currently active in 26 states across the United States and has developed more than 141.7MM SF of new industrial facilities. Our motto "Beyond the Contract" embodies the concept that no contract can be written to reflect everything that will occur in a complex real estate transaction. Our approach in all business relationships is to be fair and to operate by the "Golden Rule."



★ OFFICE LOCATIONS

Kansas City: Headquarters
St. Louis, Cincinnati, Chicago,
Sacramento, Detroit,
Salt Lake City, Charlotte,
Harrisburg/York, Northeast
PA, Newark/New York, Los
Angeles, Philadelphia

141.7+MM SF
CURRENT
INDUSTRIAL PORTFOLIO

45.5+MM SF
INDUSTRIAL SPACE
UNDER CONSTRUCTION

44.8+MM SF
INDUSTRIAL SPACE
LEASED IN 2021

\$13.1+BILLION
TOTAL CAPITAL RAISED
SINCE INCEPTION

78+THOUSAND
EST. JOBS CREATED
IN OUR DEVELOPMENTS

\$9.4+MILLION
CHARITABLE CONTRIBUTIONS
SINCE INCEPTION



G A T E W A Y
T R A D E P O R T
powered by NorthPoint Development

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