



GATEWAY SOUTH

INDUSTRIAL CORE
REDEVELOPMENT



Advancing
the Built
Environment

**River, Rail, Road – A unique
industrial opportunity!**

Where Sparks Turn to Lightning

Gateway South Industrial Park is the catalyst that turns potential into progress. Located along the Mississippi River in St. Louis, Missouri, this class A development is a purpose-built environment designed to meet the unique demands of the industrial sector.

With access to cutting-edge resources like the immersive materials library, a 50-foot high-bay prototyping lab and a versatile prototyping yard, Gateway South Industrial Park is the future of construction innovation.

PROPERTY HIGHLIGHTS

- Occupiers will benefit from comprehensive incentive package, including federal, Missouri State, City of St. Louis, utility providers, and developer incentives
- Enjoy river views and proximity to Anheuser Busch Stadium, Ballpark Village and Gateway Arch National Park
- Surrounding users include workspaces, prototyping and showcase spaces, F&B retail, and production spaces
- 100-acre downtown masterplan development
- Generating new jobs and fueling economic growth
- Superior logistics via immediate access to river, rail and road transportation
- Benefit from full-time security, an on-site police presence and comprehensive safety measures



Designed for Momentum

Restoring an industrial and trade zone, it offers exceptional logistics capabilities and preserved historic manufacturing buildings, all reimagined for modern industry.

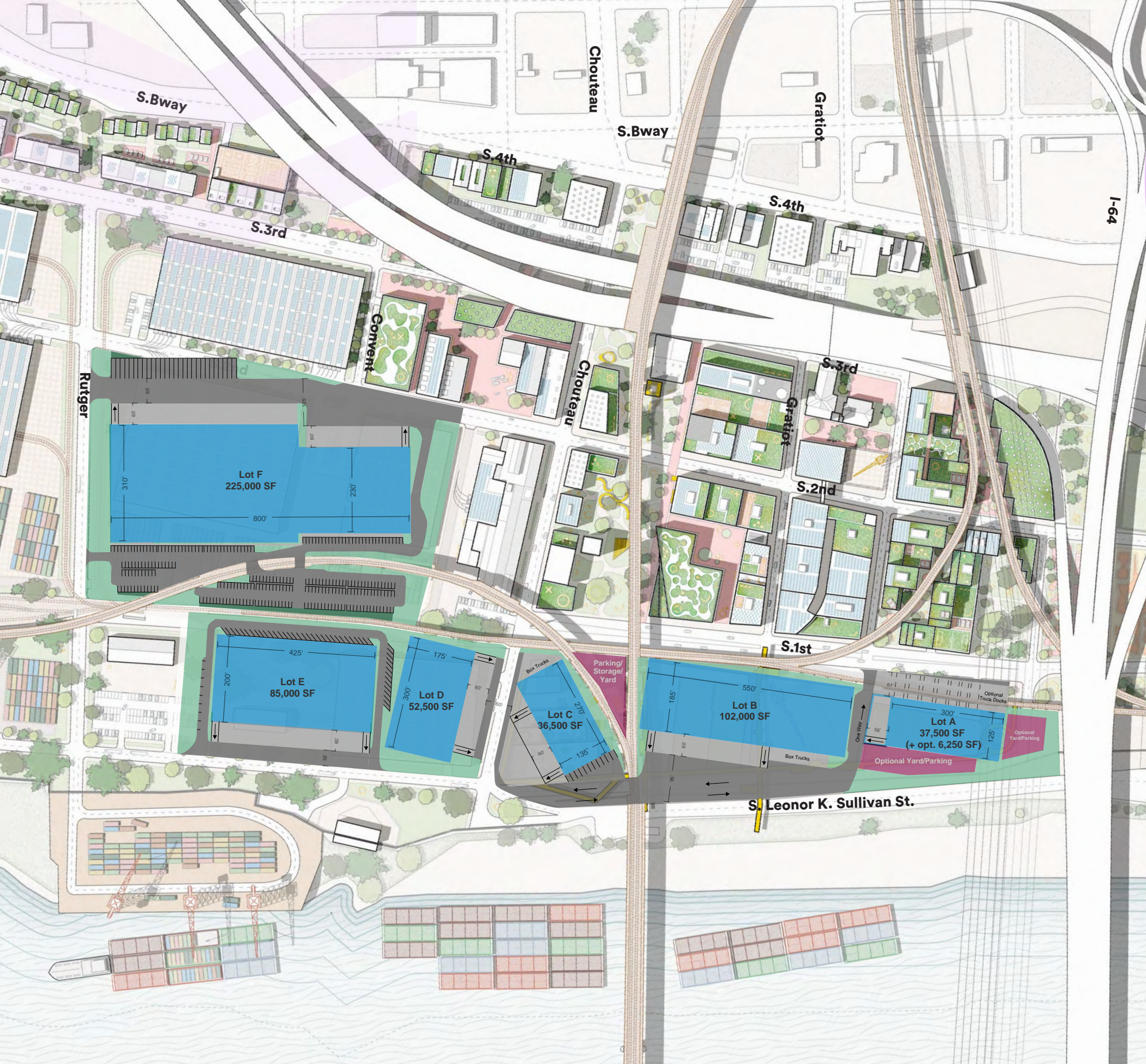
PROPERTY HIGHLIGHTS

- 100 Acre Industrial Redevelopment (Demo and New Build)
- Confluence of three major interstates (I-64, I-55, I-44) and only one mile south of I-70
- Manufacturing, Office/Warehouse, Production, Distribution, High Bay, Flex, R&D, & Outdoor Storage
- Build-to-suit: Class A New Construction
- 2025 Delivery Available
- Flexible Building & Parking Lot sizes, location, & configurations
- 20,000 - 222,500 Square Feet
- Zoning: "K" Unrestricted
*The most unrestrictive and loose zoning in St. Louis allowing most types of uses
- Rail & River Access
- Foreign Trade Zone (FTZ)
- Property Tax Abatement: Up to 90% for 10-years then up to 50% for the next 5-years
- Additional Incentives: Missouri Works, Missouri One Start, Sales Tax Exemption on machinery & equipment, Sales Tax Exemption on Energy, Personal Property Tax Abatement, Ameren Utility Incentives, Construction Materials Sales Tax Exemption, Brownfield Voluntary Clean Up Program, & New Market Tax Credits
- Pricing: Please submit RFP to obtain pricing due to the flexibility in building sizes and layouts
- Outdoor Storage Capabilities
- Direct access to Union Pacific Railroad and TRRA & FTRL switching lines

Gateway South offers a Low Cost Advantage versus all other major metro area due to the convergence of:

- Abundant labor supply
- Limited regulatory constraints
- Transportation savings
- Favorable real estate basis
- Reduced operating expense
- Statutory and discretionary incentive programs





Conceptual Plan

Building sizes, design, location, configurations, & parking lot areas are completely flexible depending on the user requirements.



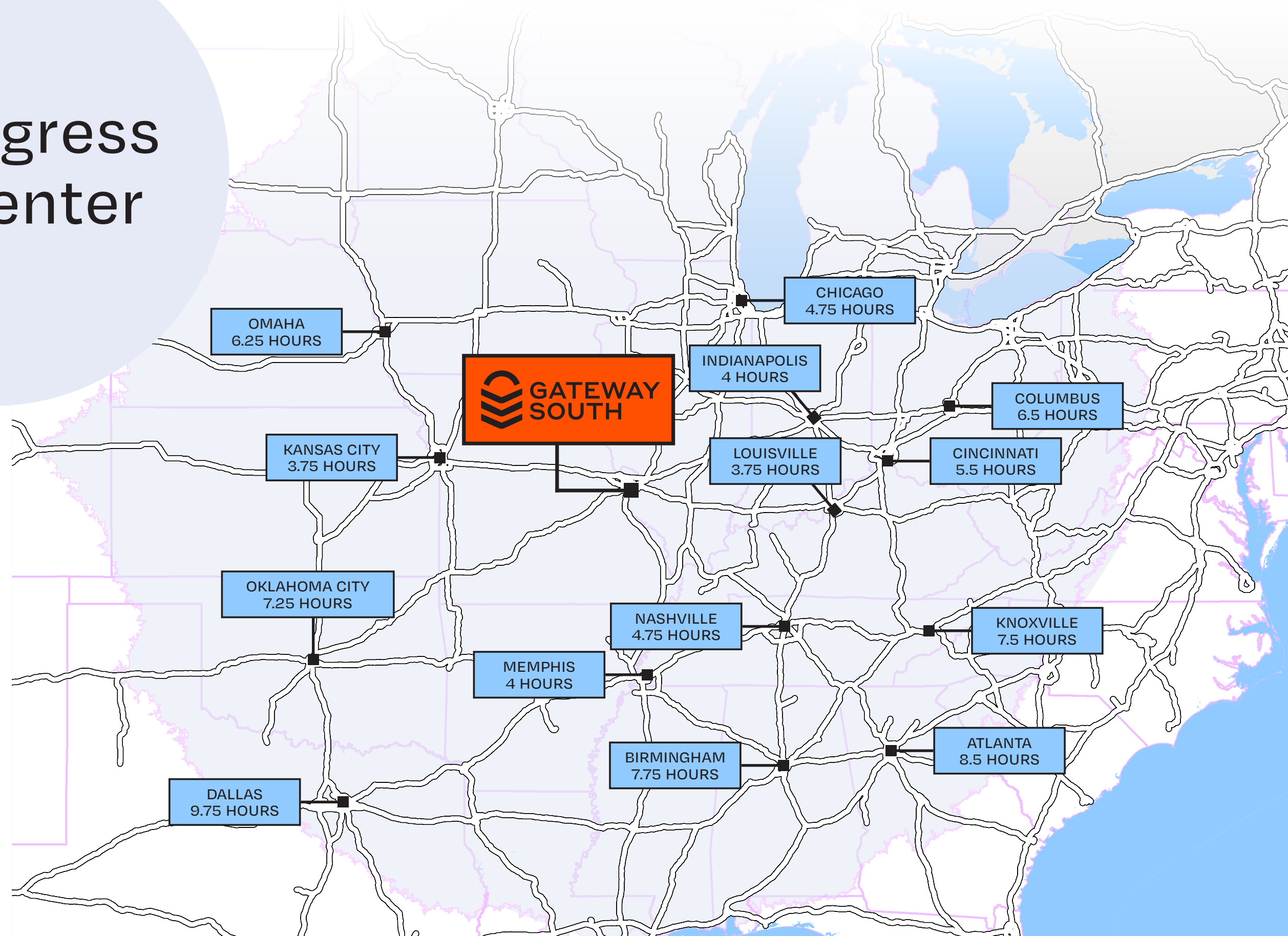
	LOT A	LOT B	LOT C
ACRES	2.8	3.4	2.4
BUILDING SF	37,500	102,000	36,500
DIVISIBLE TO	15,000 SF min	20,000 SF min	15,000 SF min
CLEAR HEIGHT	24'-36'	24'-36'	24'-36'
TRUCK COURT DEPTH	110'	155'	120'
LOADING	Dock High & Drive-in Doors per Tenant's Reqmt	Dock High & Drive-in Doors per Tenant's Reqmt	Dock High & Drive-in Doors per Tenant's Reqmt
	LOT D	LOT E	LOT F
ACRES	1.6	4.1	13.1
BUILDING SF	52,500	85,000	225,000
DIVISIBLE TO	20,000 SF min	20,000 SF min	20,000 SF min
CLEAR HEIGHT	24'-36'	24'-36'	24'-36'
TRUCK COURT DEPTH	120'	125'	125'-185'
LOADING	Dock High & Drive-in Doors per Tenant's Reqmt	Dock High & Drive-in Doors per Tenant's Reqmt	Dock High & Drive-in Doors per Tenant's Reqmt



Fueling Progress from the Center

Centrally located in St. Louis within a foreign trade zone, Gateway South Innovation District offers unparalleled logistical advantages. With convenient river, rail and road transportation access, tenants can easily connect to major markets such as Chicago, Nashville and Dallas within a day's drive.

St. Louis serves as a premier location for the design and construction industry, offering low cost connectivity to both national and international markets.

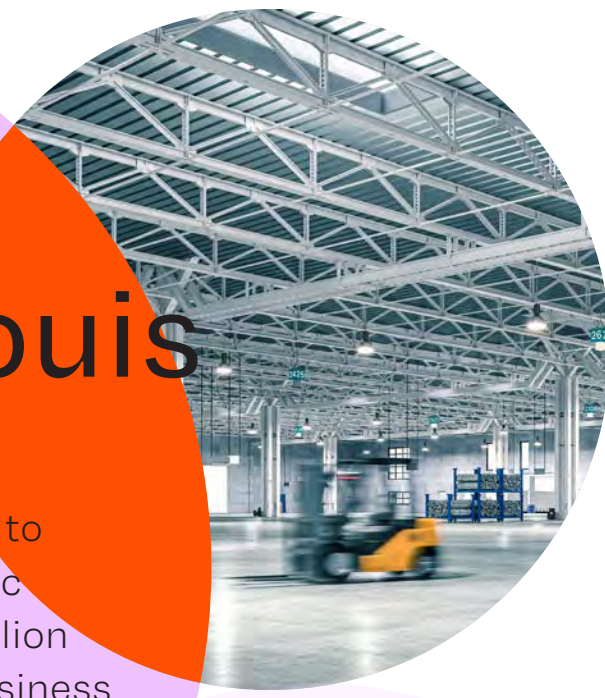


Access Map



Forge Your Future in St. Louis

Gateway South Industrial Park connects you to the thriving St. Louis area, home to a dynamic business community with more than 2.8 million residents, 1.5 million workers and 88,000 business establishments. Anchored by the region's top public and private research institutions, this strategic location offers access to a skilled labor pool that drives economic growth and operational efficiency, making it the premier destination for businesses to innovate and expand.



TOTAL POPULATION

WITHIN 5 MILES **206,814**

WITHIN 10 MILES **663,212**

WITHIN 15 MILES **1,229,646**

AVG. AGE OF POPULATION

WITHIN 5 MILES **34.9**

WITHIN 10 MILES **37.7**

WITHIN 15 MILES **39.2**

WORKFORCE

WITHIN 5 MILES **102,973**

WITHIN 10 MILES **336,816**

WITHIN 15 MILES **635,169**

AVG. INCOME

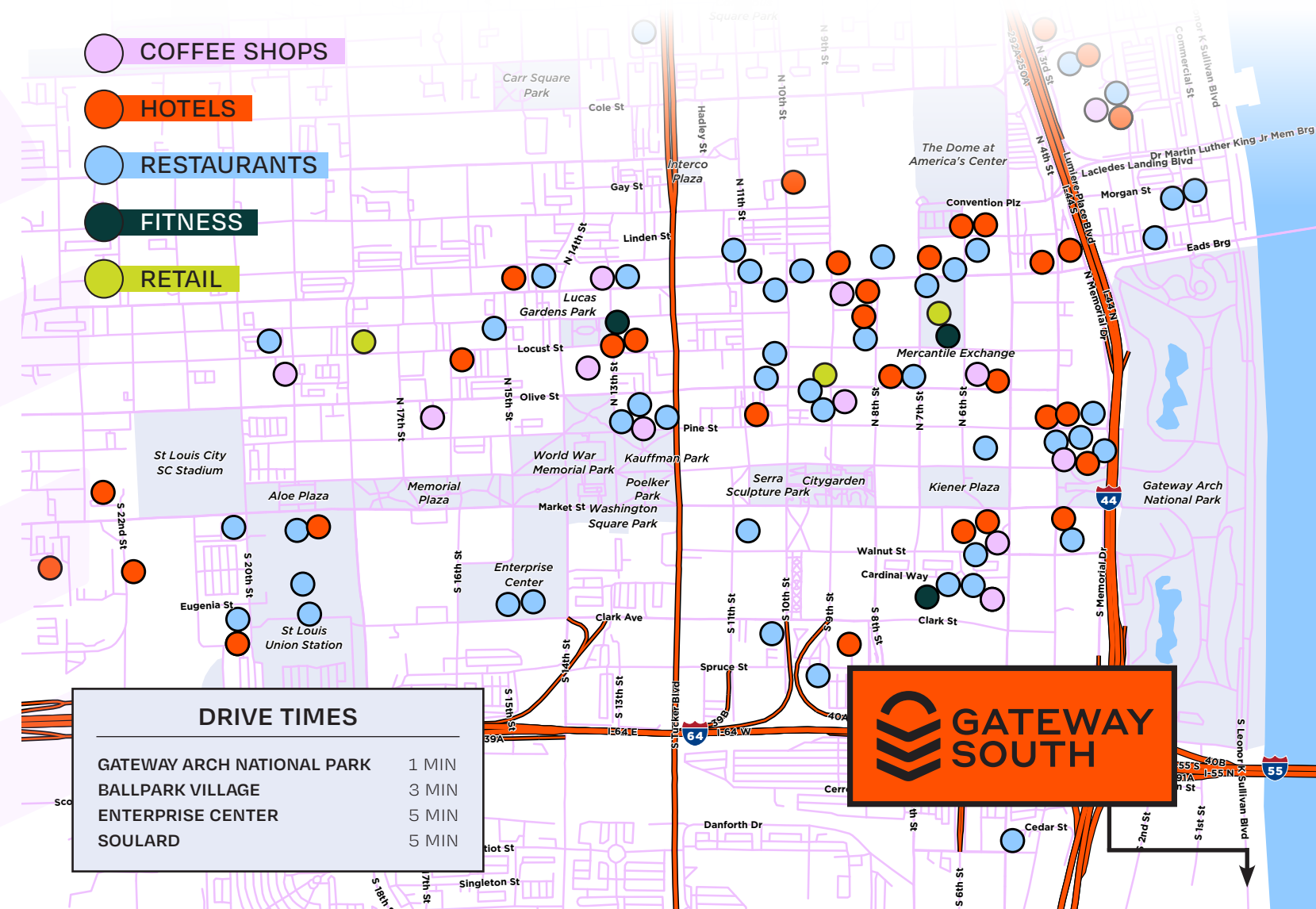
WITHIN 5 MILES **\$78,399**

WITHIN 10 MILES **\$88,048**

WITHIN 15 MILES **\$98,568**

Convenience at Every Turn

Located within the Central Business District with high walkability score





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For More
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