



# GATEWAY SOUTH

INDUSTRIAL CORE  
REDEVELOPMENT

Advancing  
the Built  
Environment

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

# Designed for Momentum

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

## 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**



## PROPERTY HIGHLIGHTS

**100 Acre Industrial Redevelopment**  
(Demo and New Build)

**Confluence of three major interstates**  
I-64, I-55, and I-44  
*+ 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

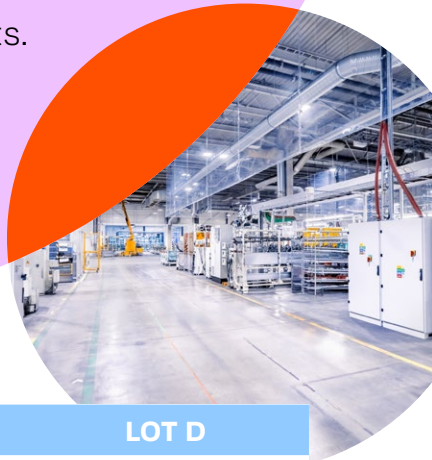






# Conceptual Plan

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



	LOT B	LOT C	LOT D
ACRES	6.2	2.4	1.6
BUILDING SF	97,000	35,000	52,500
DIVISIBLE TO	20,000 SF min	10,000 SF min	25,000 SF min
CLEAR HEIGHT	28'	24'	28' - 36'
TRUCK COURT DEPTH	130' - 155'	60' - 120'	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
ADDITIONAL PARKING/ YARD (ACRES)	3.1	0.85	-
	LOT E	LOT F	LOT G
ACRES	4.1	3.9	9.2
BUILDING SF	85,000	60,000	166,000
DIVISIBLE TO	25,000 SF min	20,000 SF min	40,000 SF min
CLEAR HEIGHT	28' - 36'	28' - 36'	28' - 36'
TRUCK COURT DEPTH	125'	130'	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
ADDITIONAL PARKING/ YARD (ACRES)	-	1.0 + 2.0 (Optional)	1.9

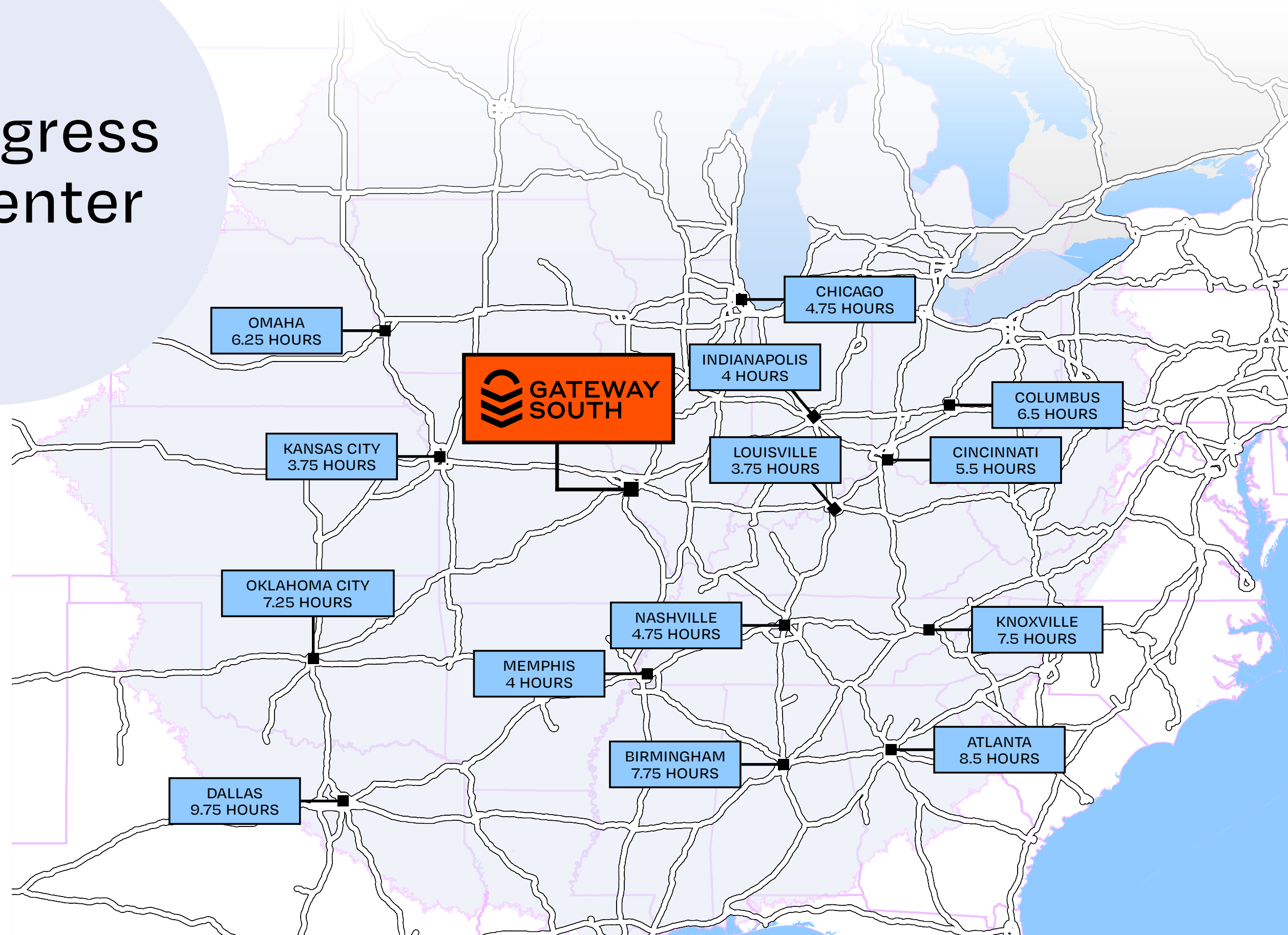




# Fueling Progress from the Center

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





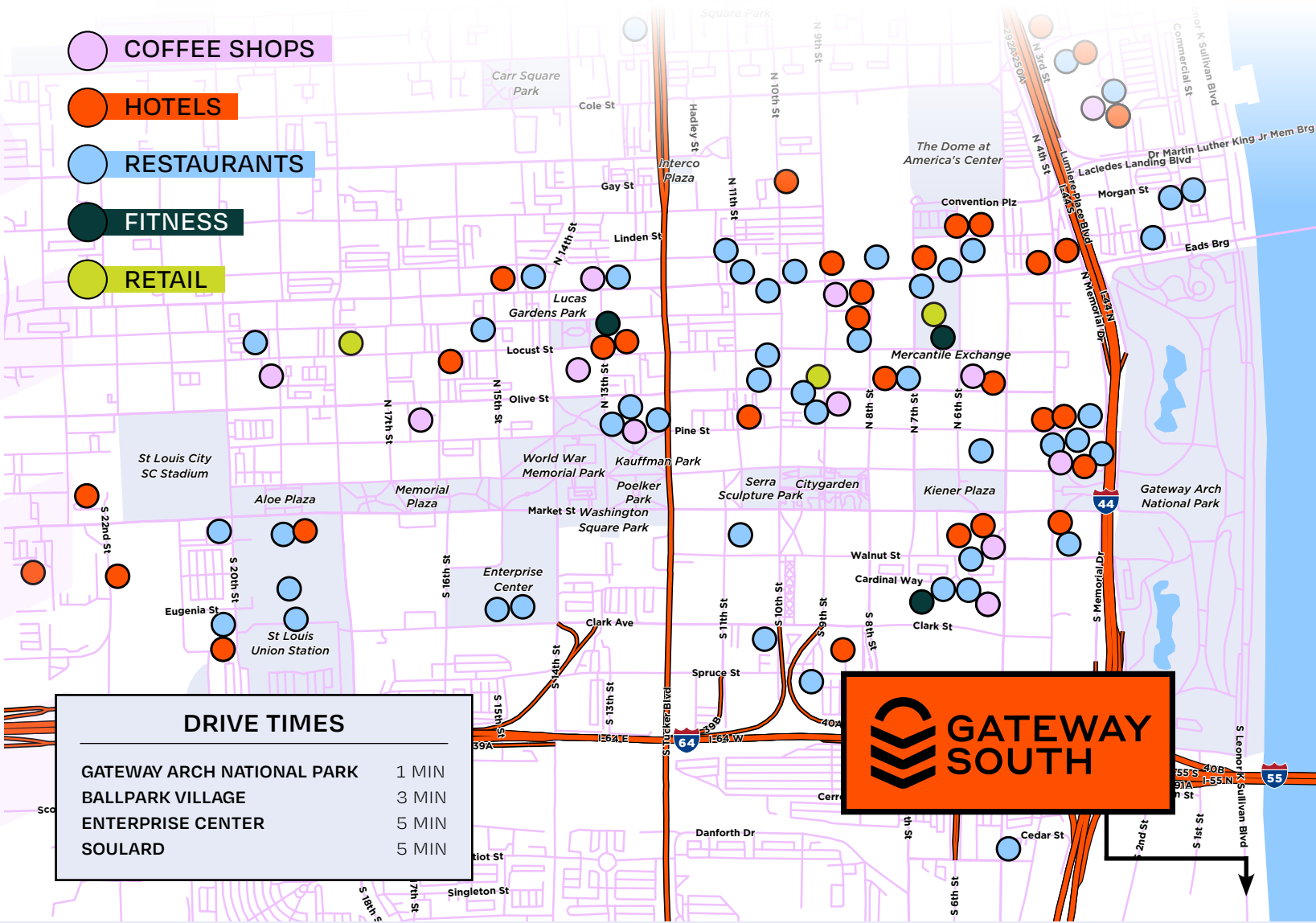
# Forge Your Future in St. Louis

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.



# Convenience at Every Turn

Located within the Central Business District with high walkability score



## TOTAL POPULATION

WITHIN 5 MILES	<b>206,814</b>
WITHIN 10 MILES	<b>663,212</b>
WITHIN 15 MILES	<b>1,229,646</b>

## AVG. AGE OF POPULATION

WITHIN 5 MILES	<b>34.9</b>
WITHIN 10 MILES	<b>37.7</b>
WITHIN 15 MILES	<b>39.2</b>

## WORKFORCE

WITHIN 5 MILES	<b>102,973</b>
WITHIN 10 MILES	<b>336,816</b>
WITHIN 15 MILES	<b>635,169</b>

## AVG. INCOME

WITHIN 5 MILES	<b>\$78,399</b>
WITHIN 10 MILES	<b>\$88,048</b>
WITHIN 15 MILES	<b>\$98,568</b>







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