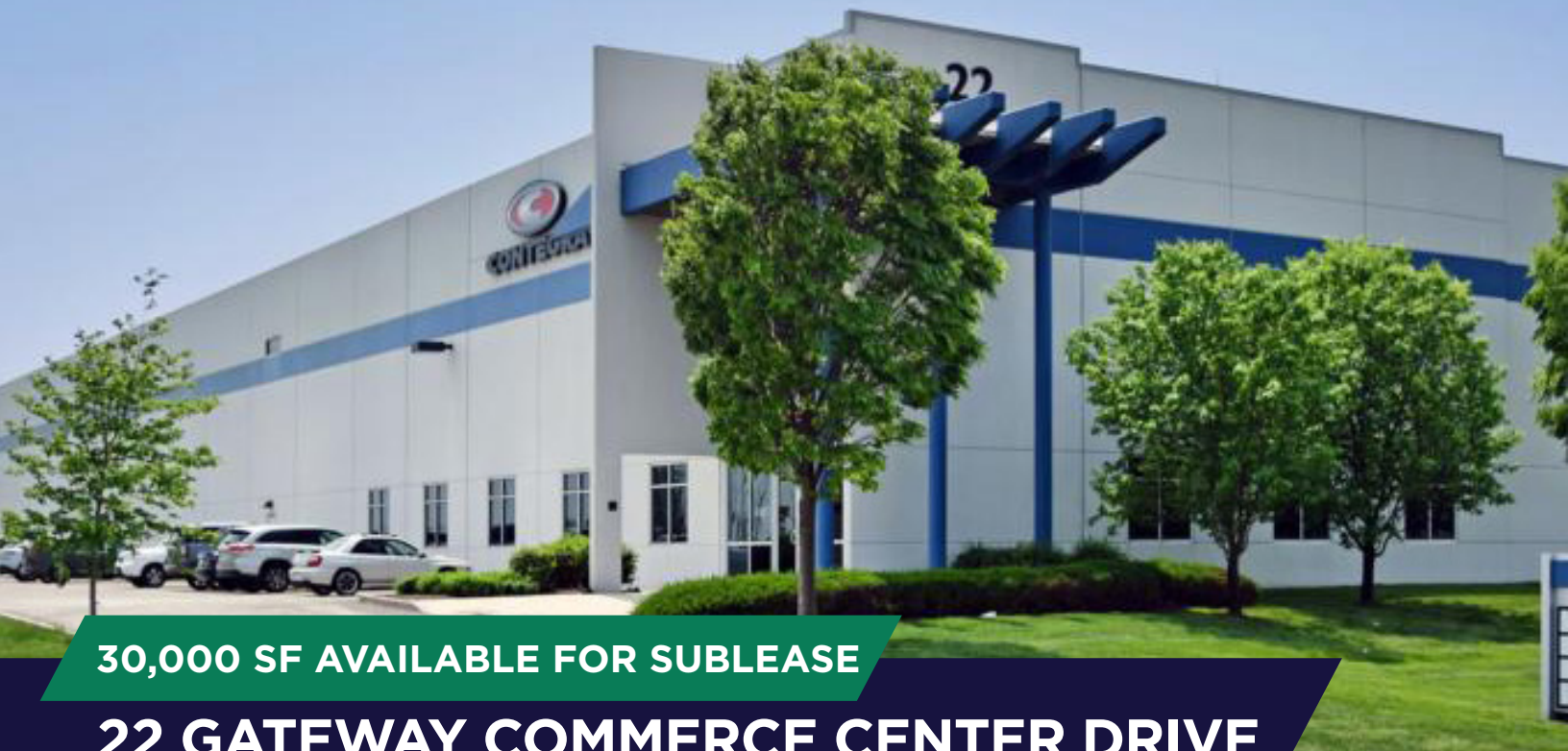


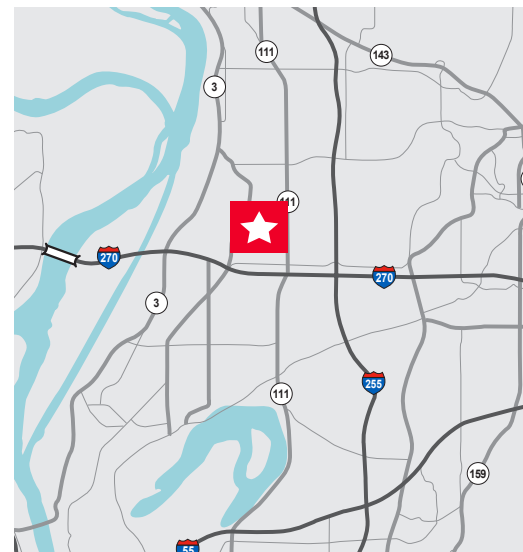


30,000 SF AVAILABLE FOR SUBLEASE

22 GATEWAY COMMERCE CENTER DRIVE **EDWARDSVILLE, IL 62025**

Property Features

Total Building Area:	155,700 SF
Total Available Area:	30,000 SF
Office SF:	±150 SF
Ceiling Height:	28'
Column Spacing:	50' x 50'
Sprinkler System:	ESFR
Loading:	Three (3) Docks each equipped with pit levelers and One (1) Drive-In with concrete ramp
Power:	200 amps/480v 3P
Sublease Expiration Date:	January 31, 2027
Sublease Rate:	\$6.50/SF, NNN



FOR MORE INFORMATION, CONTACT:

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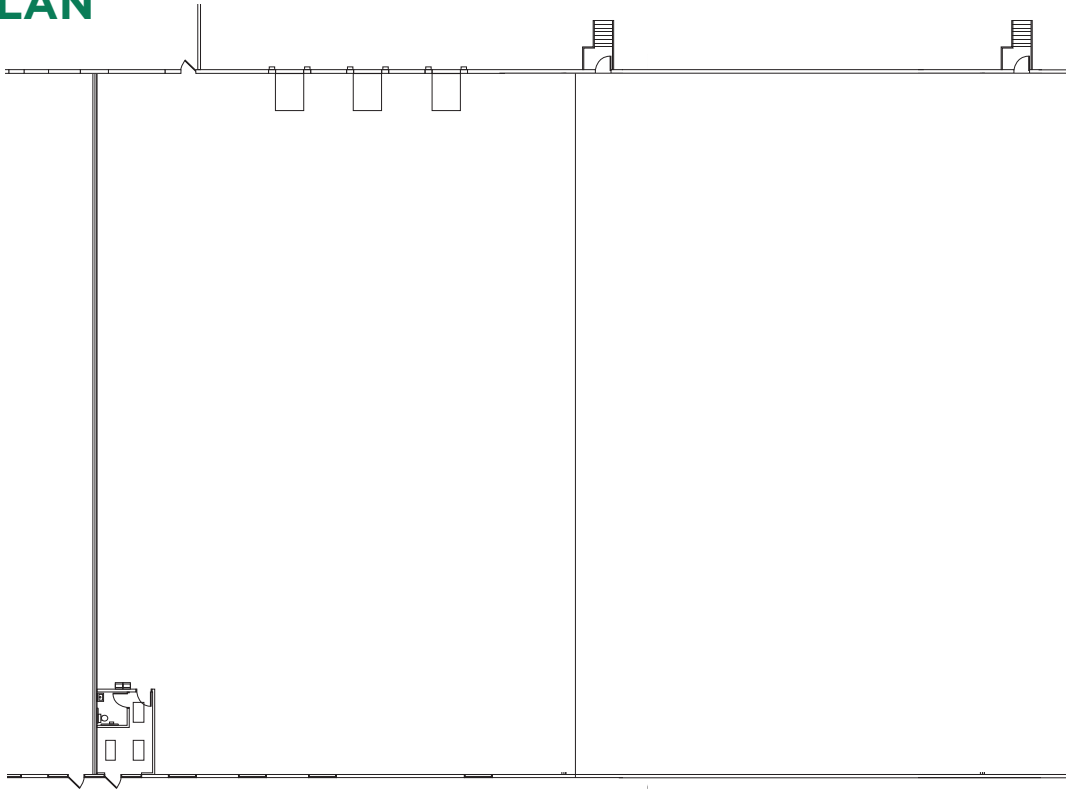
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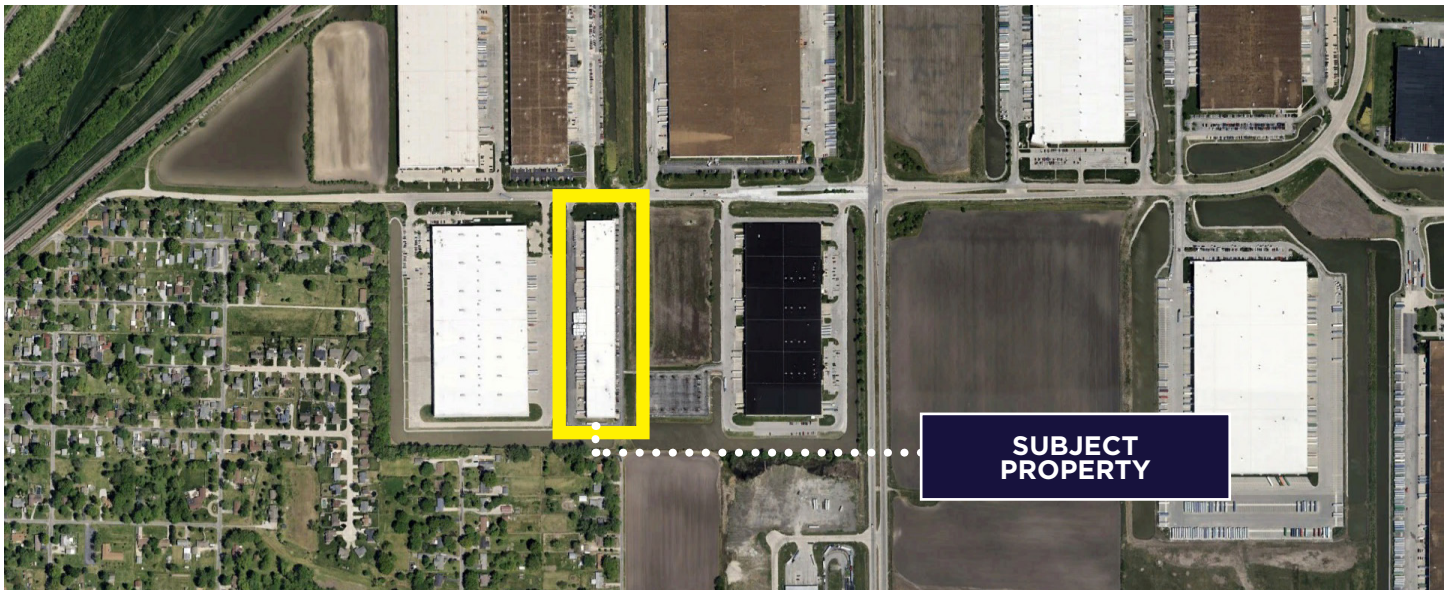
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22 GATEWAY COMMERCE CENTER DRIVE EDWARDSVILLE, IL 62025

SITE PLAN



AERIAL



**SUBJECT
PROPERTY**

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