



Gateway East 520



520,980 SF
DISTRIBUTION CENTER

3051 Gateway Commerce Center Dr,
Edwardsville, IL 62025

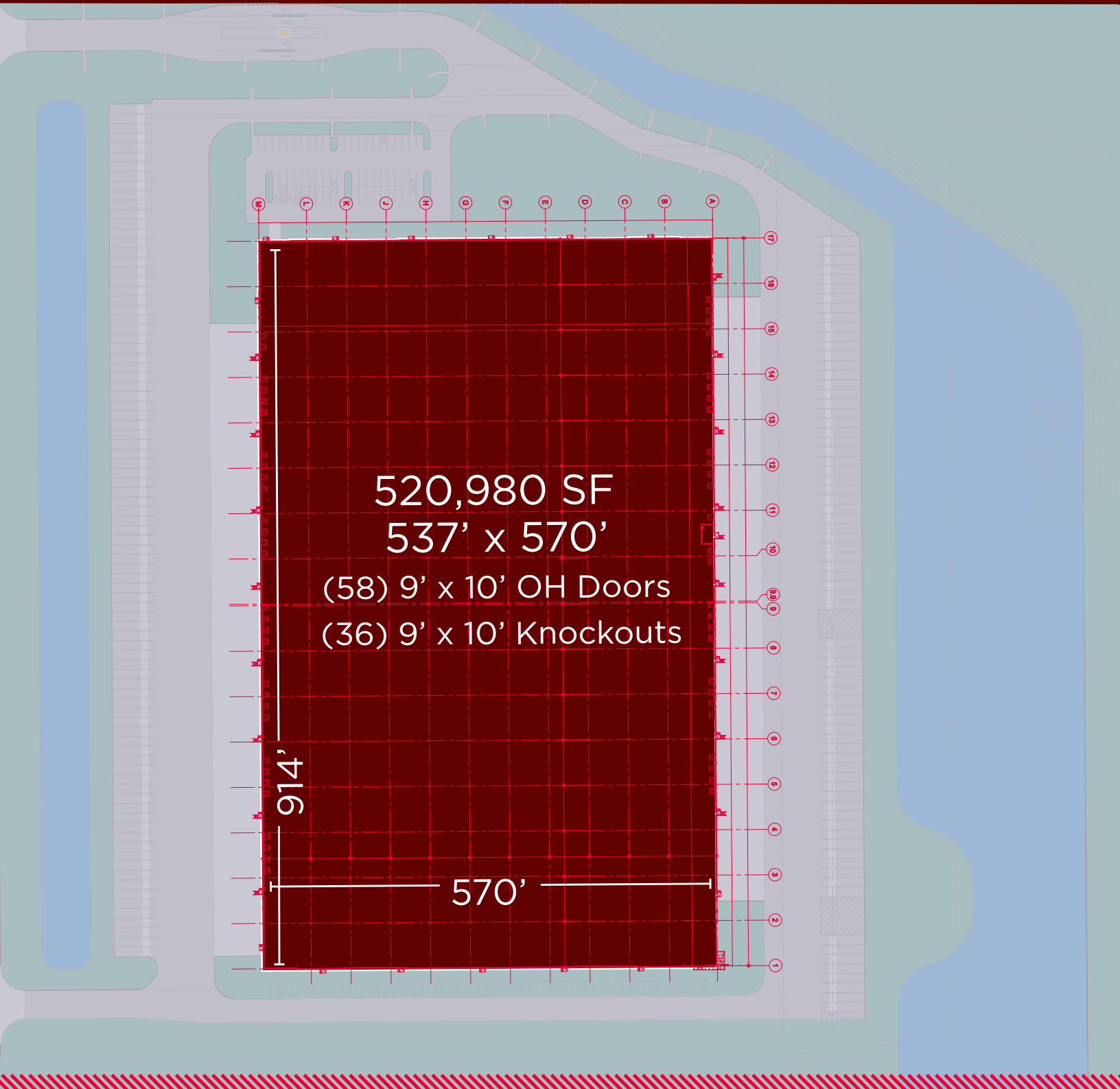
Property Highlights

Gateway East 520 delivers a premier bulk distribution opportunity within one of the Midwest’s most sought-after logistics corridors, featuring modern construction, immediate highway access, and scalable space. Designed for efficiency and flexibility, the property is ideally suited for high-performance distribution and fulfillment operations.

Space Available: 520,980 SF	Paving & Surface: 100% Concrete
Site Area: 47.38 Acres	Construction: Tilt-up Concrete
Office: 2,236 Main Office 1,638 S/R Office	Lighting: LED Lights Providing 30 FC AFF
Dock Doors: 58 with 36 Knockouts (9' x 10') with SDL Dock Packages	Ventilation: Warehouse Ventilation to Provide Three (3) Air Changes per Hour + HVLS Fans
Drive-in Door: 2 (12' x 14')	Fire Protection: ESFR
Dock Packages: Dock Locks/Lights, Swing Arm Lights, Compressed Air, and Electric	Roof: TPO
Car Parking: 60 Cars (Expandable)	Space Dimensions: 570' x 914'
Clear Height: 32'	Column Spacing: 50' x 57'
Trailer Parking: 87 Trailers	Speed Bay: 60' x 57'
	Additional Buildout: Battery Charging Station, Floor Scrubber Wash Drain, Food Grade Upgrades, Guard Shack, and 1,200 Amp Power



Site Plan



Corporate Neighbors



Location Map





Positioned just east of the Illinois–Missouri border, Gateway East 520 provides exceptional access to the St. Louis metropolitan area and the broader Midwest distribution network. With immediate connectivity to Interstates 255, 270, and 70, the site offers rapid reach to major population centers, transportation infrastructure, and key business hubs.

I-255:

2 Minutes

I-270:

4 Minutes

I-70:

20 Minutes

Downtown St. Louis:

21 Minutes

St. Louis Lambert International Airport:

28 Minutes

Creve Coeur, MO:

35 Minutes

GE Gateway East 520



FOR MORE INFORMATION, PLEASE CONTACT

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