

# EDWARDSVILLE CORPORATE CENTRE



Edwardsville Corporate Centre consists of 203 acres and has all the covenants, amenities, and economic development incentives to ensure and secure a profitable investment.

The Centre is a Planned Business Community anchored by Hortica's corporate headquarters and will be one of the highest quality office/retail sites in Southwestern Illinois.

Edwardsville Corporate Centre is strategically located at I-55 and Highway 143 on the eastern side of Edwardsville and is only 20 minutes from downtown St. Louis. Home to Southern Illinois University, Edwardsville offers a highly educated work force as well as a quality lifestyle.

## CORPORATE CENTRE EAST

Twenty-one acres of fully improved land is priced competitively. Corporate Centre East is defined by Hortica's corporate headquarters, a 62,000 square foot, 300-employee, high tech "green" building. Centre East is positioned in a natural setting with amenities such as on-site maintenance, landscaping, and a walking trail around a scenic lake with geyser fountain. Edwardsville Corporate Centre East also offers full utilities including T-lines and fiber optic connections.

## CORPORATE CENTRE WEST

This 182-acre site is ready for commercial / retail development. Corporate Centre West is perfect for retail that requires large development projects, high visibility and traffic counts. This site also has great frontage on I-55 and easy access off Staunton Road. Other amenities include:

- I-70 two miles south
- 20 minutes from downtown St. Louis
- St Louis Lambert International Airport (24 miles)
- Southern Illinois University Edwardsville
- County seat
- Highly educated workforce
- Planned office park





**203**  
ACRES

**PLANNED  
BUSINESS  
COMMUNITY**



## INCENTIVES INCLUDE

- Enterprise Zone

As a part of an Illinois Enterprise Zone, properties in the park can be eligible for several abatements which can include: property tax abatement, sales tax exemption, machinery and equipment tax exemption, and utility tax exemption, among others.

## CURRENT OCCUPANTS INCLUDE

- Scott Credit Union
- Hortica
- Prairie Farms Dairy, Inc.

## CONTACT US

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