

GATEWAY COMMERCE CENTER/GATEWAY EAST



Gateway Commerce Center is a 2,300 acre warehousing, distribution, e-commerce park located at the intersection of two uncongested interstate highways, I-270 and I-255, in Madison County, Illinois. Gateway Commerce Center is 15 minutes from downtown St. Louis; 19 miles from the region's major airport, St. Louis Lambert International Airport; and close to three regional airports, offering superior size, location, access, infrastructure, labor, amenities, and economic incentives.

Centrally located with easy access to four major interstates, Gateway can reach approximately one-third of the US population in a one day drive. The availability of so many options provides the Gateway Commerce Park with some of the lowest shipping costs in the country.

ECONOMIC INCENTIVES

■ Foreign Trade Zones

Gateway Commerce Center is part of Foreign Trade Zone No. 31. As one of only two FTZ's in the region, Gateway can offer specific incentives to help lower international trade costs. These can include reduction or elimination in import and export duties and simplified customs procedures which allow faster shipping and processing.

■ Tax Incremental Financing (TIF)

A TIF districts in the park give the ability to capture a portion of the tax revenue from the improvements to a site to fund the improvements costs.

■ 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.





**2,300
ACRES** **WAREHOUSE
DISTRIBUTION
E-COMMERCE**



A WORLD-CLASS DISTRIBUTION PARK

- Perfectly centered in the United States and strategically located in the St. Louis region
- Significant incentive programs and low operating cost
- Abundant skilled workforce
- Available land and utilities in place to accommodate virtually any size or use
- Blue-chip occupants and momentum for growth
- Excellent interstate highway infrastructure and connectivity
- Convenient access to air cargo, inland port, and rail facilities

BUILD-TO-SUIT SITES AVAILABLE

- Up to 1,200,000 square-foot built to your specifications
- Ceiling heights from 28' to 38'
- Office finish to your design
- Potential rail access (Norfolk Southern Railroad)
- Above-standard car and trailer parking
- Strict park indentures
- Stable long-term ownership

CURRENT OCCUPANTS INCLUDE

- Amazon
- Dial
- GENCO
- Hershey's
- Ozburn-Hessey Logistics
- Procter & Gamble
- Saddle Creek
- Save-A-Lot
- Schneider National
- Spectrum Brands
- Unilever
- USF Logistics
- Walgreens

CONTACT US

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