

Gateway Tradeport 2

Industrial Distribution Warehouse

1201 Tradeport Parkway
Pontoon Beach, IL 62040
www.cbre.com/stlouis

325,994 SF Available



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1201 Tradeport Pkwy | Pontoon Beach, IL 62040

For Sublease

Property Details

- + 325,994 SF total space available
- + 323,694 SF of warehouse space cross-docked
- + 2,300 SF of office space (4 private offices, kitchen/break room, open area)
- + 40' clear height
- + 52'x50' column spacing
- + 32 (9'x10') docks with 45,000 lb mechanical levelers with seals, shelters and bumpers
- + 2 (12'x14') drive-ins
- + 4000 amp, 480 volt, 3-phase electrical service
- + Seven (7) 20 amp connections for fork lift charging
- + EFSR sprinklers
- + Restrooms located in warehouse
- + 96 trailer stalls
- + 130 parking spaces
- + Tax abatement of \$0.19/SF escalating to \$0.22/SF over term
- + Sublease through 02/28/2029
- + Sublease Rate: ~~\$4.25~~ **\$3.95/SF, NNN**



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Contact Info

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