

**Speculative Construction - 54,000 SF
Delivering Q4 2026**



GATEWAY SOUTH

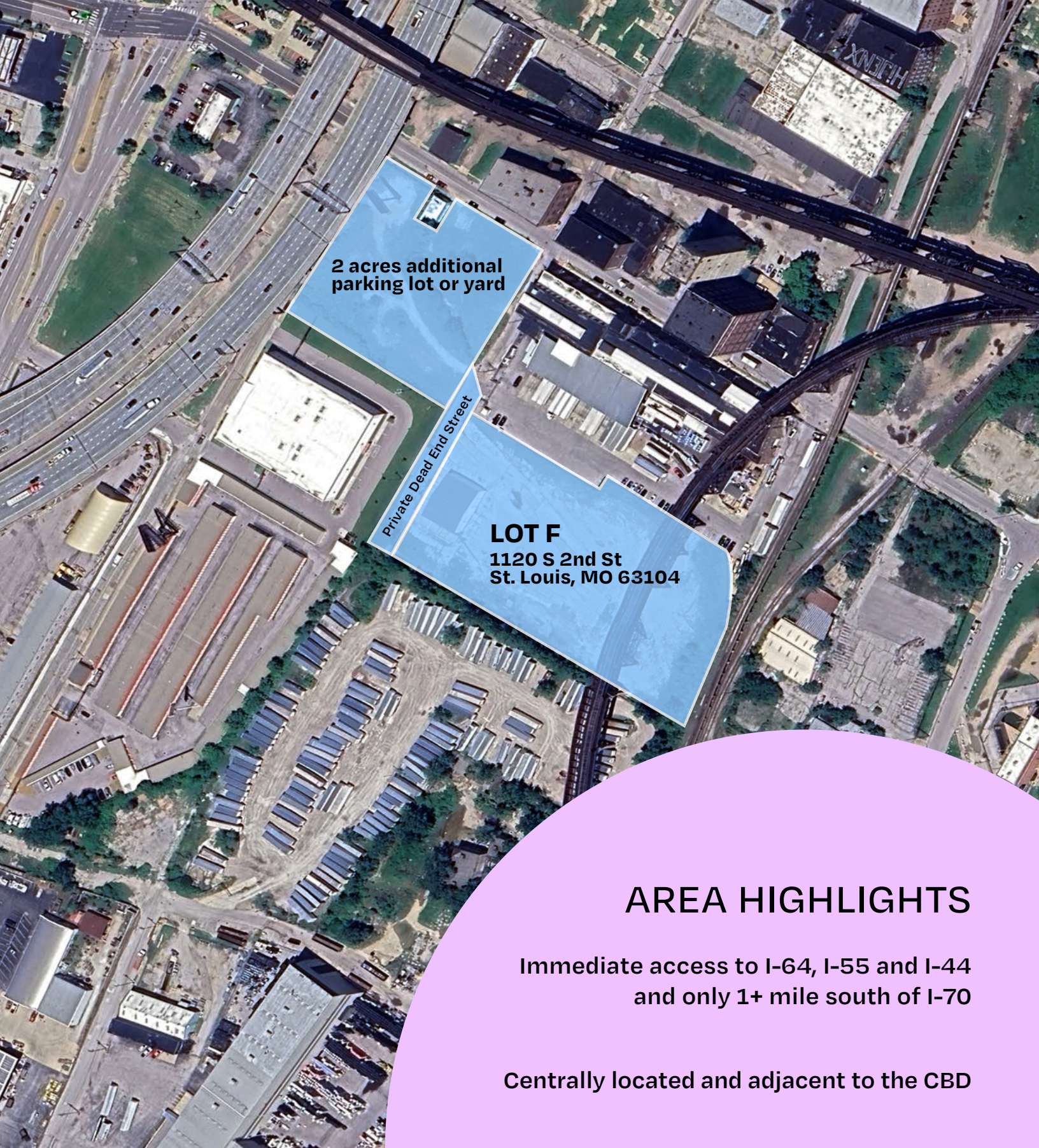
PROPERTY HIGHLIGHTS

- 54,000 SF Total:
 - Tenant A: 24,000 SF (west end)
 - Tenant B: 30,000 SF (east end)
- Office: build to suit
- 32' clear height
- 4 dock doors (14 additional knockouts)
- 2 ramped drive-in doors (one on each end of the building)
- Column spacing 40' x 48.9' (60' x 48.9' loading bay)
- Building dimensions: 140' x 390'
- 400 amp electrical supply
- ESFR fire suppression system
- 95 parking spaces
- 3.85 acres
- Up to 2 acres additional fenced and lit parking or yard available
- Available incentives include 90% property tax abatement, FTZ benefits, Missouri Works, new market tax credits and more
- Zoned "K" Unrestricted which includes outside storage
- Target completion date - 12/1/2026
- Lease rate: contact broker

**New Office/Warehouse with
Additional Outside Storage
and Parking Available**

1120 S 2ND ST, ST. LOUIS, MO 63104

LOT F



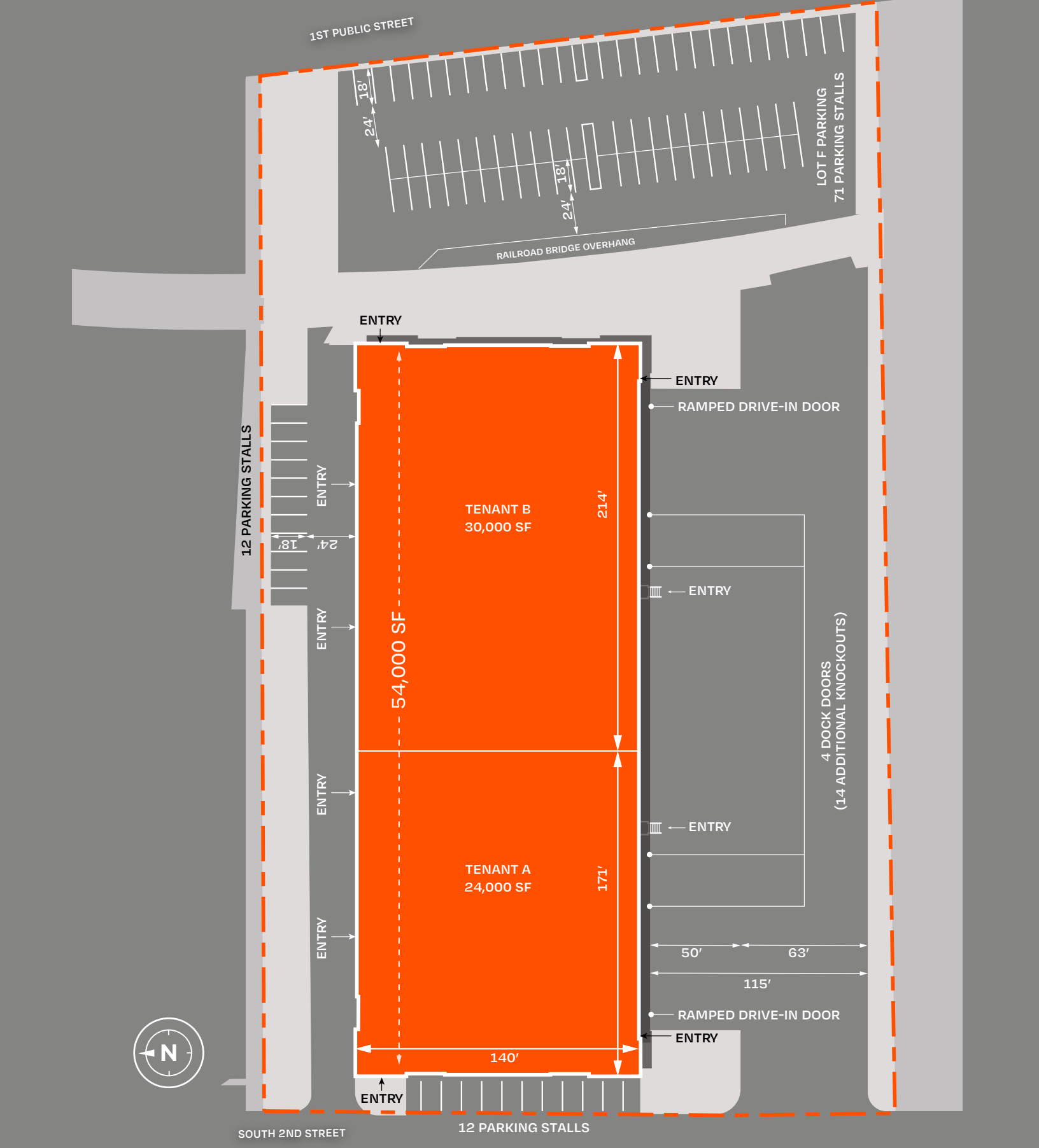
AREA HIGHLIGHTS

Immediate access to I-64, I-55 and I-44
and only 1+ mile south of I-70

Centrally located and adjacent to the CBD

Located within Gateway South – A 100
acre master planned development in
downtown St. Louis





SITE PLAN



*GRAY DESIGN GROUP



BUILDING ELEVATION



**For More
Information,
Please Contact:**

Tripp H. Hardin, SIOR

Executive Director

+1 314 801 9603

tripp.hardin@cushwake.com

Keith Ziercher

Director

+1 314 746 0384

keith.ziercher@cushwake.com



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