



Colliers

FOR SALE OR BUILD-TO-SUIT

## "Trucker's Row"

1540 E Chain of Rocks Rd  
Pontoon Beach, IL 62040

### CONTACT US

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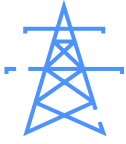
## 24.17 Acre Industrial Site Available in the Heart of Gateway Commerce Center

This location within Gateway Commerce Center, a 2,300 acre master planned industrial park, is popular for trucking, logistics and distribution users. This site offers direct visibility from I-270 and is ideal for businesses in the trucking & logistics industry. Come join Flying J Travel Center, Heartland Express, River-Roads Trailer, Rush Trucking and others to be a part of "Trucker's Row".

**Asking Sale Price:**

**\$3,948,170**  
(\$3.75 PSF)

## PROPERTY DETAILS



All sites zoned Industrial with utilities in place



10-year tax abatement



Strong labor pool & within minutes to St. Louis



Park amenities include a Flying J Travel Center, restaurants, hotels, and multiple truck service facilities



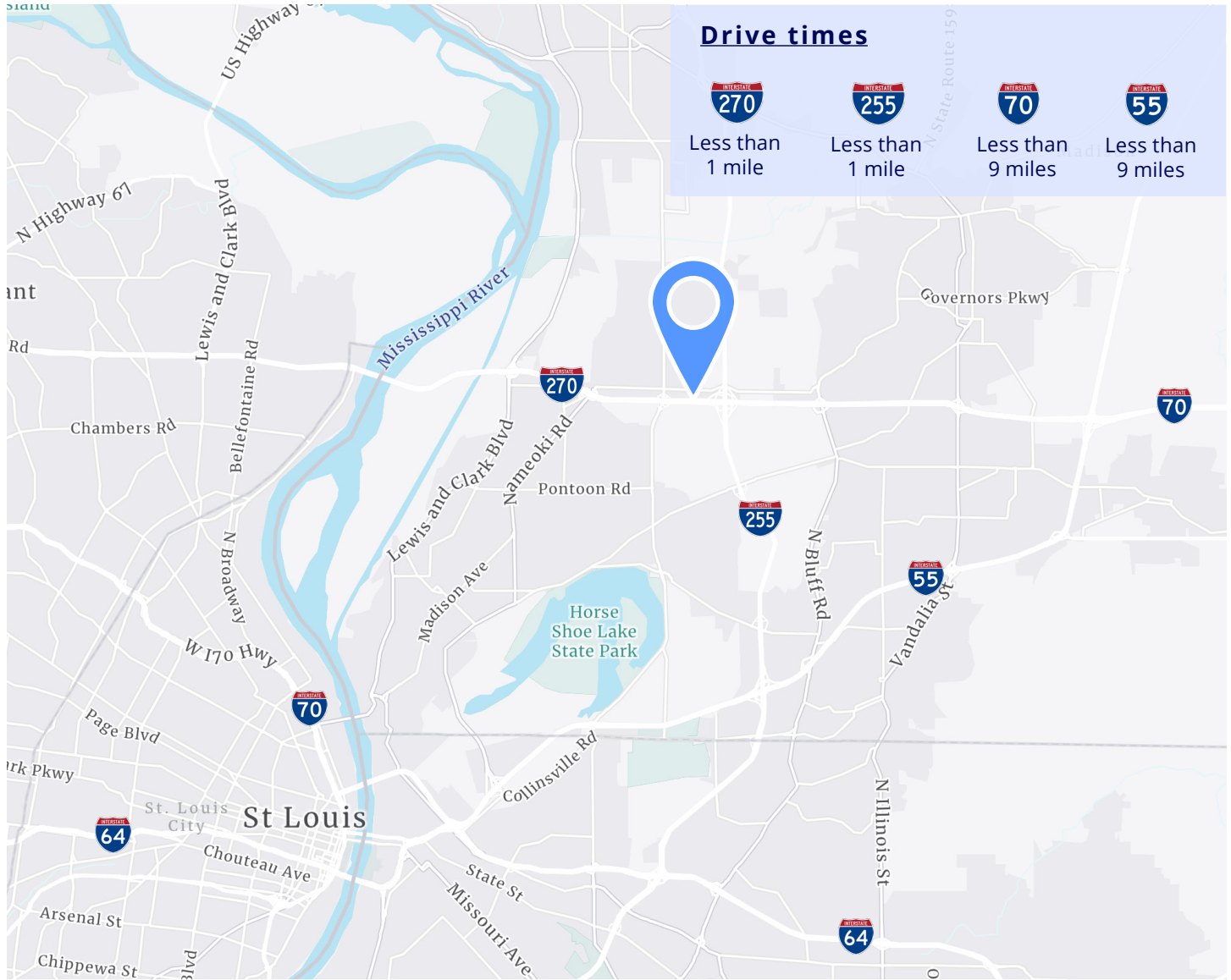
Strategically located at the uncongested I-270 and I-255 interchange with connectivity to all of the regions major interstates including I-55, I-70, I-64 & I-44



Flat topography with direct visibility from I-270 to an estimated 52,400 vehicles per day



# LOCATION



Demographics	Population	Households	Avg HH Income	Businesses	Employees
3 Miles	10,417	4,259	\$85,069	297	4,140
5 Miles	48,807	19,006	\$97,107	16,633	48,807
10 Miles	222,886	90,792	\$90,004	6,879	81,266

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