



DEVELOPMENT READY INDUSTRIAL SITES IN SAUGET, IL

SAUGET BUSINESS PARK.COM

ROAD • RIVER • RAIL • RUNWAY



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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



SAUGET BUSINESS PARK.COM

WHY SAUGET?



KEY BENEFITS



ELECTRIC, NATURAL GAS,
WATER, SEWER, TELECOM



ENTERPRISE ZONE



UNPARALLELED MUNICIPAL
COOPERATION



ILLINOIS' THIRD BUSIEST AIRPORT
LOCATED WITHIN THE PARK



RAIL ACCESS
KANSAS CITY SOUTHERN



TIF DISTRICT



FLEXIBLE TRANSACTION
STRUCTURES - SALE, LEASE, BTS



3 MILES FROM MISSISSIPPI RIVER
ACCESS/TRANSLOAD FACILITIES



DIRECT ACCESS TO I-255
EXIT 15



LOW FAR REQUIREMENTS =
HIGHER NET USABLE AC



5 MINUTES FROM DOWNTOWN
ST. LOUIS

OCCUPIER PROFILE

Park occupiers consist of light manufacturing, logistics, office/warehouse, aviation and healthcare facilities.

PARK STATS

1.6M SQF

BUILDINGS DEVELOPED
TO DATE

1,000+
JOBS CREATED



amazon

FedEx
Ground

R+L
CARRIERS

HOLTEN
MEAT INCORPORATED

 **Universal air filter**
Filtration Group


SENSIENT

MIDWEST
NONWOVENS


STELLAR
MANUFACTURING COMPANY, LLC

Peterbilt

AFWC
Affton Fabricating & Welding Co., Inc.

PROFESSIONAL
HULCHER
SERVICES INC.

G

Gulfstream

GSF

BARBER
MURPHY
Commercial Real Estate Solutions

 **JLL**

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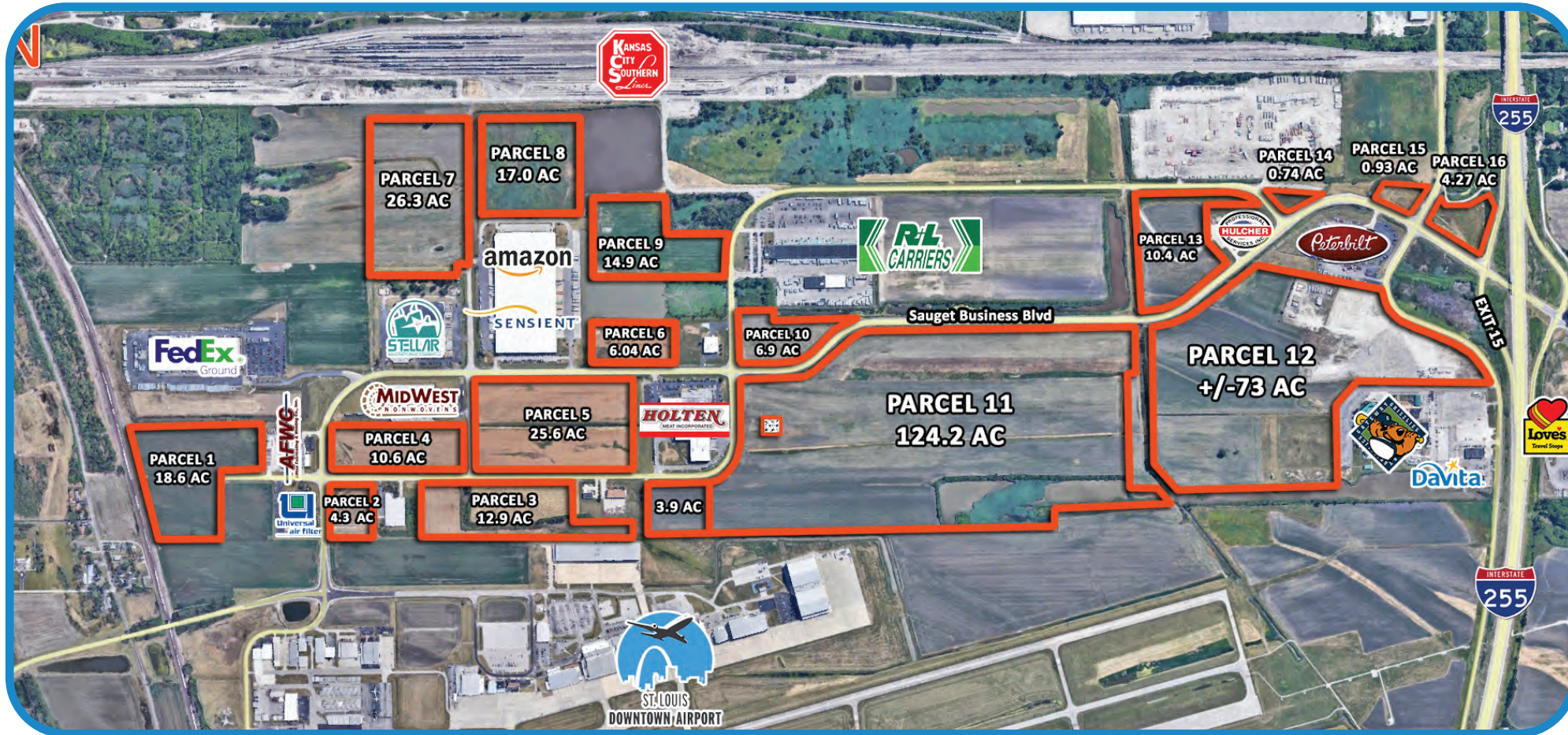
SAUGET BUSINESS PARK.COM



Located five minutes from downtown St. Louis, the Sauget Business Park is a seven hundred (700) acre park centrally located between Rt. 3 and I-255 Interstate. The Park provides access to the Mississippi River, "Class I" railroads, Illinois Interstates 55/70/64 & 44 and the St. Louis Downtown Airport.



AVAILABLE PARCELS



Established in 1991, the 700 acre Sauget Business Park is home to over twenty light manufacturing, logistics fabrication and processing facilities. Strategically located, the Park provides direct access to major interstate highways, the Mississippi River, "Class 1" railroads, and sits next to the St. Louis Downtown Airport.

Protected deed restrictions include concrete tilt up buildings and utility access to property lines within the Park. These along with incentives available from the Village of Sauget and St. Clair County, are some of the many positives to a location in the Sauget Business Park, helping you make the "Smart Move"

PARCELS

1600,1601,1605,1608,1617 Sauget Industrial Pkwy



ACERAGE: 18.6
SF: 811,958
PARCEL #: 01-36.0-102-001;002
 01-36.0-104-007
 01-36.0-105-006;007

COMMENTS:
 Located at the west end of Sauget Industrial Pkwy. and adjacent to Universal Air Filter and Aftton Fabricating and Welding.

1632 Sauget Industrial Pkwy



ACERAGE: 4.3
SF: 187,308
PARCEL #: 01-36.0-103-001

COMMENTS:
 Located at the corner of Sauget Industrial Pkwy. and Sauget Business Blvd. Adjacent to Universal Air Filter and Gasket.

1648,1656,1664 Sauget Industrial Pkwy



ACERAGE: 12.96
SF: 564,537
PARCEL #: 01-36.0-103-003
 01-36.0-401-001;002;006

COMMENTS:
 Fronts Sauget Industrial Pkwy. and adjacent to Gasket and Seal Fabricators.

1639 & 1647 Sauget Industrial Pkwy



ACERAGE: 10.6
SF: 461,736
PARCEL #: 01-36.0-403-007;008

COMMENTS:
 Fronts Sauget Industrial Pkwy. and adjacent to Midwest Non-Wovens.

1658,1659,1666,1673,1674,1681 Sauget Industrial Pkwy



ACERAGE: 25.6
SF: 1,115,136
PARCEL #: 01-36.0-403-002;
 003;009;010;013;014

COMMENTS:
 Fronts Sauget Industrial Pkwy. and adjacent to Midwest Non-Wovens and Holten Meat Inc.

1667 Sauget Industrial Pkwy



ACERAGE: 6.04
SF: 263,102
PARCEL #: 01-36.0-402-014

COMMENTS:
 Fronts Sauget Industrial Pkwy. and adjacent to Sensient and Holten Meat Inc.

PARCELS

Sauget Business Blvd.

PARCEL 7



ACERAGE: 26.3
SF: 1,145,628
PARCEL #: 01-36.0-402-015

Potential for Rail Service

COMMENTS:
 Located off Sauget Business Blvd. and adjacent to Stellar Manufacturing, Amazon and Sensient

Sauget Business Blvd.

PARCEL 8



ACERAGE: 17
SF: 544,500
PARCEL #: 01-36.0-402-015

Potential for Rail Service

COMMENTS:
 Located off Sauget Business Blvd. and adjacent to Amazon and Sensient

1735 Sauget Industrial Pkwy

PARCEL 9

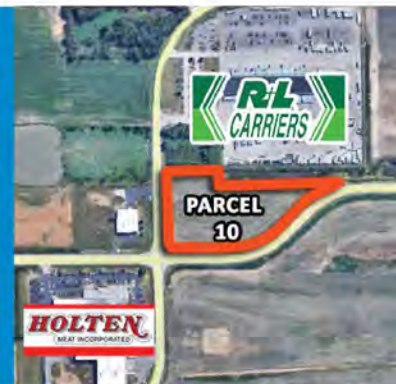


ACERAGE: 14.9
SF: 649,044
PARCEL #: 02-31.0-100-016

COMMENTS:
 Located on Sauget Industrial Pkwy. and adjacent R&L Carriers, Amazon and Sensient.

Church Rd

PARCEL 10



ACERAGE: 6.9
SF: 300,564
PARCEL #: PART OF
 02-31.0-300-012

COMMENTS:
 Located at the corner of Sauget Business Blvd. and Sauget Industrial Pkwy. Adjacent to R&L Carriers.

Church Rd & 1688 Sauget Industrial Pkwy

PARCEL 11



ACERAGE: 124.2
SF: 5,410,152
PARCEL #: 02-31.0-300-012
 01-36.0-401-005
 07-06.0-300-047

COMMENTS:
 Fronts Sauget Business Blvd. and adjacent Holten Meat Inc. and R&L Carriers.

Mousette Ln., Camp Jackson Rd. & 1945 Grizzlie Bear Blvd.

PARCEL 12



ACERAGE: 73+/-
SF: 3,179,880+/-
PARCEL #: 07-06.0-100-004
 07-06.0-200-005;006;012

COMMENTS:
 Adjacent the Grizzlies Stadium with frontage on Sauget Bus. Blvd. and Gooselake Rd.

PARCELS

2320 Sauguet Industrial Pkwy



ACERAGE: 10.4
SF: 453,024
PARCEL #: PART OF:
07-06.0-200-043

COMMENTS:
Adjacent to Hulcher with frontage on Sauguet Bus. Blvd. and Sauguet Industrial Pkwy.

2320 Sauguet Industrial Pkwy



ACERAGE: 0.74
SF: 32,234
PARCEL #: PART OF:
07-06.0-200-043

COMMENTS:
Adjacent to Hulcher and Peterbilt. Frontage on Sauguet Bus. Blvd. and Sauguet Ind. Pkwy.

Sauguet Industrial Pkwy



ACERAGE: 0.93
SF: 40,511
PARCEL #: 07-06.0-200-034

COMMENTS:
Located at the corner of Moussette Ln. and Sauguet Bus. Blvd. Adjacent to Peterbilt.

Moussette Ln



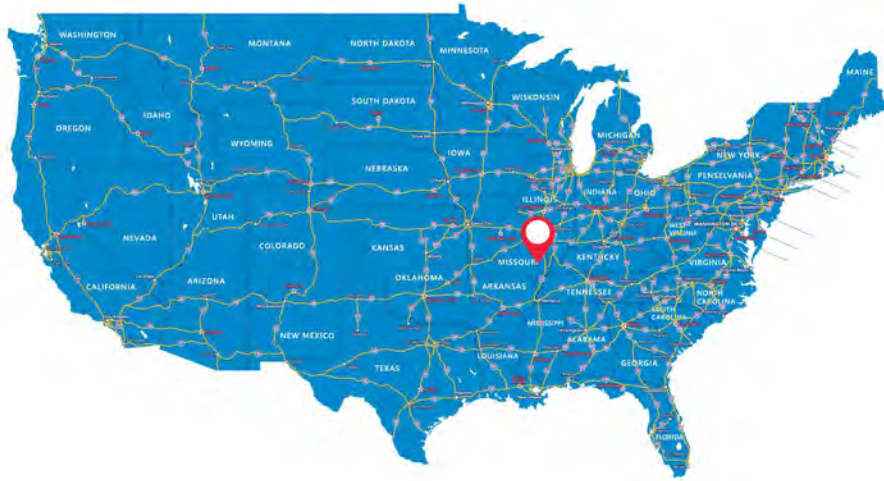
ACERAGE: 4.27
SF: 186,001
PARCEL #: 07-06.0-200-020;
022;024

COMMENTS:
Fronts Sauguet Bus. Blvd., the I-255 exit ramp and Moussette Ln.

- Land favorable for warehouse, distribution and light manufacturing.
- Rail service available to some sites.
- Sauguet Business Park provides utility access to all development parcels.

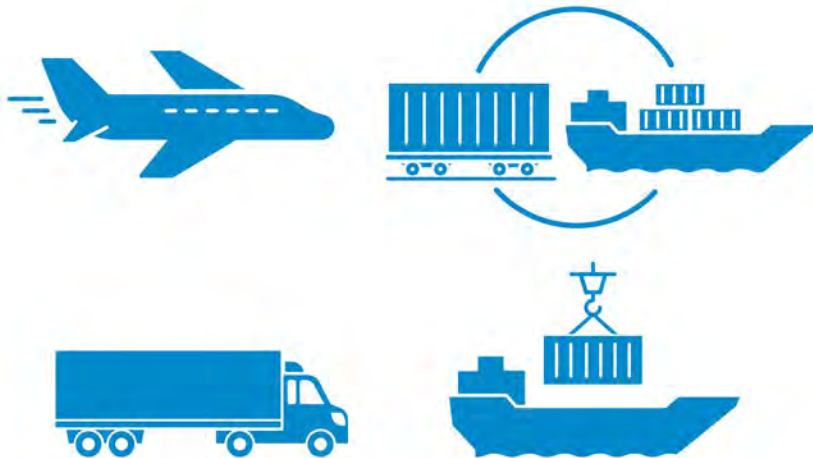
LOGISTICS

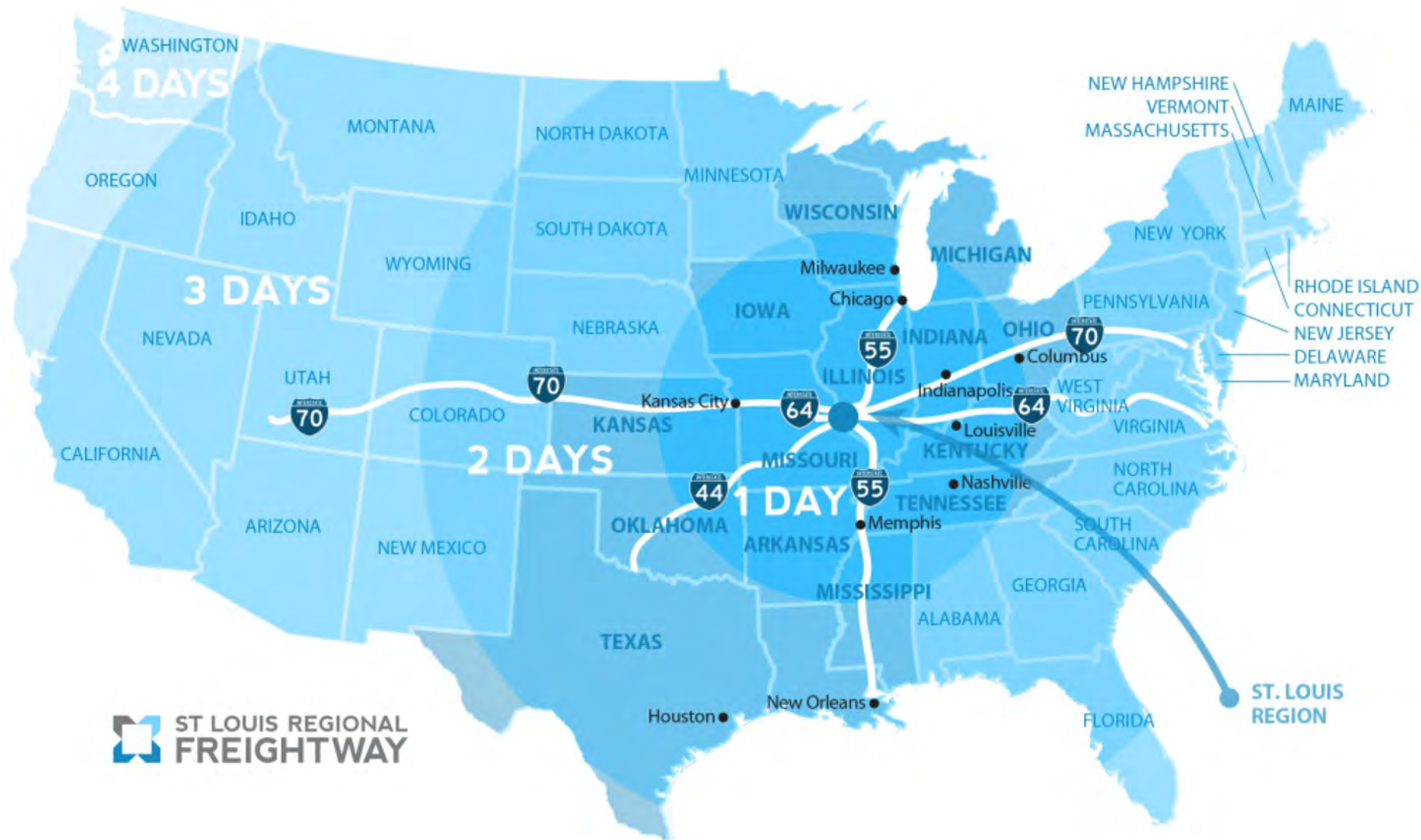
ROAD • RIVER • RAIL • RUNWAY



FROM HERE TO THERE
SAUGET INDUSTRIAL PARK
IS A CENTRALLY LOCATED
LOGISTICS HUB.

 **LOCAL**
 **NATIONAL**
INTERNATIONAL





ECONOMIC DEVELOPMENT PROGRAMS AND INCENTIVES

VILLAGE OF SAUGET TAX INCREMENT FINANCING

The Sauget Business Park is located within the Village of Sauget TIF District. The Village may reimburse a tenant's qualified expenditures based on project eligible costs as to be determined by the TIF Administrator. These benefits and the appropriate qualifications would be negotiated with the Mayor and TIF Administrator.

Contact information:

Lisa Bowman, TIF Administrator
618-407-1949
lisak.bowman@gmail.com



AMERICAN BOTTOMS ENTERPRISE ZONE

The Sauget Business Park is located within the American Bottoms Enterprise Zone. The Zone exempts sales taxes on all building materials used in the construction of a facility. St. Clair County administers the Zone. For additional information, please feel free to contact Lisa Bowman or Chris Anderson, Enterprise Zone Specialist, St. Clair County Economic Development, 618-825-3218 or canderson@co.st-clair.il.us.

SOUTHWESTERN ILLINOIS DEVELOPMENT AUTHORITY (SWIDA)

SWIDA represents the Madison - St. Clair County areas for industrial development bonds. For additional information, please email: info@swida.org or call 618-345-3400.

ECONOMIC DEVELOPMENT PROGRAMS CONTINUED

ST. CLAIR COUNTY ECONOMIC DEVELOPMENT OFFICE

The County offers incentives such as low interest loans and workforce development, in addition to the Enterprise Zone. For additional information, regarding economic development please feel free to contact Rick Stubblefield, Director, at 618-825-3203 or rstubblefield@co.st-clair.il.us. Regarding Workforce Development, please contact Lee Reese, Coordinator, 618-825-3259 or lee.reese@co.st-clair.il.us.

STATE OF ILLINOIS

The Village TIF Administrator, Lisa Bowman, can provide information regarding State programs or reach out to the appropriate contact at the State.

In early 2023, the State of Illinois greatly expanded business incentives in order to attract and retain job creators looking to locate or expand their business in Illinois. New changes include:

\$400 Million Closing Fund: Discretionary cash assistance available for major job creators with significant investments through the Invest in Illinois Fund.

- Expanding and improving Illinois' premier incentive programs, including:
- Reimagining Energy and Vehicles (REV Illinois)
- Economic Development for a Growing Economy (EDGE)
- Manufacturing Illinois Chips for Real Opportunity (MICRO)
- High Impact Businesses (HIB)





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ROAD



Immediate access to I-255 connects you to the region's robust network of highways with I-44, I-64, I-55 and I-70. The park is 3 miles from IL Route 3 which runs parallel to the Mississippi River and is the backbone of a 60-mile-long logistics and manufacturing corridor with access points to six class 1 railroads, five airports with capacity, four interstates with national access and Americas' third largest inland port.

RIVER



The Park is less than 3 miles to the Mississippi River where SCF Marine & Watco have Marine Terminals available for servicing barge traffic.

RAIL



Alton & Southern Gateway Yard adjacent to the business park provides access to (3) Class I Railroads; The Alton & Southern, Kansas City Southern and Union Pacific.

RUNWAY



St. Louis Downtown Airport is a public-use airport located in Greater St. Louis. It is owned by the Bi-State Development Agency. The airport is used by many business aircraft visiting the St. Louis region. Airport service's include one full service 24-hour fixed-base operator, an instrument landing system, an FAA air traffic control tower, and it's own dedicated Index B aircraft rescue and firefighting ARFF service.



CENTRALLY LOCATED STRATEGICALLY CONNECTED

Located near all four transportation hubs - road, river, rail and runway.



No other community in the St. Louis Market offers accessibility to all four means of transportation.



With unparalleled transportation offered through our road, river, rail and runway, Sauget Business Park can help you reach your target market no matter how far away they are.



*Where river powers, roads traverse,
rail intersects, runways reach and
people unite.*



OCCUPIER PROFILE

Park occupiers consist of light manufacturing, logistics, office/warehouse, aviation and healthcare facilities.

PARK STATS

1.6M SQF

BUILDINGS DEVELOPED
TO DATE

1,000+
JOBS CREATED



Gulfstream™

