PREMIER 370 DISTRIBUTION CENTER II



7001 Premier Parkway | St. Peters, MO



Only 101,523 SF remaining!

- > 366,916 SF spec building
- > 36' clear ceiling height
- > ESFR sprinkler system
- > LED lighting
- > ±100 parking spots
- > ±27 trailers
- > 7" thick floors
- > 13 dock-high doors (9' x 10')
 - More can be added
- > 1 drive-in door (12' x 14')
- > 100% concrete loading areas
- > 50' x 50' column spacing with 60' loading bays
- Real estate and personal property tax abatement available through Chapter 100

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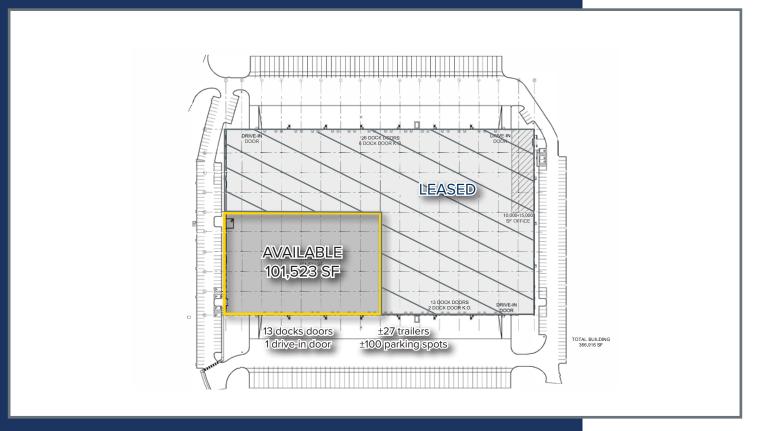
CHAD J. BURKEMPER. SIOR

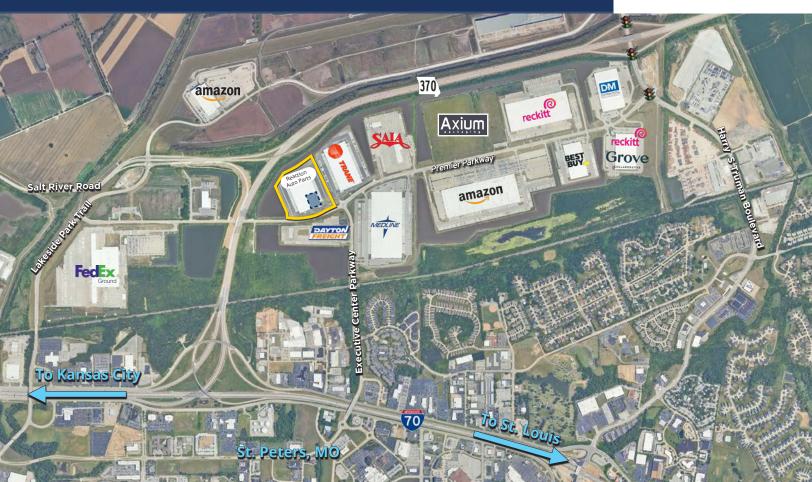
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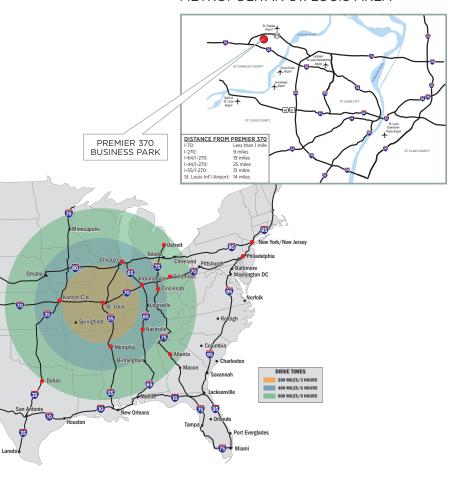
7001 PREMIER PARKWAY





IDEALLY LOCATED

METROPOLITAN ST. LOUIS AREA



- Located in St. Charles County, the fastest growing county in Missouri
- Bordered by I-370, an interstate-quality, non-congested highway that directly connects to I-70 and I-270
- Full diamond interchange provides quick and efficient access to and from the interstate highway system
- High-capacity lines for sewer, water, electric and gas service in place
- Approximately 14 miles from Lambert-St. Louis International Airport
- Abundant and productive workforce with highly diversified skills
- Low cost of doing business due to affordable wage rates, reasonable cost of living and business license fees
- Chapter 100 real estate and personal property tax abatement available

LABOR FORCE



LABOR SUPPLY

- Strong worker inflow into region surrounding Premier 370 demonstrates that people will travel in for opportunities
- Thousands of warehouse workers come into region from outside every day



LABOR DEMAND

 Compared to other major U.S. markets, demand for distribution workers is relatively low; Competition for labor is low



LABOR COST

- Labor costs are broadly aligned with national averages
- > Low cost of living



LABOR POOL

 St. Charles County's highly skilled and well-educated workforce is the most sought-after labor pool in the St. Louis region





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