

TAX  
ABATED



# LAND SITES FOR SALE OR BUILD-TO-SUIT

BUILDING SIZES UP TO 1,200,000 SF  
GATEWAY COMMERCE CENTER, EDWARDSVILLE, IL 62025

- Sites available from 2 - 95 acres
- St. Louis' premier distribution location, Gateway Commerce Center is a 2,300 acre master planned industrial park
- All sites zoned industrial with utilities in place
- 10 Year Tax Abatement
- Strong labor pool
- Park amenities include a Pilot Flying J Travel Center, restaurants, hotels, and truck service facilities
- Strategically located at the I-270 and I-255 interchange, which provides uncongested north/south, east/west access with connectivity to all of St. Louis' major interstates including I-55, I-70, I-64 & I-44
- Contact broker for pricing

**CBRE**

**BRIAN BUSH**

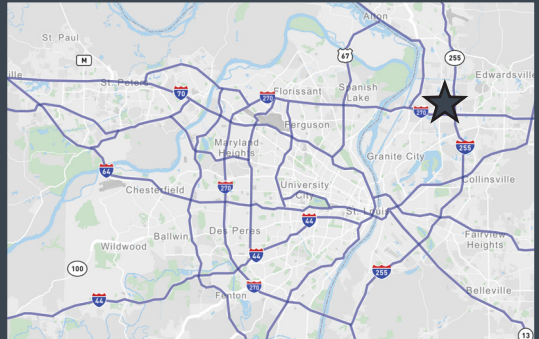
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**TRISTAR**  
PROPERTIES

## 10 YEAR TAX ABATEMENT

<b>YEARS 1-7</b>	100% Abated
<b>YEAR 8</b>	70% Abated
<b>YEAR 9</b>	40% Abated
<b>YEAR 10</b>	10% Abated



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