

Industrial/Land | For Sale



# NORTH RIVERFRONT COMMERCE COORIDOR

± 15 ACRES | 5908-5926 NORTH BROADWAY | ST. LOUIS, MO 63147

CBRE

# A TRANSPORTATION & LOGISTICS HUB

Located near the region's four interstate highways, rail, and barge shipping, the North Riverfront Commerce Corridor houses dozens of major manufacturers, logistics companies, and warehouses. This site features easy access to the North I-270 Corridor, a hot spot in the St. Louis regional industrial market. In the last five years, this bridge between Missouri and Illinois has seen more than 18 million square feet of brandnew industrial space hit the market, which has attracted a variety of major national tenants.

The area is also home to the BNSF Railway North St. Louis Yard, Norfolk Southern Luther Yard (inter-modal yard), Terminal Railroad Association Bremen Yard, and the Municipal River Terminal. Manufacturers and logistics companies within the corridor are part of a global supply chain and require access to markets on both sides of the Mississippi River, across the United States, and internationally. Additionally, several existing and new shippers are beginning to expand, resulting in a significant increase in the quantity and diversity of goods shipped throughout the region. Major industrial real estate in the area includes North Riverfront Business Park, Hall Street corridor, and North Broadway Distribution area.



## HIGHLIGHTS

**101,138**

Vehicles Per Day - Hwy 70

**Outside**

STORAGE

**Rail**

SERVED

**Zoned**

INDUSTRIAL



# SITE AERIAL





# AVAILABLE INCENTIVES



15 Year Real Estate Tax Abatement



Opportunity Zone



Federal New Market Tax Credits Eligible



Project Clear



Community Improvement District



Brown Field Tax Credits



## POSSIBLE USES



Manufacturing



Outdoor Storage



Distribution



Highway Commercial







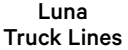























Vehicle Service & Sales



Food Production

# LOCAL TRADE

- |   |   |  |  |  |  |  |
|---|---|--|--|--|--|--|
| 1  | 5  | 9   | 13  | 19  | 25  | 31  |
| 2  | 6  | 10  | 14  | 20  | 26  | 32  |
| 3  | 7  | 11  | 15  | 21  | 27  | 33  |
| 4  | 8  | 12  | 16  | 22  | 28  |  |
|   |   |  | 17  | 23  | 29  |  |
|   |   |  | 18  | 24  | 30  |  |



5908-5926  
North Broadway



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## CALL BROKERS FOR PRICING

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**GREEN STREET**  
REAL ESTATE VENTURES

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