



**AVAILABLE  
FOR SUBLEASE**

**+/- 420,000 SF  
Divisible Bulk  
Distribution Space**



**ESFR Fire  
Protection**



**Column  
Spacing:  
50' x 50'**



**40'  
Clear Height**



**Ample Car  
and Trailer  
Parking**



**Term thru  
4/30/2031**

**FOR SUBLEASE | BULK DISTRIBUTION BUILDING  
29 GATEWAY COMMERCE CENTER DR**

Edwardsville, IL 62025



**Tom Bajardi, CCIM, SIOR**  
tbajardi@sansonegroup.com



# FOR SUBLEASE | BULK DISTRIBUTION BUILDING

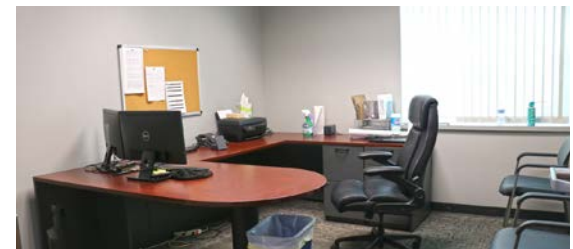
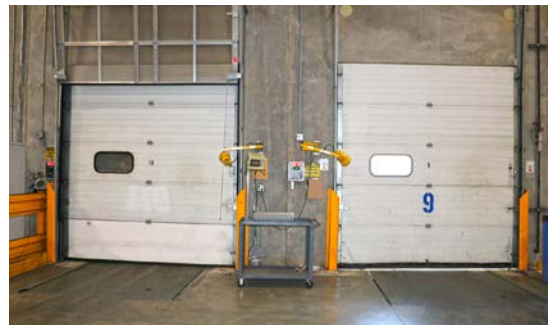
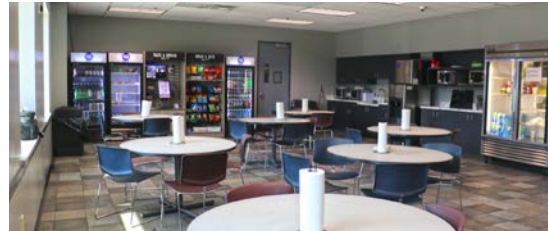
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### BUILDING FEATURES

BUILDING SF:	+/- 420,000 SF
AVAILABLE SF:	+/- 420,000 SF
TERM:	Term Through: 4/30/31
RATE:	Call Broker for Pricing
DIVISIBILITY:	Yes - to 105,000 SF
RACKING:	Included
OFFICE SF	4,225 SF including restrooms & breakroom
CLEAR HEIGHT:	40'
DOCK LOADING:	50 fully equipped; additional door without lock for dumpster and one ramp door
DRIVE-IN DOORS:	2 ramp doors
COLUMN SPACING:	50'(w) x 50'(d)
ELECTRIC SERVICE:	480v, 3-phase, 3,000 Amps
LIGHTING:	LED bulbs on motion sensors
FIRE SUPPRESSION:	ESFR
TEMP CONTROL:	Heat Only, No AC
TRUCK COURT DEPTH::	134'
BUILDING TYPE:	Distribution
CAR PARKING:	122 in front of building; 36 in back of building
GATED YARD/OUTDOOR STORAGE:	Yes - Shared lot between buildings



314.727.6664

**SANSONEGROUP.COM**

120 S. Central Ave. | Ste. 500 | St. Louis, MO 63105

The information contained herein is not warranted, although it has been obtained from the owner of the property or from other sources that we deem reliable. It is subject to change without notice. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.

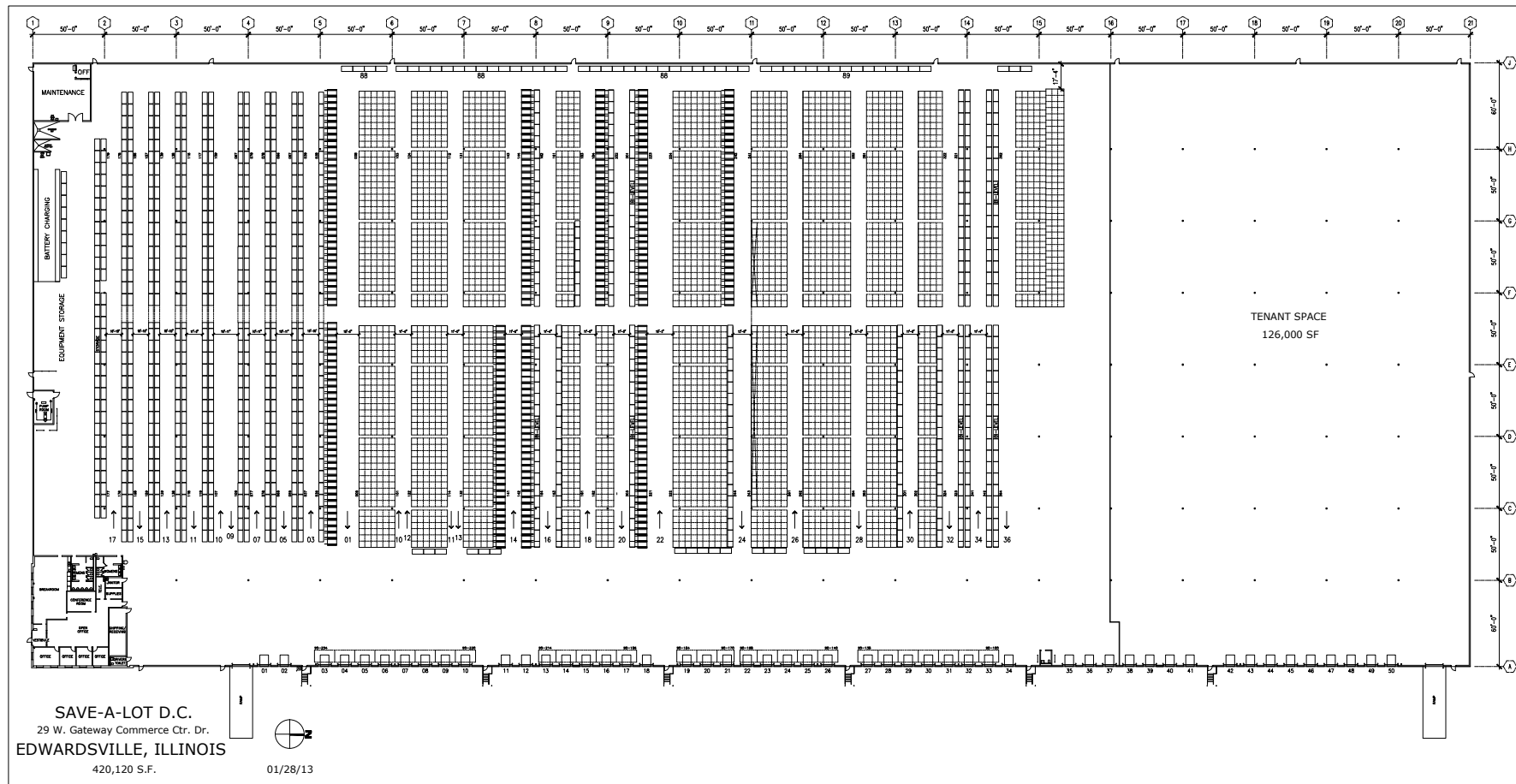
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### SITE PLAN





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