

# 5715 Inner Park Drive

Edwardsville, IL

## Key Facts

Property type	Industrial space
Building size	674,752 SF
Space available	674,752 SF



## Contact Us

Learn more about this property or schedule a tour by reaching out to our local investment and leasing officer.

**Ben Haas**

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Edwardsville, IL

## BUILDING SPECIFICATIONS

674,752 SF industrial building – Class A construction

Available February 2026

Concrete tilt-up building (1,296' wide x 520' deep)

3,280 SF of office space

67 dock doors equipped with 35,000 lb. mechanical levelers

131 total dock doors

4 drive-in doors (14' x 16')

Cross-dock with 135' deep truck court on each side of building

36' clear height

54' x 50' column spacing with 60' speed bays

LED high bay lighting fixtures on motion sensors

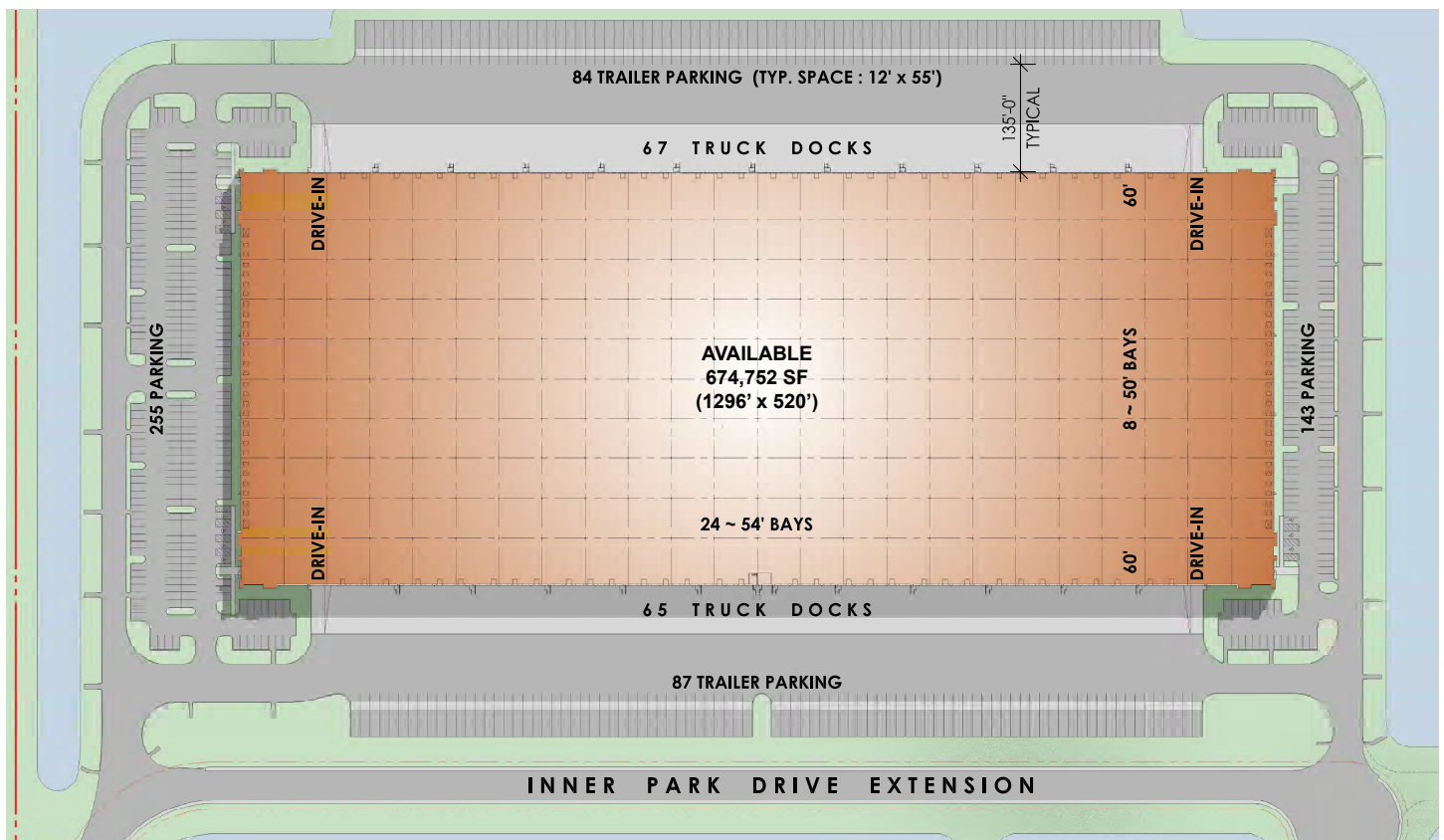
398 car parking spaces

171 trailer stalls

Eight (8) 24' diameter HVLS fans

ESFR sprinkler

4,000A; 277/480V, 3-phase



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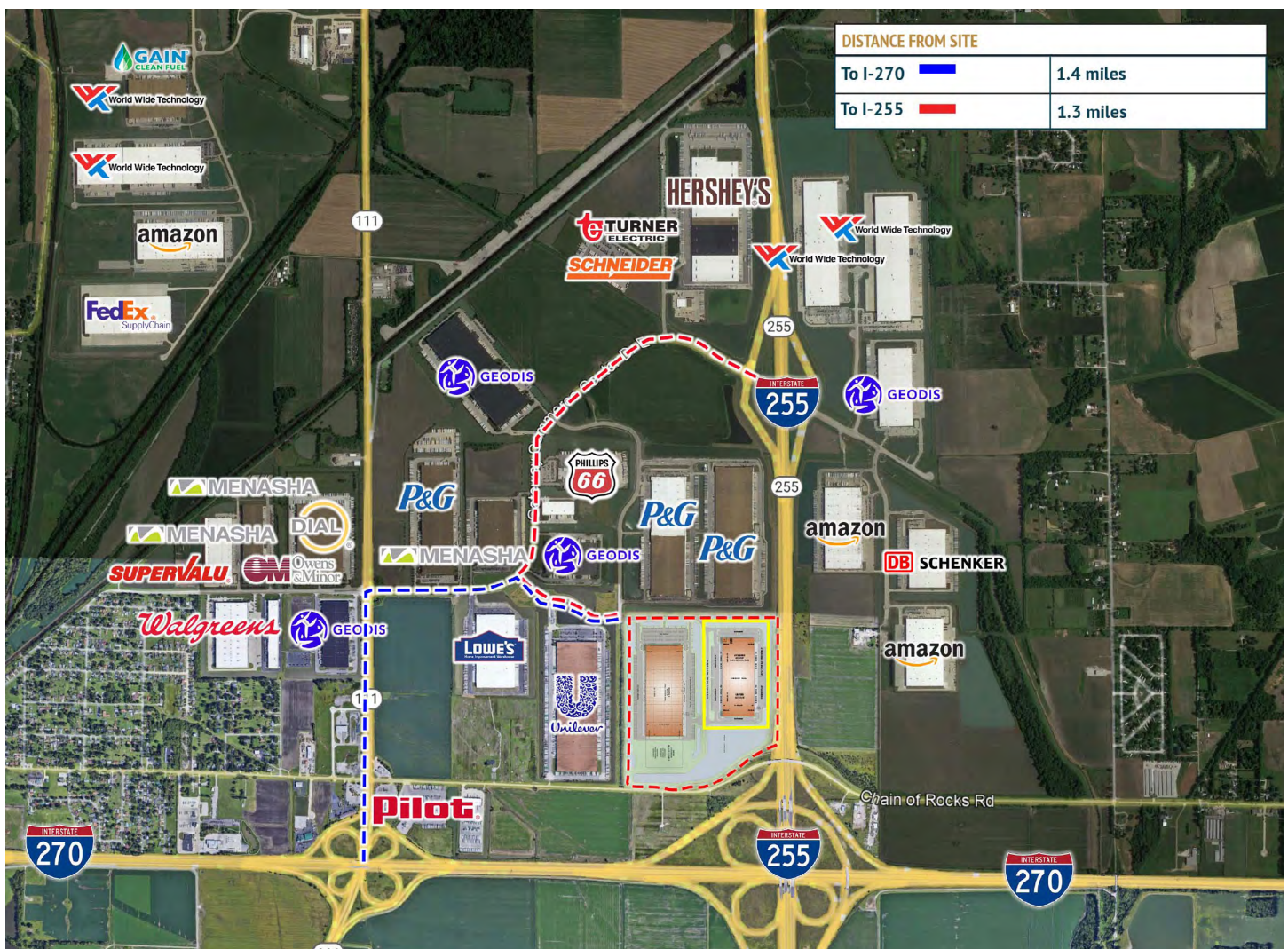
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## PROPERTY HIGHLIGHTS

Property benefits from a 10 year real estate tax abatement; total estimated 2025 NNN expenses of \$0.58 PSF

Located in Gateway Commerce Center, the premier industrial park in the St. Louis region

Excellent access and visibility to I-255 & I-270



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