



Westport Commerce Center

THE **CENTER** OF THE MARKET



737 River Valley Dr.
Maryland Heights, MO 63146



BUILDING 6 NOW LEASING

Jones Lang LaSalle Americas, Inc. a licensed real estate broker in 48 states

THE CENTER OF THE MARKET



Located within minutes of St. Louis Metro's **two largest populations** and at the intersection of its **two primary arterial highways**, Westport Commerce Center is **the center of the market**.

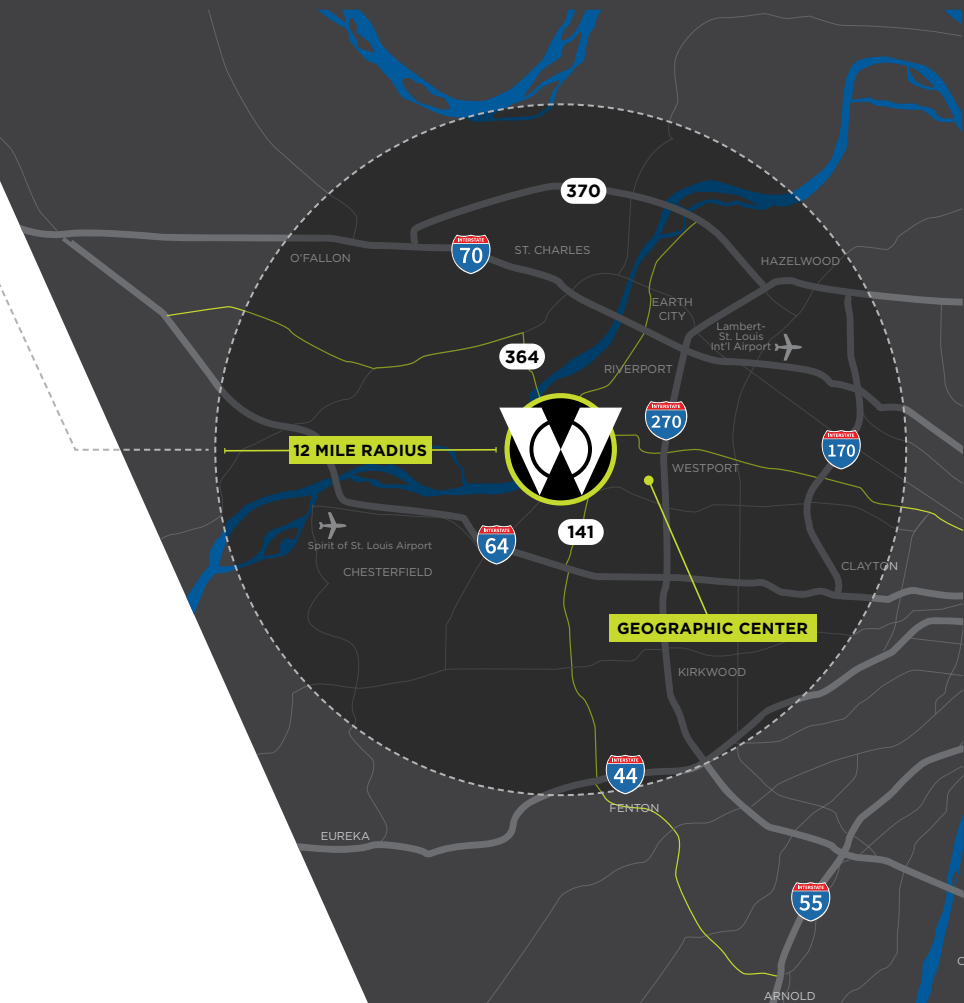


Nearly **60%** of the combined populations in St. Louis and St. Charles Counties **live within 12 miles** of Westport Commerce Center. Furthermore, the **geographic center** of those two largest populations is just **3.4 miles from the park**.



Highways 141 & 364 are within **2 minutes** of Westport Commerce Center. Together, the highways provide direct access in all directions to the most dense and fastest growing populations in the St. Louis Metro. Access to interstates is also superior; the park is within **7 minutes** of both **Interstates 270 & 70**.

At the nexus of St. Louis County & St. Charles County



EARTH CITY

370

LAMBERT AIRPORT



WESTPORT



141

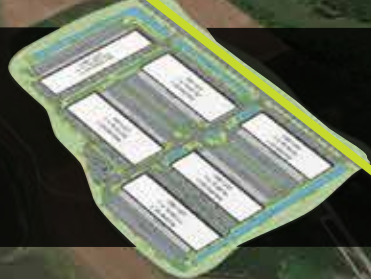
364

RIVER VALLEY DR

CREVE COEUR MILL RD



Westport
Commerce
Center



No other park beats Westport Commerce Center's

PROXIMITY & ACCESS

to customers, employees and home.

OLIVE BLVD

1 **Building 1**
194,615 SF
220' x 844'
64 trailer stalls

2 **Building 2**
194,615 SF
220' x 844'
64 trailer stalls

3 **Building 3**
217,360 SF
220' x 988'
71 trailer stalls

4 **Building 4**
256,024 SF
273' x 936'
67 trailer stalls

5 **Building 5**
256,024 SF
273' x 936'
67 trailer stalls

6 **Building 6**
256,024 SF
273' x 936'
66 trailer stalls



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THE PARK

Westport Commerce Center is a ±1,375,000 SF, ±141 acre master planned industrial park, delivering **unmatched proximity and access** to customers, employees and home.

The park offers design flexibility to deliver **multiple building configurations** and space sizes including highly functional, multi-tenant and secured site, single-tenant facilities up to ±256,000 SF.

Westport Commerce Center is located and designed to be ideally suited for **final-mile, local and regional distribution** companies.

TAX ABATEMENT

Westport Commerce Center provides, the **first of its kind** in the submarket, **10-year real estate tax abatement**.

Average taxes are estimated at just \$0.06/SF, equaling a **savings of over \$1,000,000** over a 10-year occupancy period.*

*Compared to competing buildings without tax abatement in the Westport submarket and based on a 70,000 SF lease

1.4M TOTAL SF

256K MAX BLDG SIZE

141 ACRES

10 YEAR TAX ABATEMENT

THE BUILDING

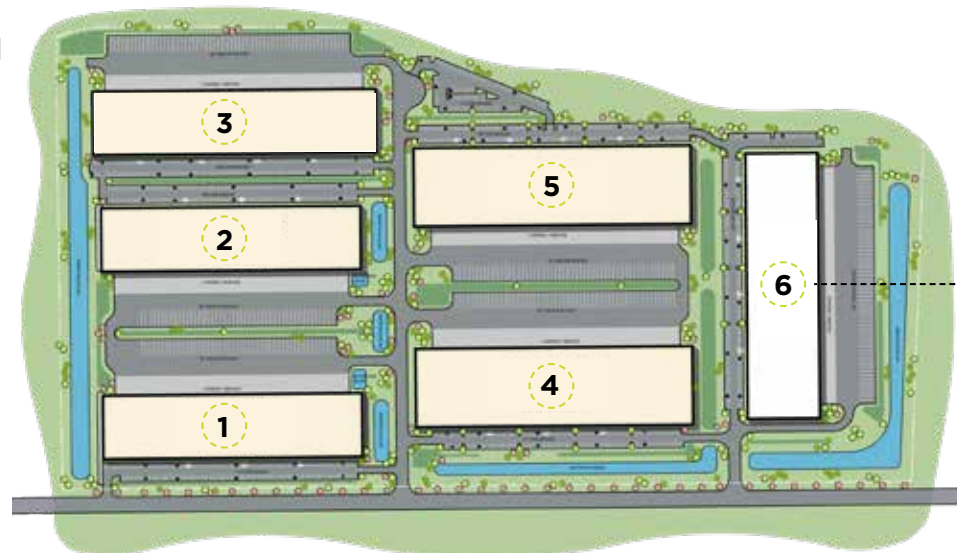
Designed to be **more functional** and with increasing tenant demand for loading and parking in mind, buildings at Westport Commerce Center are **built for the future** including the following premium specifications:

BUILDING 6 SPECS

<i>Building Size</i>	±256,024 SF
<i>Available Area</i>	±99,799 SF
<i>Divisible To</i>	±42,120 SF
<i>Clear Height</i>	32'
<i>Dock Doors</i>	10 (up to 25)
<i>Drive-in Doors</i>	To-suit
<i>Column Spacing</i>	52'w x 53'd storage bays 52'w x 60'd speed bay

<i>Bldg Dimensions</i>	273' x 936'
<i>Configuration</i>	Rear loading
<i>Truck Court</i>	185'
<i>Trailer Parking</i>	50
<i>Car Parking</i>	94
<i>Sprinkler</i>	ESFR
<i>Lighting</i>	LED

MASTER PLAN

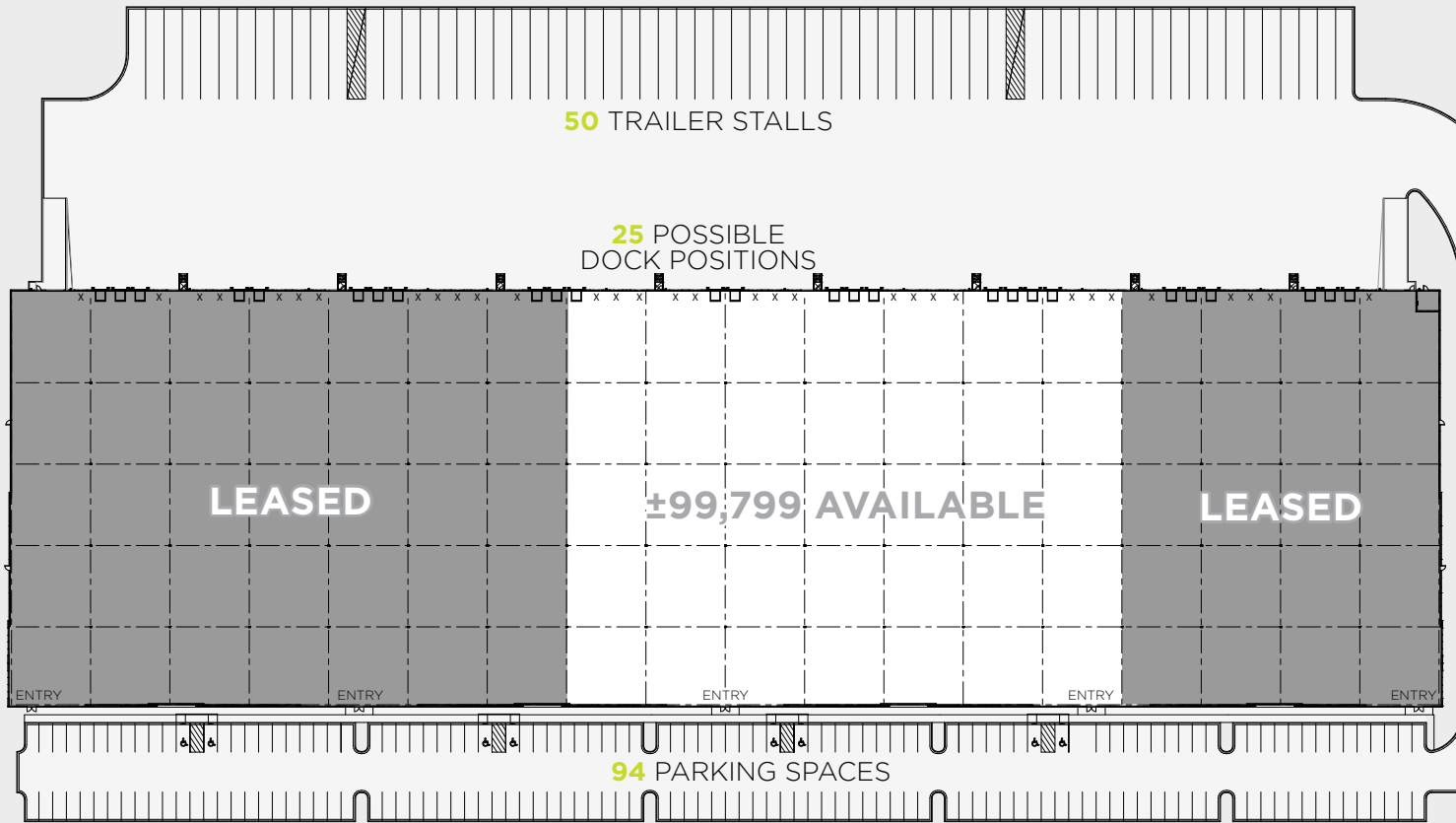


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Center**

THE **CENTER** OF THE MARKET



BUILDING
6



±99,799
AVAILABLE
BUILDING SF

±42,120
SF DIVISIBLE
TO

32'
CLEAR
HEIGHT

50
TRAILER
STALLS

25
DOCK
POSITIONS



Westport Commerce Center

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STRATEGICALLY
DEVELOPED BY



TRISTAR
PROPERTIES

