



**EQT | EXETER**



# 5710 Inner Park Drive

Edwardsville, IL

Building Size: 801,836 SF | 431,336 SF of Industrial Space Available

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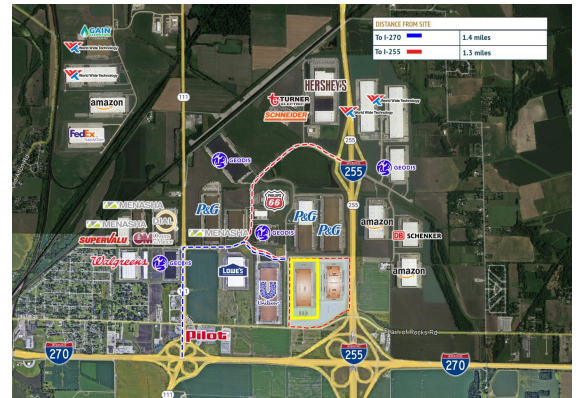
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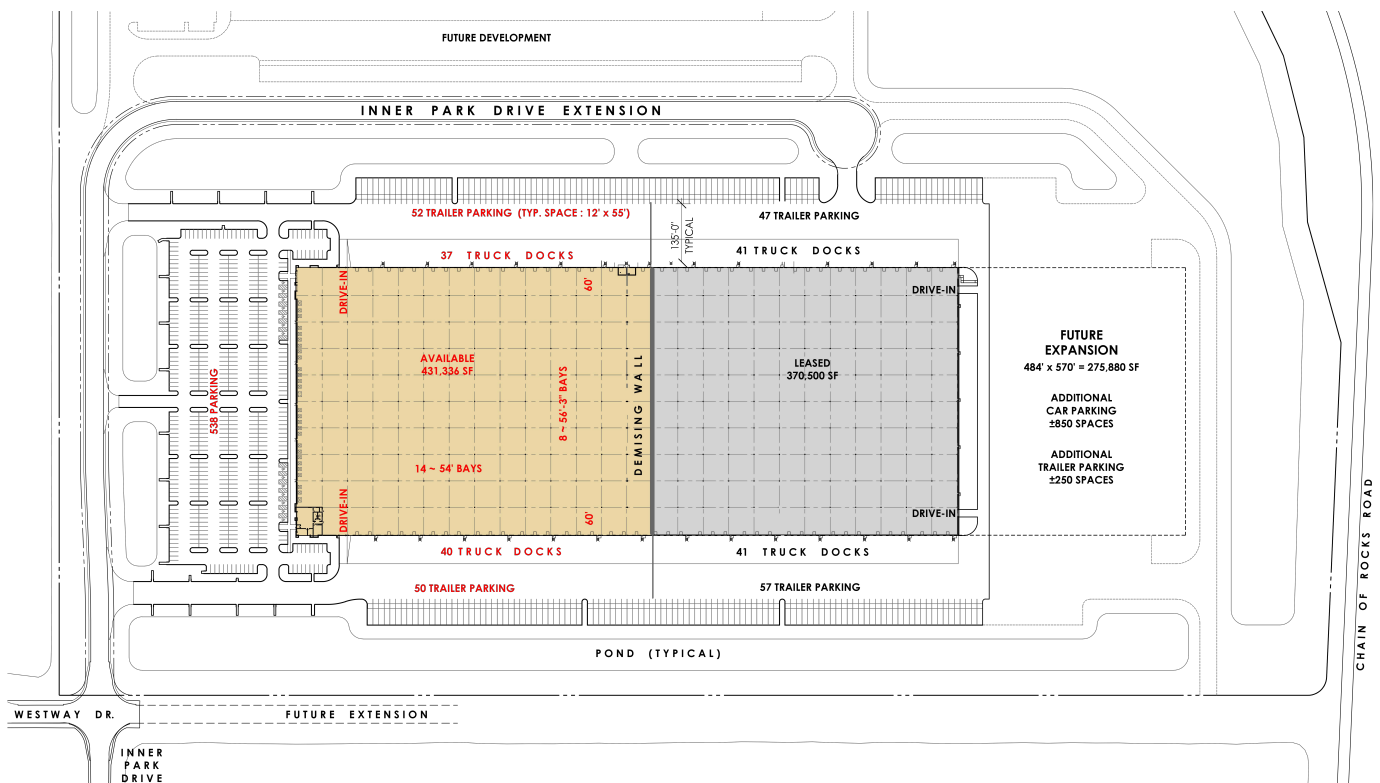
## Building Specifications

- Inner Park Building B - Delivered Jan. 2023
- 801,836 SF building size
- 431,336 SF available:
  - 3,240 SF existing office
  - 77 dock doors
  - 39 docks equipped with 40,000 lb. mechanical pit levelers (expandable)
  - 2 drive-in doors (14' x 16')
  - Cross-dock configuration
  - 538 car parking spaces
  - 102 trailer stalls
- 40' clear height
- LED high bay fixtures on motion sensors, to provide 30 FC @ 36" AFF based on open plan
- ESFR sprinkler
- 2000A; 277/480V, 3-phase power



## Additional Information

- Property benefits from 10 year real estate tax abatement; total estimated 2023 NNN expenses of \$0.40 psf
- Located in Gateway Commerce Center, the St. Louis regions premier industrial park
- Excellent access and visibility to I-255 & I-270

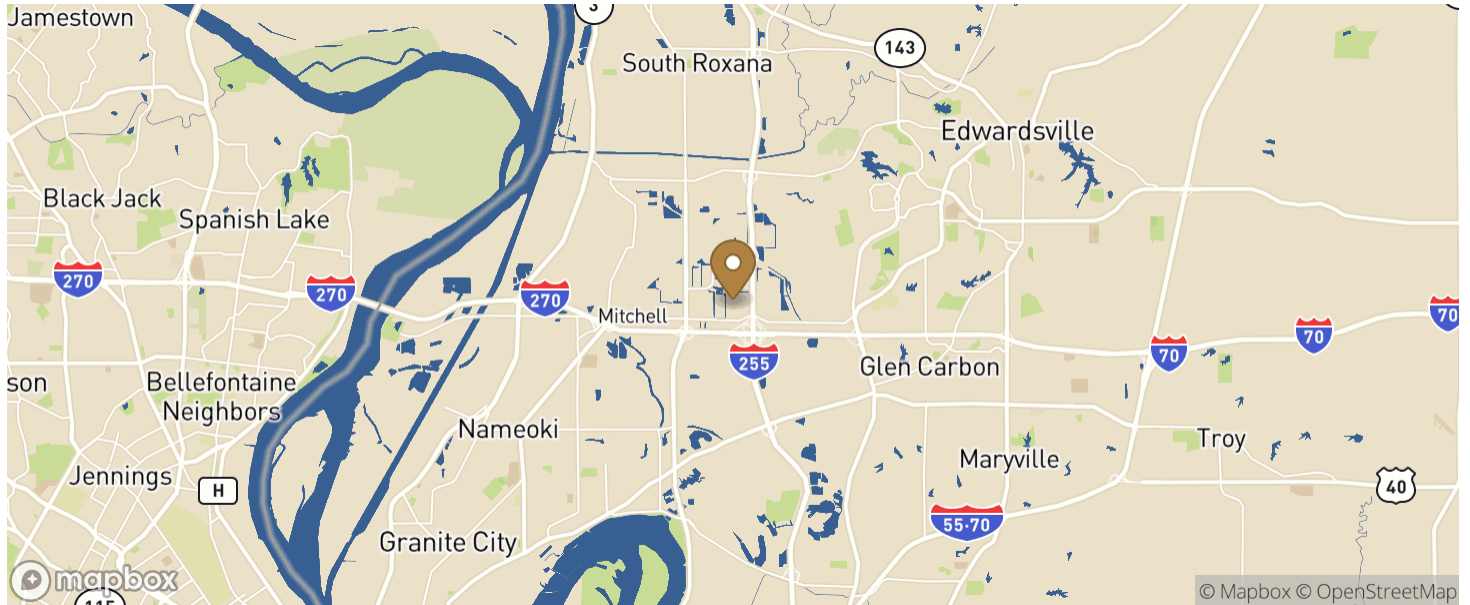


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## Location



## Population

### ACCESS AND LABOR FORCE

Total Population	221,666
Total Labor Force	98,333
Unemployment Rate	3.87%
Median Household Income	58,422
Warehouse Employees	3,265
High School Education Or Higher	67.09%

10 MILES