

PREMIER 370

DISTRIBUTION CENTER II

7001 Premier Parkway | St. Peters, MO



Only 101,523 SF remaining!

- › 366,916 SF spec building
- › 36' clear ceiling height
- › ESFR sprinkler system
- › LED lighting
- › ±100 parking spots
- › ±27 trailers
- › 7" thick floors
- › 13 dock-high doors (9' x 10')
 - › More can be added
- › 1 drive-in door (12' x 14')
- › 100% concrete loading areas
- › 50' x 50' column spacing with 60' loading bays
- › Real estate and personal property tax abatement available through Chapter 100

CONTACT

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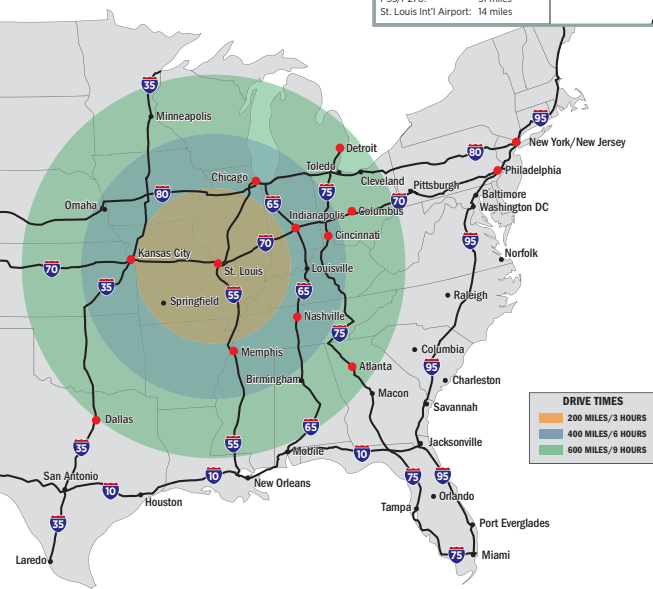
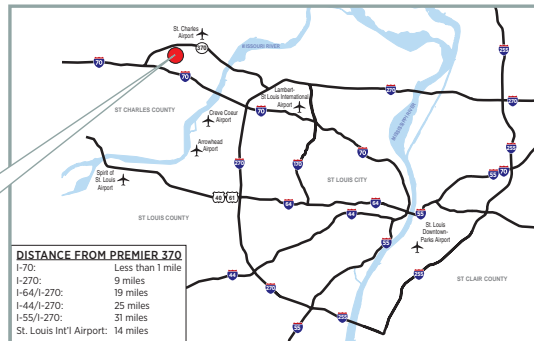
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IDEALLY LOCATED

METROPOLITAN ST. LOUIS AREA



- › Located in St. Charles County, the fastest growing county in Missouri
- › Bordered by I-370, an interstate-quality, non-congested highway that directly connects to I-70 and I-270
- › Full diamond interchange provides quick and efficient access to and from the interstate highway system
- › High-capacity lines for sewer, water, electric and gas service in place
- › Approximately 14 miles from Lambert-St. Louis International Airport
- › Abundant and productive workforce with highly diversified skills
- › Low cost of doing business due to affordable wage rates, reasonable cost of living and business license fees
- › Chapter 100 real estate and personal property tax abatement available

LABOR FORCE



LABOR SUPPLY

- › Strong worker inflow into region surrounding Premier 370 demonstrates that people will travel in for opportunities
- › Thousands of warehouse workers come into region from outside every day



LABOR COST

- › Labor costs are broadly aligned with national averages
- › Low cost of living



LABOR DEMAND

- › Compared to other major U.S. markets, demand for distribution workers is relatively low; Competition for labor is low



LABOR POOL

- › St. Charles County's highly skilled and well-educated workforce is the most sought-after labor pool in the St. Louis region

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