

# For sale

±230,267 SF Distribution Center



2000 Wolf Industrial Park  
Greenville, IL 62246 (Greater St. Louis)

**Sale Price: \$10,900,000 (\$47.34/ SF)**

The facility is a unique, turn-key opportunity for companies needing speed to market in a stand-alone, distribution center space with above standard improvements.

**±230K ±30**

Square feet

Acres

**337**

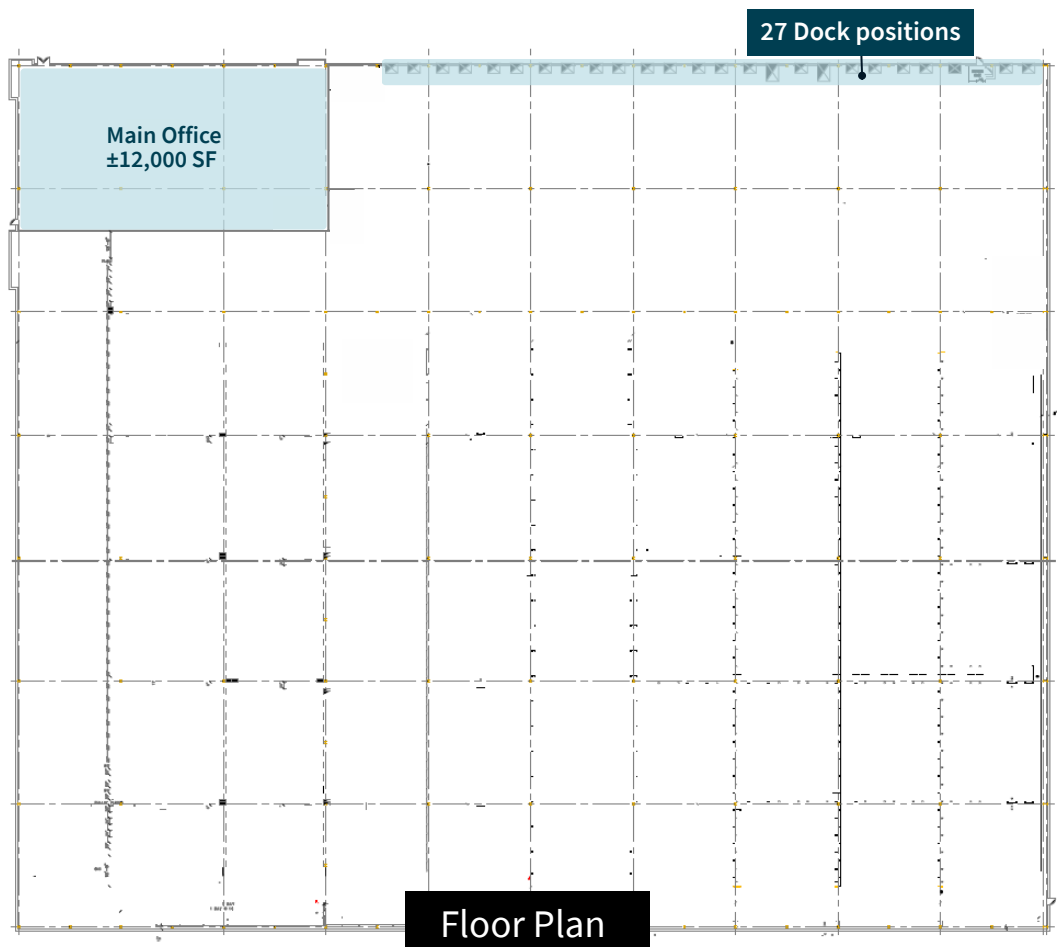
Car Parking

**27**

Dock Positions

## Property specifications

- ±230,267 SF
- ±29.92 acres
- Built 1998
- 32' clear height (high bay)
- 13' 6" clear height (low bay)
- 2,000 amp/ 480/277V/ 3-phase main electrical service
- 50'w x 60'd columns (60' speed bay)
- 27 dock positions
- 31 trailer stalls (expandable)
- ±12,000 SF main office w/ large break area
- ±18,215 SF call center w/ restrooms
- 337 car parking (expandable)
- ESFR fire suppression
- Standing seam metal roof
- LED lighting
- M-2 zoning (City of Greenville)
- Enterprise Zone incentives
- Rail spur (CSX, inactive)



## Strategic location

The property is located in Alan E. Gaffner Industrial Park in Greenville, IL, **just 45 minutes from St. Louis** on I-70 and is within 35 miles (30 minutes) of I-55 and I-64, providing **direct access to the regional market and key national logistical routes.**

The Alan E. Gaffner Industrial Park is a 175-acre park and currently home to several successful tenants including Donnewald Distributing, Messenger Company, Essendant, Masa Milling, and Ag Technology Solutions. Gaffner Park is **served by CSX railroad with connection to BNSF railroad** provided by the Illinois Western Shortline Railroad. Full utilities are provided through the City of Greenville water and sewer and from Ameren Illinois for electric and natural gas.

The Park is located in an **Enterprise Zone** and was recently improved with the Samuel Andrews Drive overpass which links the Park directly to **Interstate 70 and US HWY 40, both less than two miles away**



- Direct rail service possible
- Located in an Enterprise Zone
- Revolving Loan Fund eligibility providing financial assistance to new or expanding businesses

**<2**

miles to I-70  
& US 40

**30**

minutes to  
I-55 & I-64

**45**

minutes to  
St. Louis

**50**

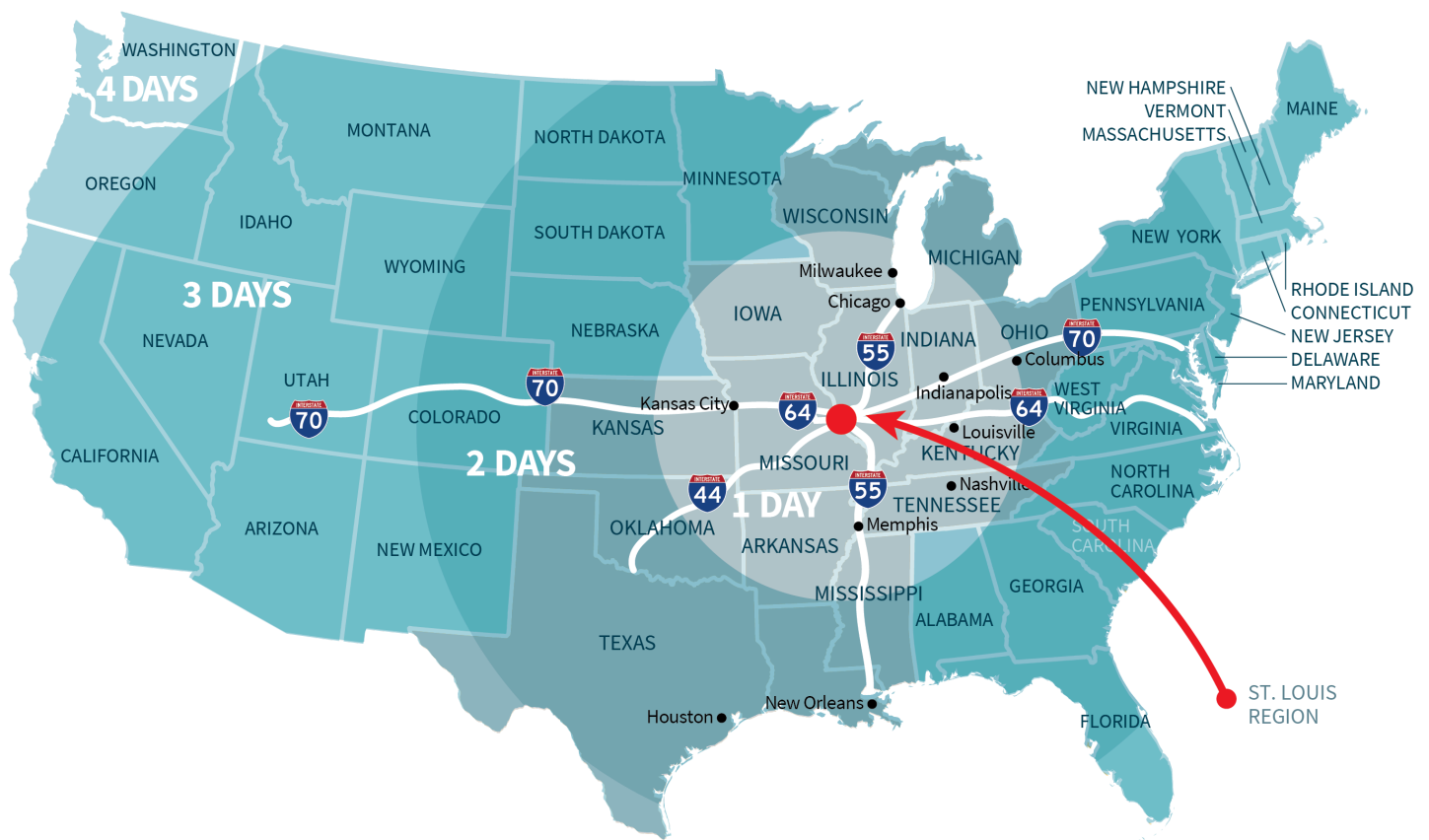
miles to FedEx  
ground hub





Located near the geographic center of the United States, the St. Louis MSA is the 20th largest metro area in the nation with a population of 2.85 million. 70% of U.S. population can be reached within a 2-day truck drive of St. Louis. St. Louis is a dynamic, well-located home for businesses, offering one of the most affordable costs of living among metro areas in the country.

St. Louis offers the big-city assets of a skilled workforce, great cultural and educational institutions, and superb recreational opportunities. St. Louis has one of the most well-educated workforces, with a bachelor's degree attainment nearly 10 percent higher than the national average. Thousands of companies call St. Louis home, including 9 Fortune 1000s and 7 of the nation's largest private companies.



**2.85**  
million population

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**12.6%**  
below the national  
average of cost of living

**70%**  
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