



Westport Commerce Center

THE **CENTER** OF THE MARKET

15703 & 15719 Westport Commerce Dr.
Maryland Heights, MO 63146



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

BUILDINGS 4 & 5 NOW LEASING

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

INTERSTATE
70

WESTPORT

INTERSTATE
270

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
194,665 SF
220' x 844'
64 trailer stalls

2 Building 2
194,665 SF
220' x 844'
64 trailer stalls

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

4 Building 4
255,970 SF
273' x 936'
67 trailer stalls

5 Building 5
255,970 SF
273' x 936'
67 trailer stalls

6 Building 6
255,970 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 BUILDINGS

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 4 & 5 SPECS

<i>Building Size</i>	±255,970 SF
<i>Clear Height</i>	32'
<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>Sprinkler</i>	ESFR
<i>Lighting</i>	LED
<i>Truck Court</i>	185'

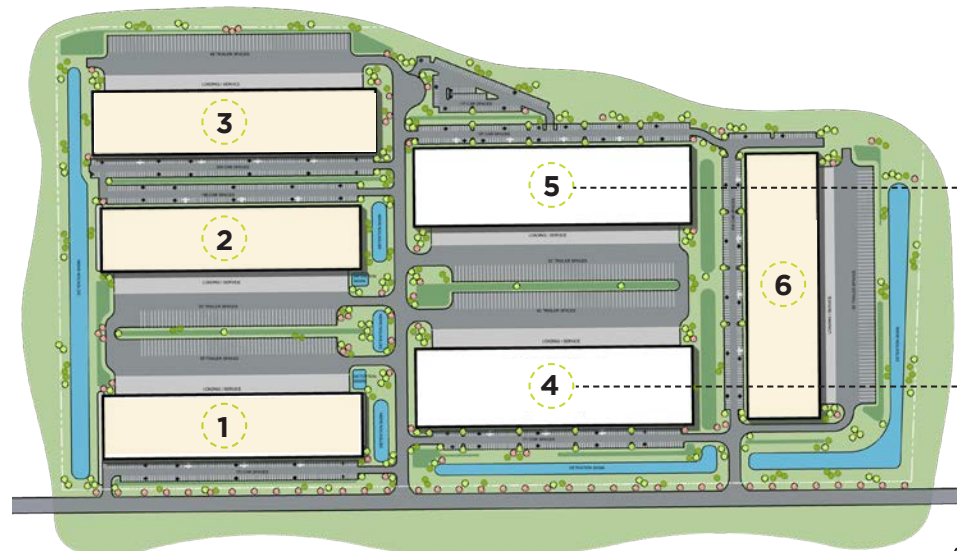
BUILDING 4

<i>Available Area</i>	±42,627SF
<i>Divisible To</i>	±42,627 SF
<i>Office</i>	To-suit
<i>Dock Doors</i>	3 (up to 11)
<i>Drive-in Doors</i>	To-suit
<i>Car Parking</i>	39 (expandable)
<i>Trailer Parking</i>	12

BUILDING 5

<i>Available Area</i>	±71,045 SF
<i>Divisible To</i>	±71,045 SF
<i>Office</i>	To-suit
<i>Dock Doors</i>	8 (up to 17)
<i>Drive-in Doors</i>	To-suit
<i>Car Parking</i>	57 (expandable)
<i>Trailer Parking</i>	19

MASTER PLAN



**Westport
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BUILDING
5

57 PARKING SPACES

LEASED

AVAILABLE
BUILDING SF

±71,045

LEASED

17 POSSIBLE
DOCK POSITIONS

19 TRAILER STALLS

12 TRAILER STALLS

11 POSSIBLE
DOCK POSITIONS

LEASED

AVAILABLE
BUILDING SF

±42,627

LEASED

39 PARKING SPACES

BUILDING
4

N

ENTRY

RIVER VALLEY DRIVE

ENTRY



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LEASING CONTACT

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DEVELOPED BY

