

3 Gateway Commerce Center East

Edwardsville, IL

Key Facts

Property type	Industrial space
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Building size	806,400 SF
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Space available	806,400 SF
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Contact Us

Learn more about this property or schedule a tour by reaching out to our local investment and leasing officer.

Ben Haas

+1 (314) 448-0768

ben.haas@eqtpartners.com

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Property Highlights

Less than 1 mile to
intersection of I-255
and I-270

Established Industrial
Hub: Home to high
profile tenants

Only 20 minutes from
downtown St. Louis



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Building Specifications

806,400 SF Class A Building – Available October 2025

Building Dimensions: 480' x 1,680'

Office Space: ±8,000 SF

Clear Height: 28'

Sprinkler System: ESFR

Loading Configuration: Cross-dock

Dock Doors: 89

Drive-In Doors: 4 (10' W x 14' H)

Car Spaces: 144

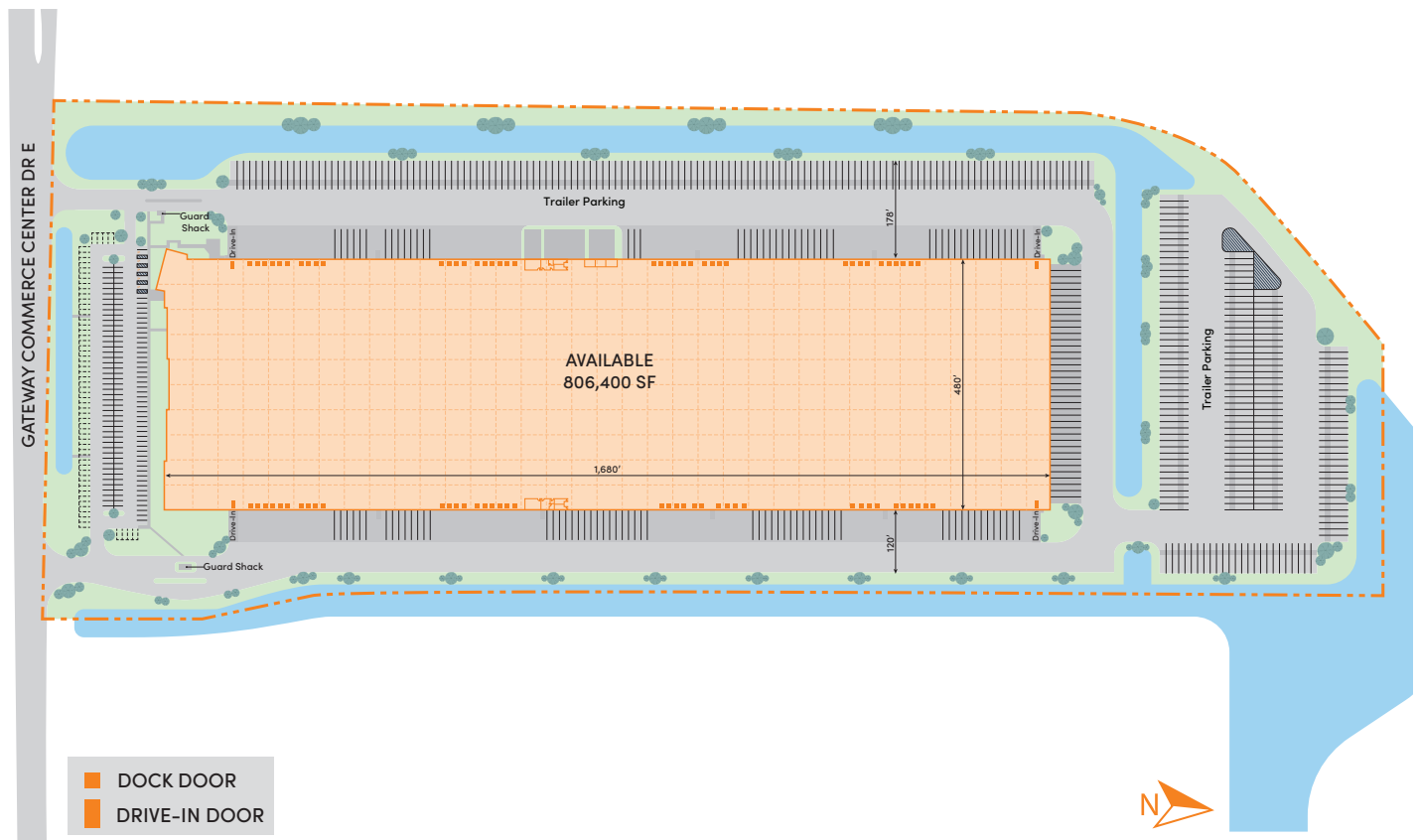
Trailer Stalls: 450

Lighting: LED warehouse lighting

Column Spacing: 48' x 48'

Roof: TPO roof (installed in 2022)

Year Built: 2001



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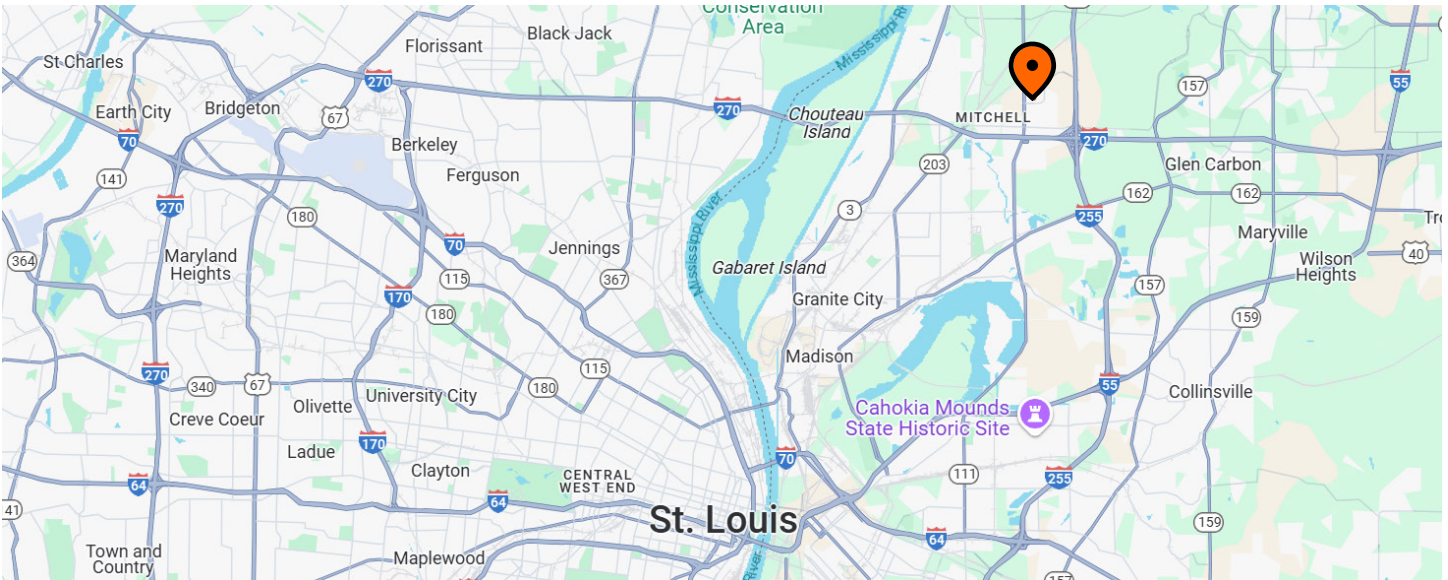
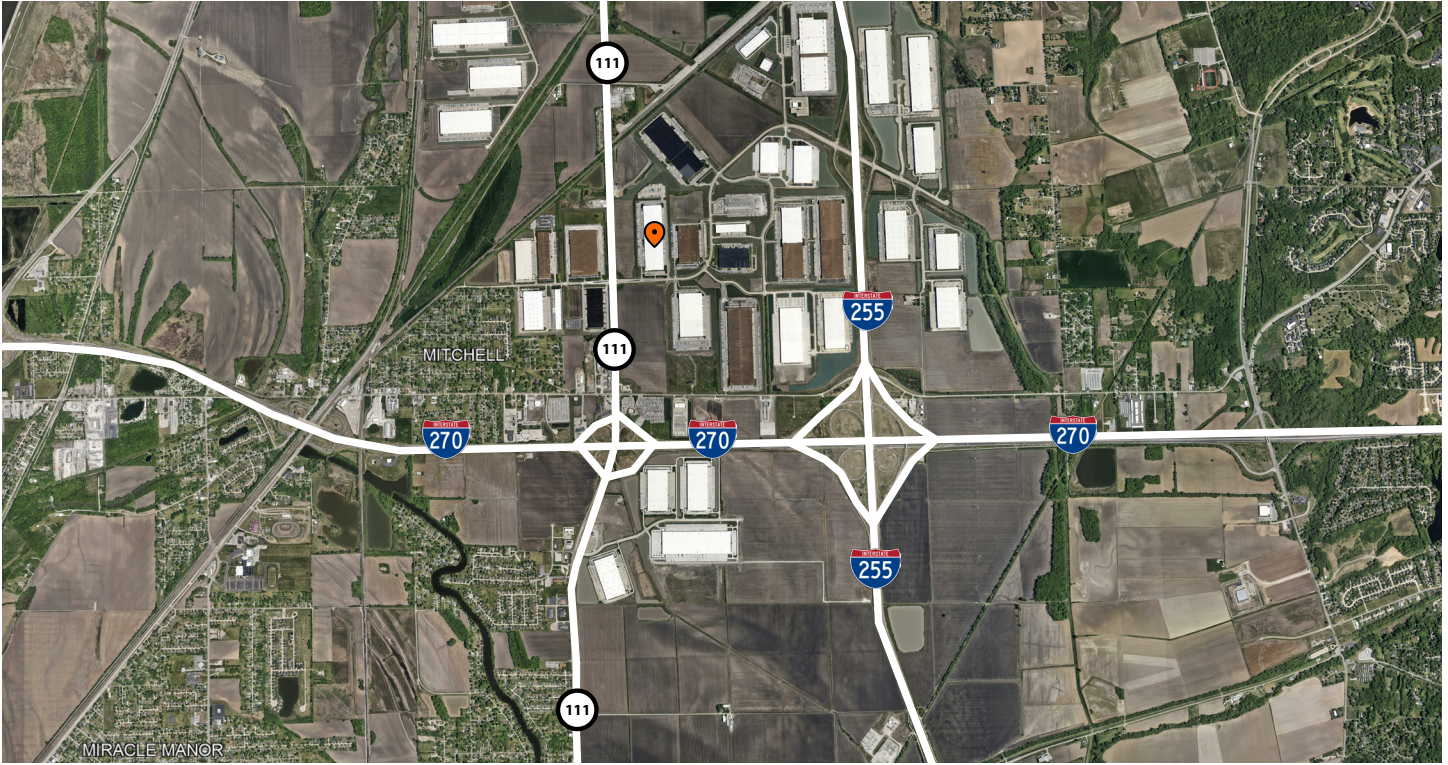
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