

ST. LOUIS, MO

# RIVER CITY BUSINESS PARK

**Building 3 - 200,000 SF**

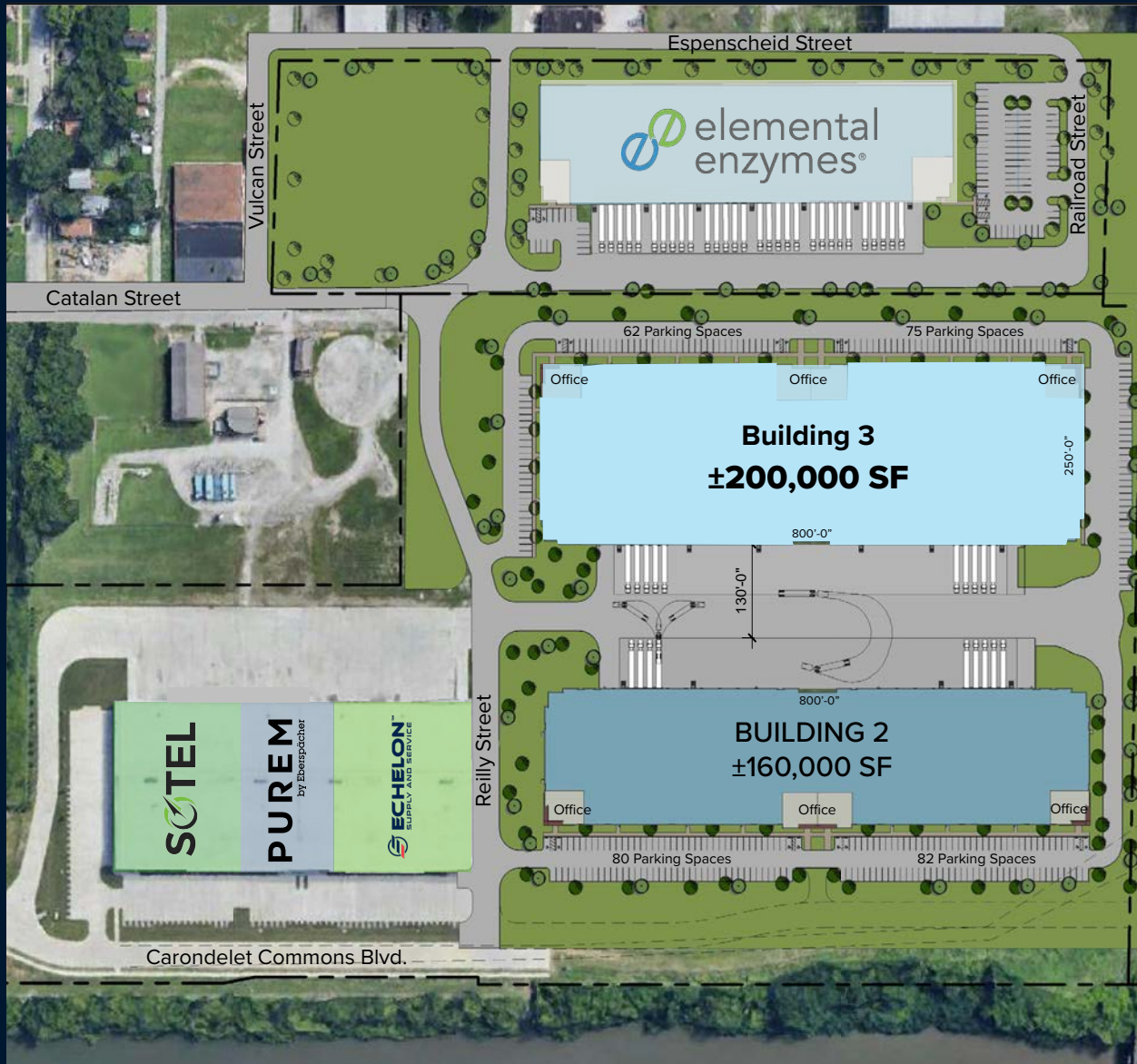
Available Immediately

585,000 SF newly constructed  
industrial campus in South St. Louis

8600 Reilly Street, St. Louis, MO 63111



# MASTER SITE PLAN



## HIGHLIGHTS

River City Business Park was designed with flexibility in mind to support various uses including: distribution, packaging, high-tech manufacturing, final mile delivery, food production, pharmaceutical manufacturing, lab/R&D requirements, and chemical manufacturing.



**Strategic infill location in South St. Louis, and one of the only newly constructed industrial developments south of I-64**



**10-Year Real Estate Tax Abatement**



**New Markets Tax Credits and other incentives available**



**Strong labor force with a population density of 686,488 within a 10-mile radius**

# BUILDING 3

Building Size: ±200,000 SF

Configuration: Rear Loaded

Drive-in Doors: 2

Available SF: ±200,000 SF

Typical Column Spacing: 54'w x 45'd

Car Parking: 137

Divisible To: ±27,000 SF

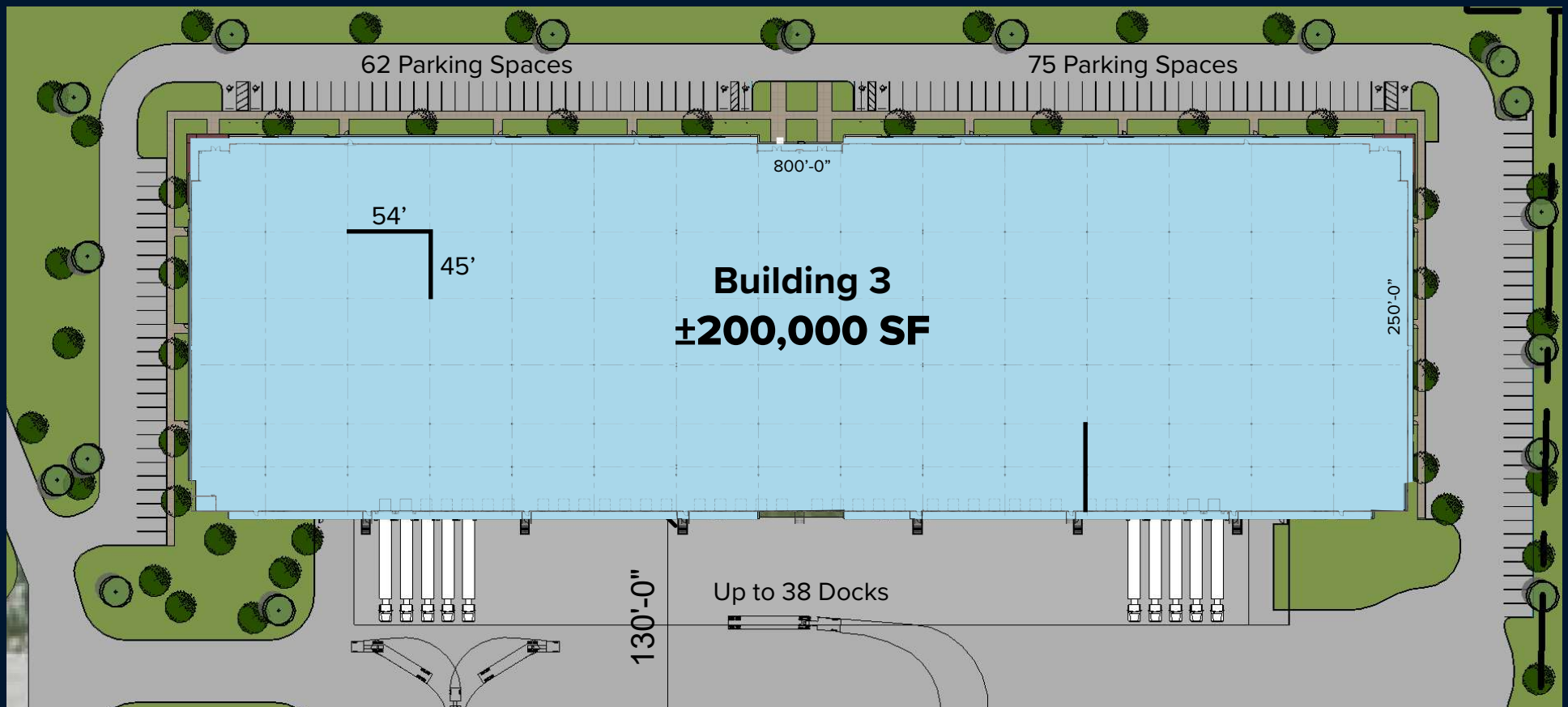
Clear Height: 32'

Lighting: LED

Building Depth: 250'

Dock Doors: Up to 38

Fire Protection: ESFR





**GRAVOIS BLUFFS  
PLAZA**

**FENTON**

12 minutes to  
I-44 & I-270

10 minutes to  
I-255 & I-270

**GREEN PARK  
COMMERCE CENTER**

**CONVENIENT  
SOUTH ST. LOUIS  
LOCATION**

**RIVER CITY  
BUSINESS PARK**

**AICL**

4 minutes to  
I-55

DESTINATION	TRAVEL TIME
I-55	4 Minutes
I-255 / I-270	10 Minutes
JB Bridge (IL)	10 Minutes
I-44	11 Minutes
I-64	12 Minutes
Downtown St. Louis	13 Minutes

**RIVER CITY  
LEASING & MGMT.**

**LOUGHBOROUGH COMMONS**  
Schnucks  
Burger King  
Starbucks  
LOWE'S

**Riviana**

**Italgani USA**

**Univar Solutions**

**MISSISSIPPI RIVER**



## ABOUT GREEN STREET

Green Street Real Estate Ventures (“Green Street”) is a commercial real estate development company offering a unique, comprehensive suite of services from site selection and design to project financing and incentives, resulting in operational success for its clients. Green Street excels in their ability to identify and sustainability develop underutilized properties, transforming them into productive environments and ultimately revitalizing the surrounding community.

## CONTACT

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REAL ESTATE VENTURES