

ST. LOUIS, MO

# RIVER CITY BUSINESS PARK

**Building 2 - 40,000-123,520 SF**

Available Immediately

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

520 Carondelet Commons Blvd., 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 2

 Building Size: ±160,000 SF


 Configuration: Rear Loaded


 Drive-in Doors: 1


 Available SF: ±123,520 SF

 Typical Column Spacing: 54'w x 45'd  
Speed Bays: 54'w x 60'd

 Car Parking: 162

 Divisible To: ±40,000 SF

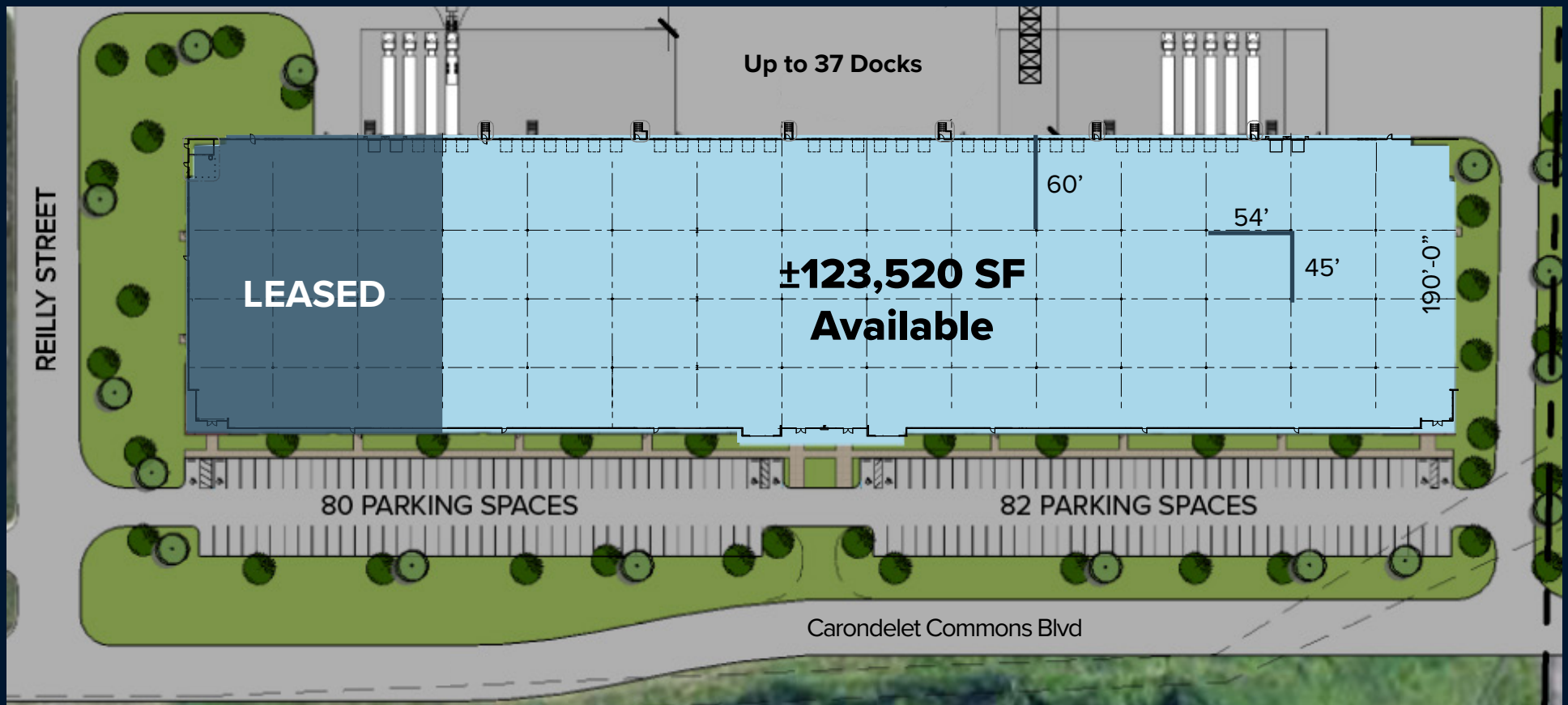
 Clear Height: 32'

 Lighting: LED

 Building Depth: 190'

 Dock Doors: Up to 37

 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**



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



**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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