



At the crossroads
of commerce



Master-Planned Industrial Park / 30 Acres / 2 Buildings / \pm 17,000 SF to 380,000 SF

14009 Creve Coeur Airport Road, St. Louis, MO

Owned & Managed By:

Leased By:



MASTER-PLANNED INDUSTRIAL PARK





MARYLAND PARK COMMERCE CENTER

Maryland Park Commerce Center features approximately 380,000 SF of newly constructed Class A space in a two building, 30-acre, master-planned industrial development in St. Louis, MO.

With flexible building configurations, the property is designed to accommodate users of all sizes, presenting smaller companies with a rare opportunity in the highly coveted Howard Bend District of Maryland Heights.

Maryland Park Commerce Center's state-of-the-art industrial space is ideally situated just minutes from the I-70/I-270 interchange, offering unprecedented access to employees and surrounding markets, to help both local and regional companies expand their reach and business.

HIGHLIGHTS

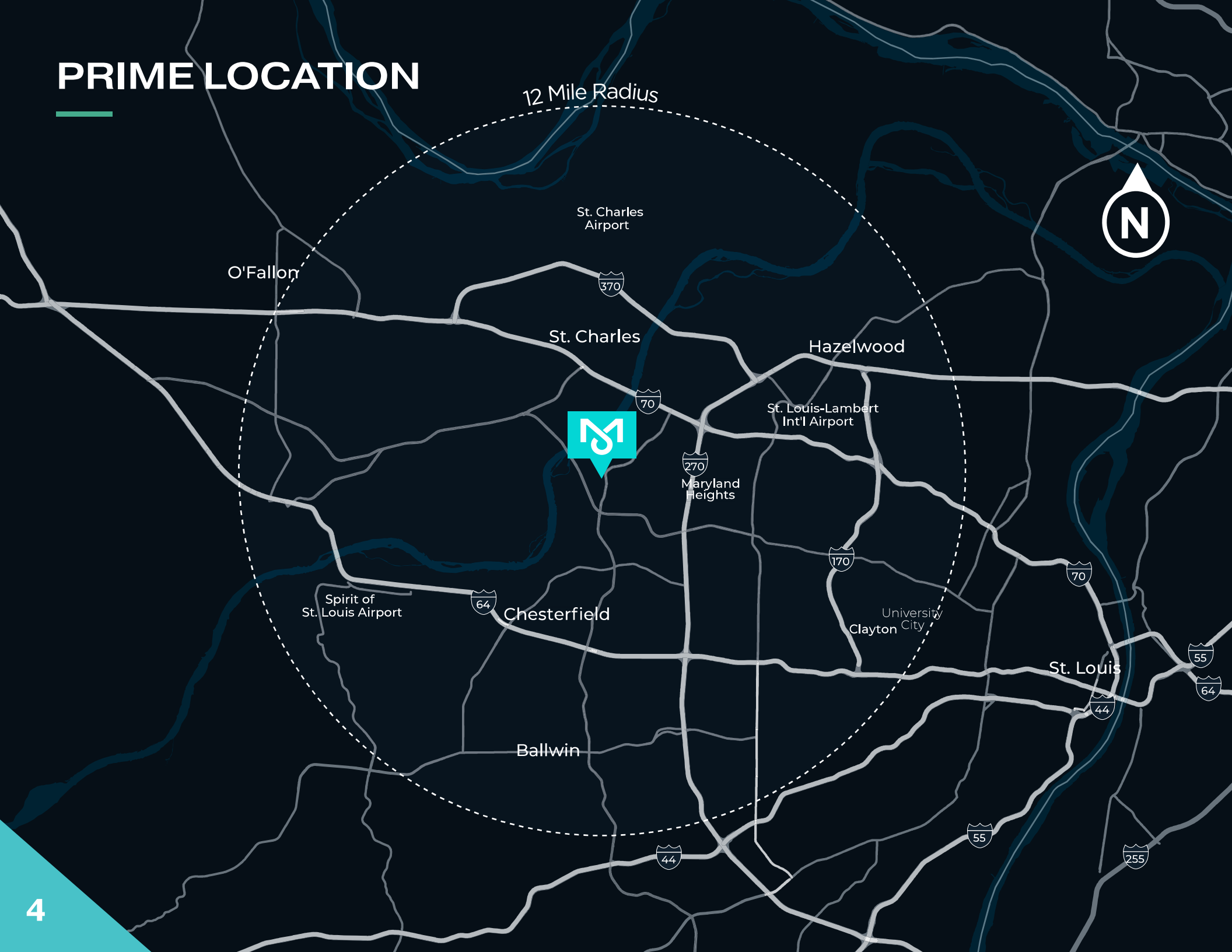
- + New construction, 30-acre industrial park
- + ± 380,000 SF of total space
- + Leasing space divisible down to ± 17,000 SF
- + A strong labor force in St. Louis & St. Charles counties
- + Prime location at the intersection of Interstates 70 and 270
- + Key access to several major U.S. markets within 8 hours

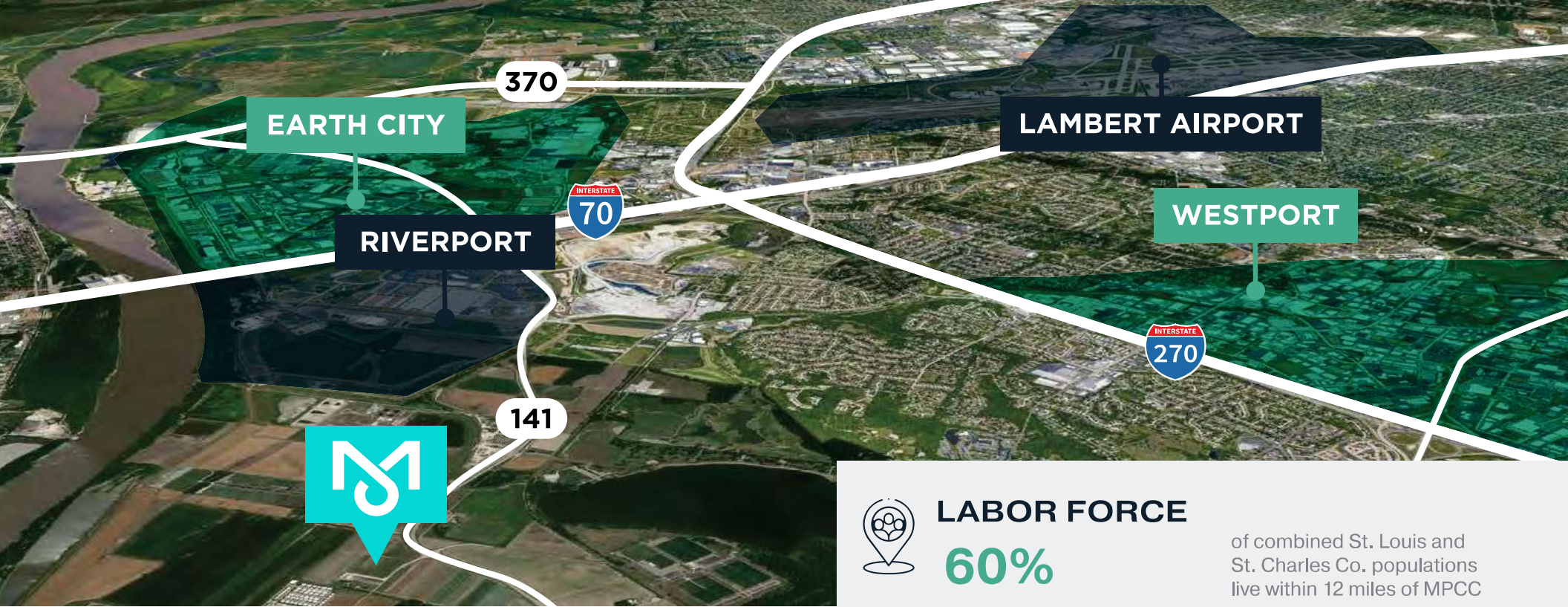
TAX ABATEMENT OPPORTUNITY

Maryland Park Commerce Center provides a 10-year real estate tax abatement. Average taxes are estimated at just \$0.06/SF, equaling 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*

PRIME LOCATION





WHERE LOCATION MEETS OPPORTUNITY

Located in Howard Bend District in Maryland Heights, Maryland Park Commerce Center offers a near perfect central location with access to a business-friendly region with a booming population and a large, qualified labor force.

Combined with great proximity to the intersection of Interstates 70/270, and direct access to major markets in all directions, Maryland Park Commerce Center presents one of the region's most attractive opportunities for local and regional industrial distribution.



LABOR FORCE

60%

of combined St. Louis and St. Charles Co. populations live within 12 miles of MPCC

POPULATION GROWTH

16.5%

St. Louis from 2010-2023

TOTAL POPULATION

1,424,372

St. Louis and St. Charles Counties



DIRECT ACCESS

HIGHWAY 141

1 MIN

HIGHWAY 364

1 MIN

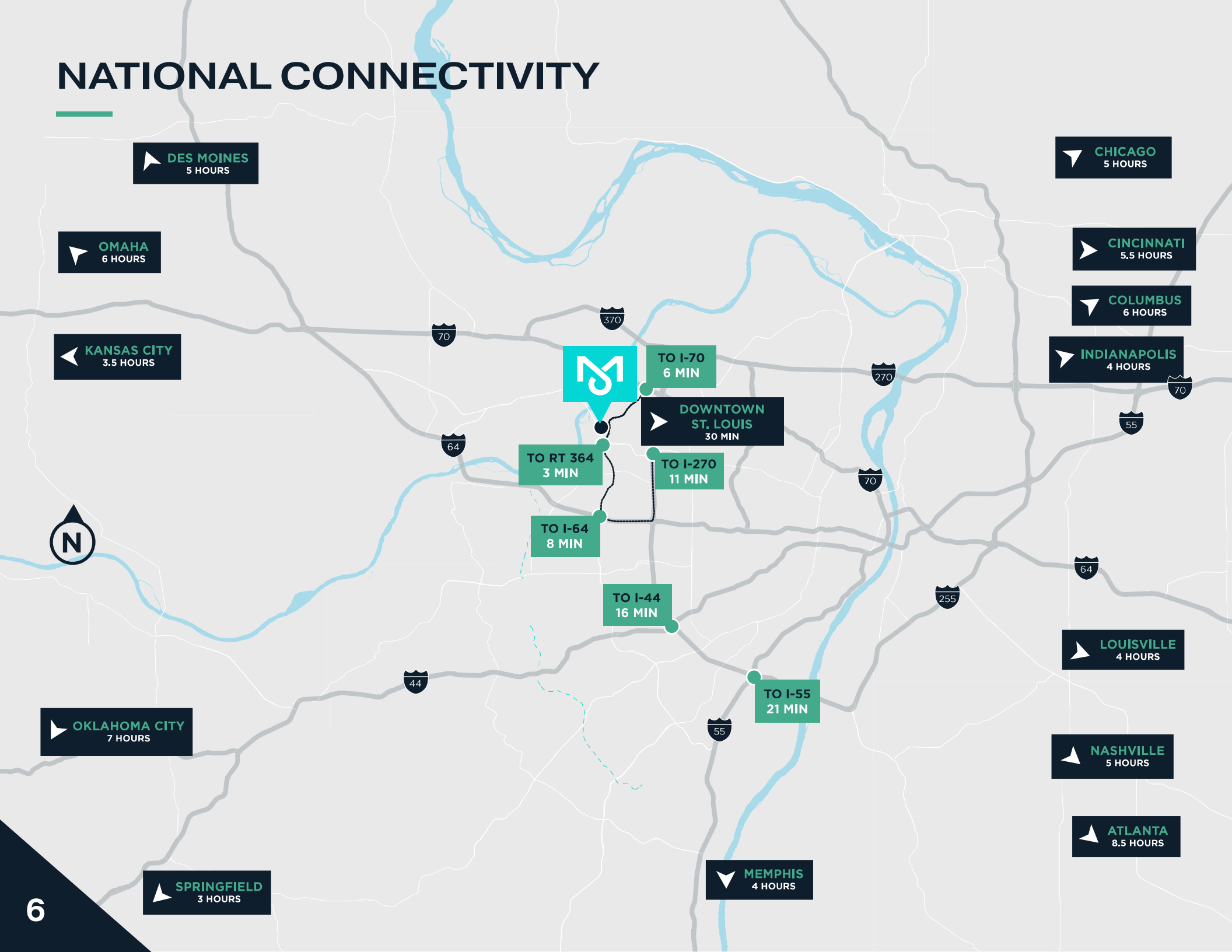
INTERSTATE 70

5 MIN

INTERSTATE 270

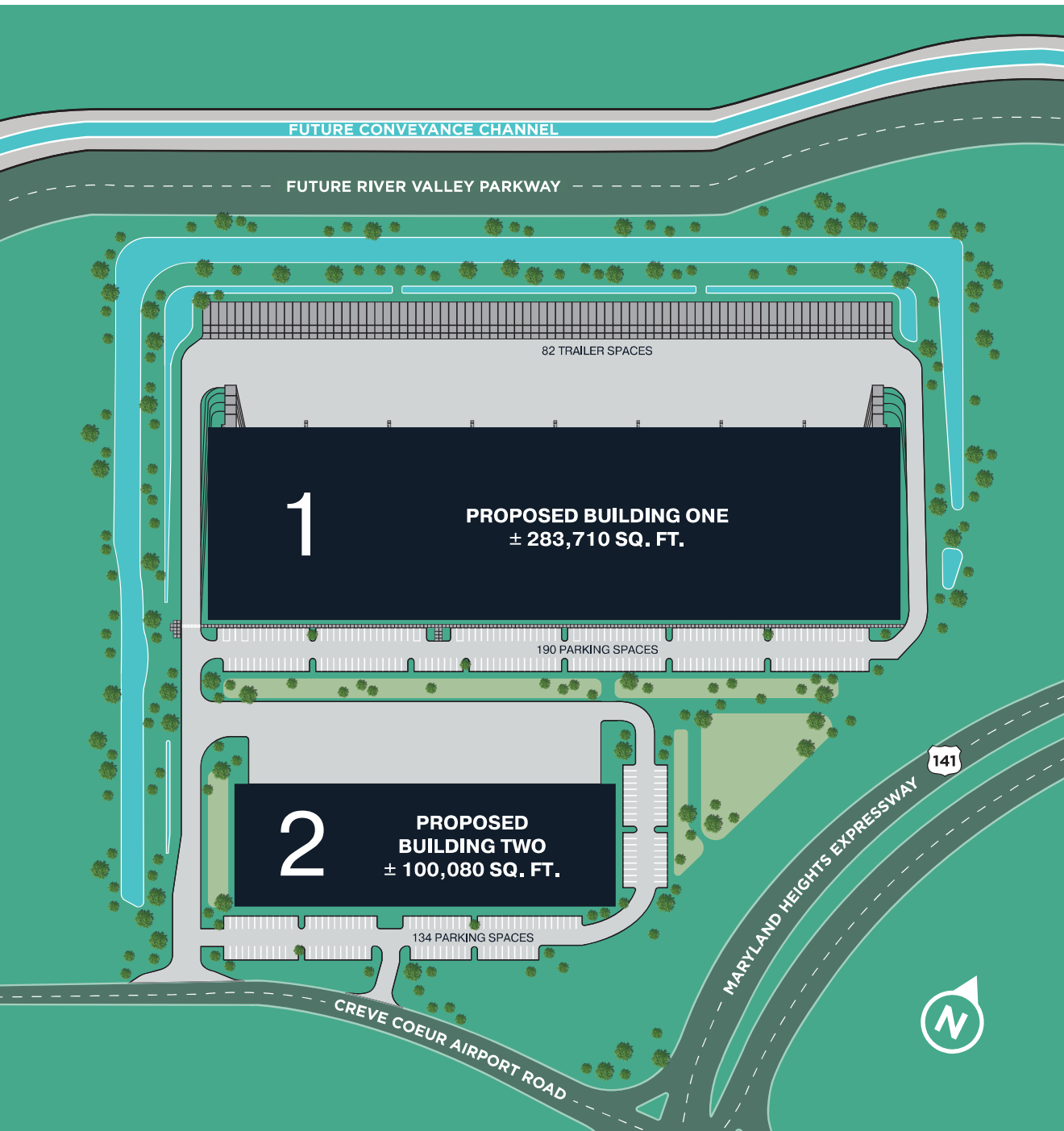
8 MIN

NATIONAL CONNECTIVITY





PARK SPECIFICATIONS



BUILDING 1

AVAILABLE SF	283,710
DRIVE-INS	2
KNOCK-OUT DRIVE-INS	4
DOCK DOORS	30
KNOCK-OUT DOCK DOORS	24
SPEED BAY DEPTH	60'
CLEAR CEILING HEIGHT	32'
COLUMN SPACING	52' X 55'
BUILDING DIMENSIONS	280' X 1,013'
CAR PARKING SPACES	190
TRAILERS SPACES	82

BUILDING 2

AVAILABLE SF	100,080
DRIVE-INS	2
KNOCK-OUT DRIVE-INS	2
DOCK DOORS	13
KNOCK-OUT DOCK DOORS	15
CLEAR CEILING HEIGHT	28'
COLUMN SPACING	52' X 60'
BUILDING DIMENSIONS	180' X 556'
CAR PARKING SPACES	134



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