



**RIVER VALLEY**  
LOGISTICS CENTER

**BUILDING 2, MARYLAND HEIGHTS, MO 63017**

91.2 Acres, ±1,156,119 SF Masterplanned Industrial Park

**TOTAL AVAILABLE FOR LEASE: 357,056 SF**  
**Q1 2025 DELIVERY | 15 YEAR TAX ABATEMENT**



**VINCE BAJARDI, CCIM, SIOR**  
314.727.6664  
vbajardi@sansonegroup.com

**JAKE CORRIGAN, SIOR**  
314.727.6664  
jcorrigan@sansonegroup.com





**RIVER VALLEY LOGISTICS CENTER LOCATION**

**EARTH CITY**

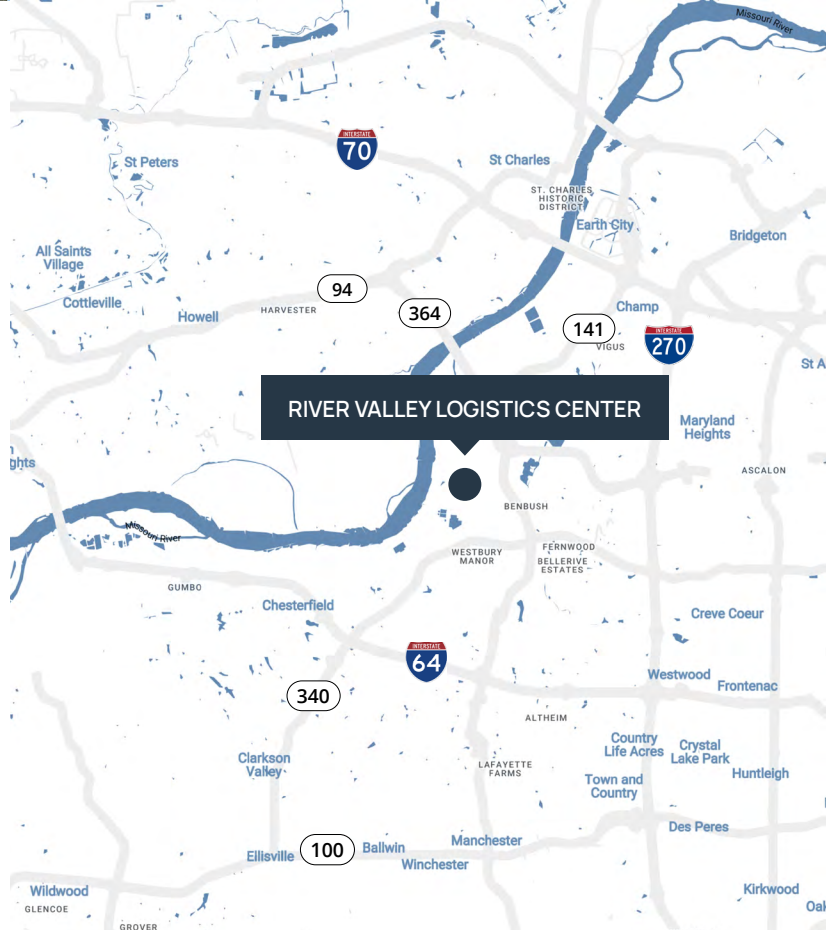
**WESTPORT**

Creve Coeur Airport

STL Lambert International Airport



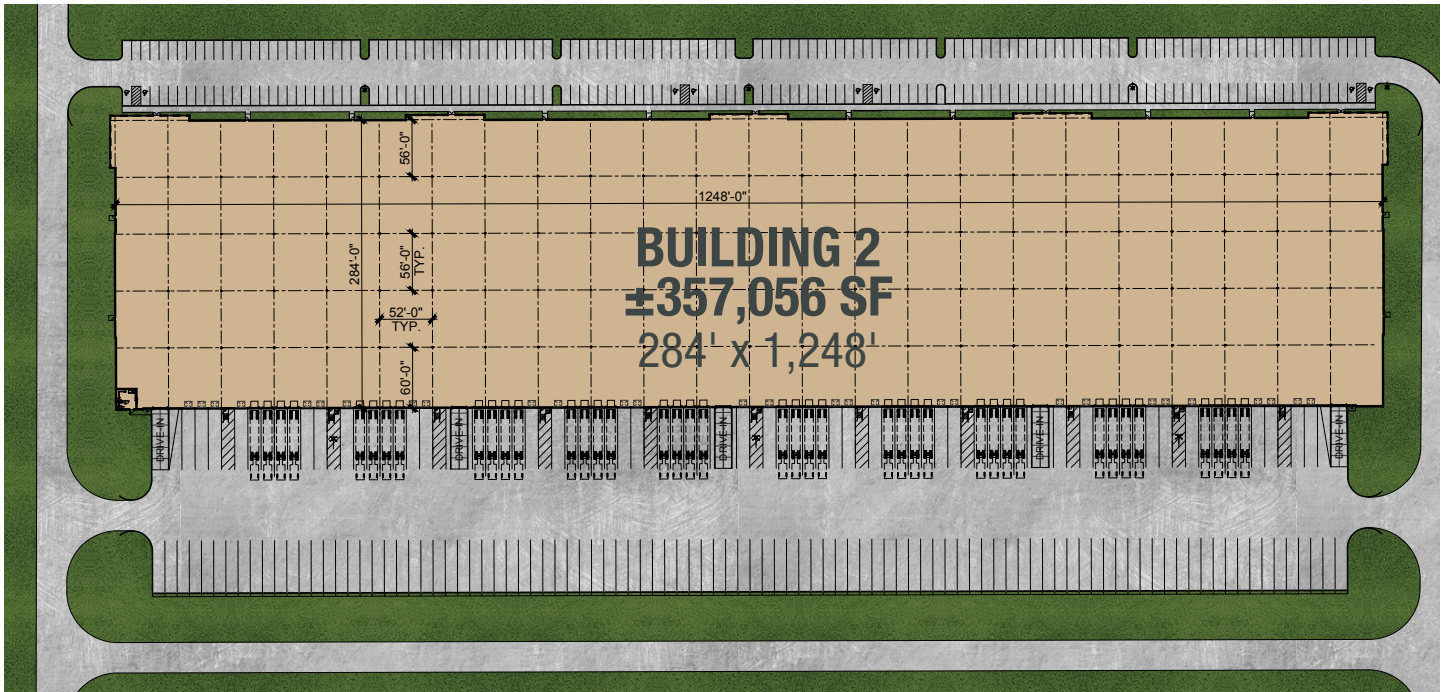
- **UNPARALLELED CENTRAL LOCATION** has access to one of the region's best labor pools
- **CONNECTS SEAMLESSLY** to the region's extensive interstate network
- **7 MIN DRIVE TIME** to I-70 and I-270
- **12 MIN DRIVE TIME** to UPS, Fed Ex, DHL
- **18 MIN DRIVE TIME** to STL Lambert International Airport



## RIVER VALLEY LOGISTICS CENTER MASTER PLAN



- **RIVER VALLEY LOGISTICS CENTER** is a world class industrial development consisting of up to 1.1 million SF
- **15 YEAR** real estate tax abatement
- **STANDARD DOCK PACKAGES** include 45,000 lb levelers with bumpers, seals, aligners, and lights
- **ABOVE STANDARD BUILDING FEATURES** include Big Ass Fans, LED lighting, ESFR sprinklers, 52'x56' column spacing, and high bay windows for natural light.
- **LOWER COST OF OCCUPANCY** through NorthPoint's extensive economies to scale



**±357,056** SQUARE FEET    **±40** DOCK DOORS    **±5** DRIVE-INS    **±259** CAR PARKING    **±98** TRAILER PARKING

<b>Building Area</b>	357,056 SF	<b>Car Parking</b>	259 Cars
<b>Building Dimensions</b>	1,248' x 284'	<b>Construction</b>	100% Tilt Up Concrete
<b>Clear Height</b>	36'	<b>Electrical</b>	3,600 Amps
<b>Column Spacing</b>	52' x 56' with 60' speed bays	<b>Floor</b>	7" Non-reinforced Concrete, 4,000 PSI
<b>Dock Doors</b>	40 expandable to 69	<b>Lighting</b>	LED with motion sensors
<b>Truck Court</b>	185' Depth	<b>HVAC</b>	50% F at -0°, 0.25 ACH
<b>Trailer Parking</b>	98 Trailers		

FOR MORE INFORMATION,  
PLEASE CONTACT:

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