



**45,000 SF
AVAILABLE**

**+/- 360,000 SF
Office/Warehouse
Building**



**ESFR - Fire
Protection**



**Column
Spacing:
50' x 50'**



**39'
Clear Height**



**Ample Car
and Trailer
Parking**



**Term thru 8/31/2027
Rate: \$2.95/ SF NNN**

FOR SUBLEASE | DISTRIBUTION WAREHOUSE
15 GATEWAY COMMERCE CENTER DR. W
Edwardsville, IL 62025



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NEWMARK

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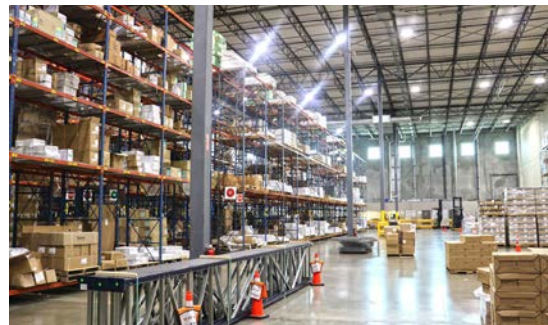
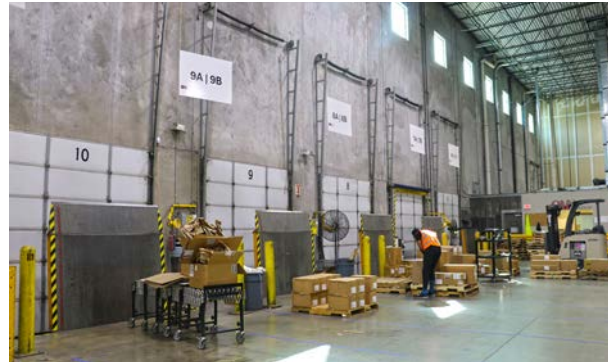
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BUILDING FEATURES

BUILDING SF:	+/- 360,000 SF
AVAILABLE SF:	+/- 45,000 SF
TERM:	Term Through: 8/31/2027
RATE:	\$2.95/SF NNN
OPEX:	\$2.61/SF
DIVISIBILITY:	No
OFFICE SF	Approx. 1,250 SF
CLEAR HEIGHT:	39'
DOCK LOADING:	6 docks
GRADE LEVEL LOADING:	One (12'x14')
COLUMN SPACING:	50'(w) x 50'(d)
ELECTRIC SERVICE:	3,000 Amps
LIGHTING:	T-5
FIRE SUPPRESSION:	ESFR
TEMP CONTROL:	Fully Air-conditioned
BUILDING DEPTH:	Approx. 300'
BUILDING TYPE:	Distribution
CAR PARKING RATIO:	0.40/1,000 SF



314.727.6664

SANSONEGROUP.COM

120 S. Central Ave. | Ste. 500 | St. Louis, MO 63105

The information contained herein is not warranted, although it has been obtained from the owner of the property or from other sources that we deem reliable. It is subject to change without notice. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.

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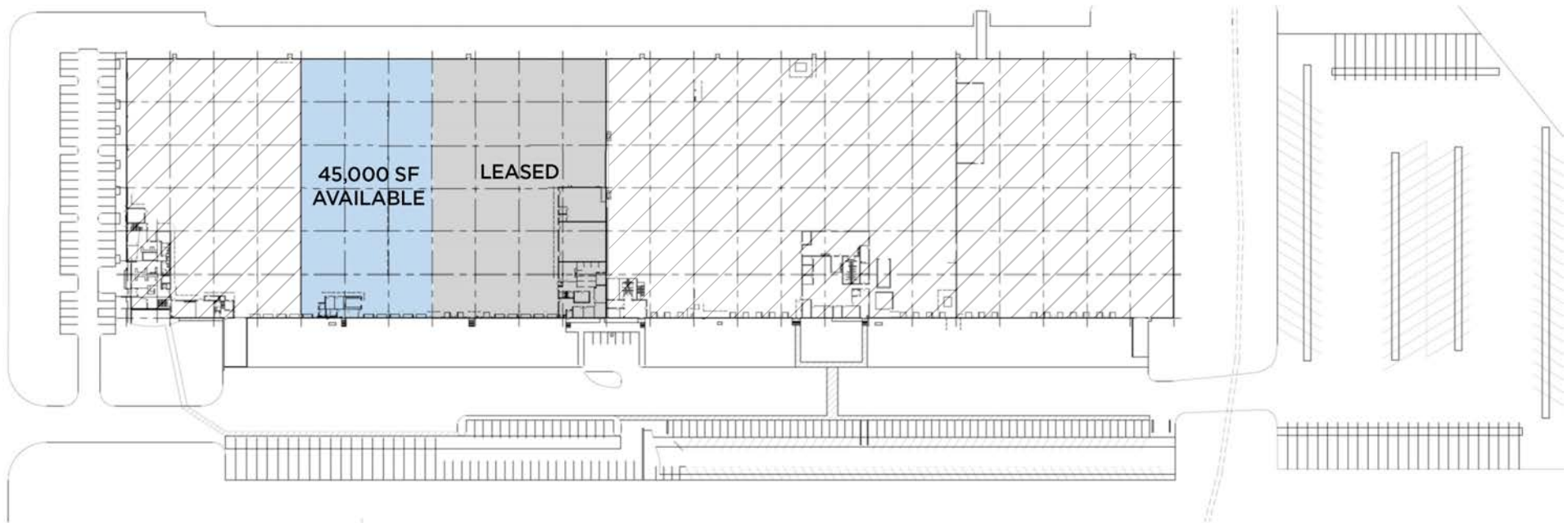
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SITE PLAN



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