



29 29

Save
Market

AVAILABLE
FOR SUBLEASE

+/- 420,000 SF
Divisible Bulk
Distribution Space

ESFR Fire Protection

Column Spacing:
50' x 50'

40'
Clear Height

Ample Car
and Trailer
Parking

Term thru
4/30/2031

FOR SUBLEASE | BULK DISTRIBUTION BUILDING
29 GATEWAY COMMERCE CENTER DR

Edwardsville, IL 62025



Tom Bajardi, CCIM, SIOR
tbajardi@sansonegroup.com

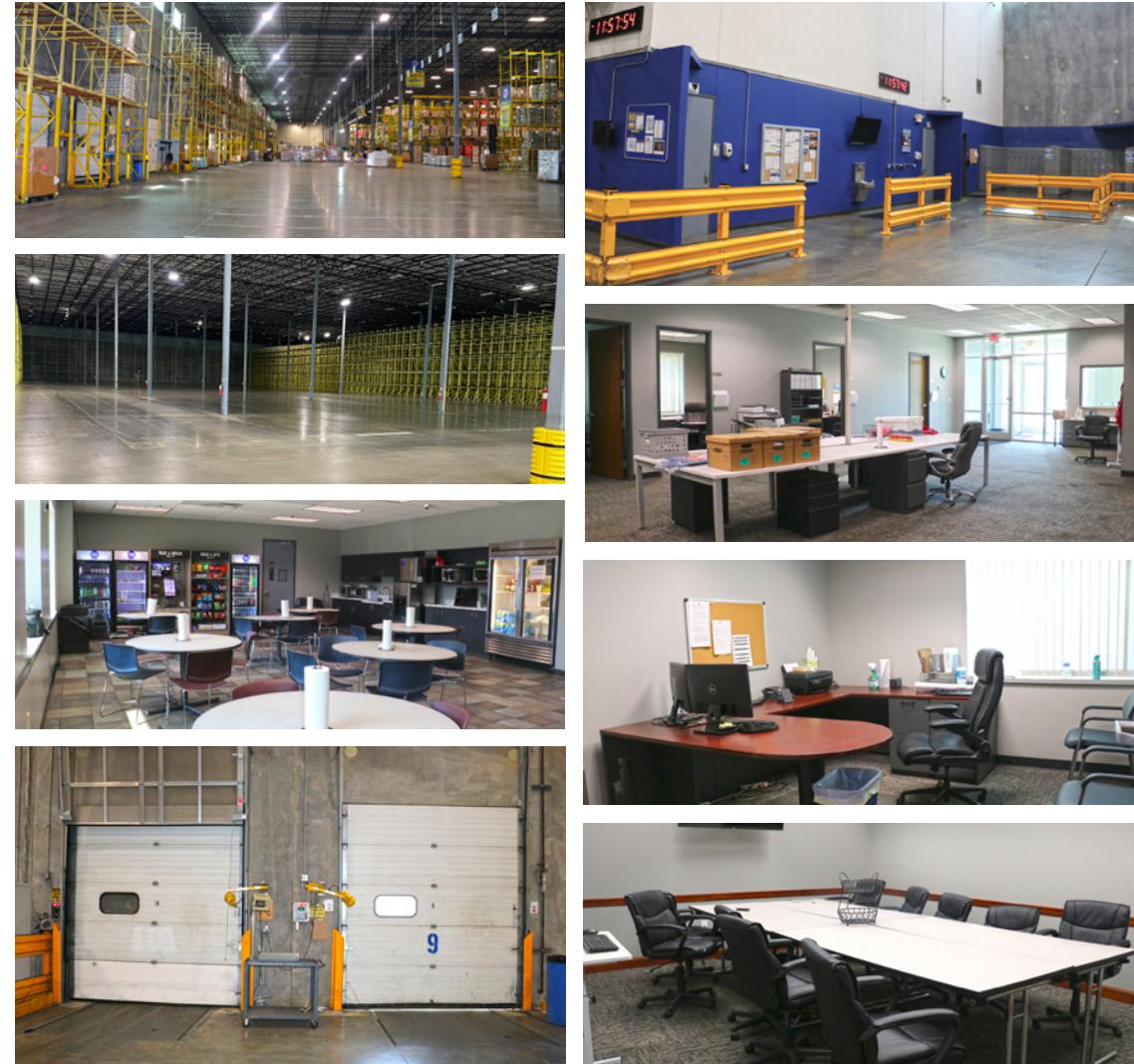
FOR SUBLICENSE | BULK DISTRIBUTION BUILDING 29 GATEWAY COMMERCE CENTER DR

Edwardsville, IL 62025

Tom Bajardi, CCIM, SIOR
tbajardi@sansonegroup.com

BUILDING FEATURES

BUILDING SF:	+/- 420,000 SF
AVAILABLE SF:	+/- 420,000 SF
TERM:	Term Through: 4/30/31
RATE:	Call Broker for Pricing
DIVISIBILITY:	Yes - to 105,000 SF
RACKING:	Included
OFFICE SF	4,225 SF including restrooms & breakroom
CLEAR HEIGHT:	40'
DOCK LOADING:	50 fully equipped; additional door without lock for dumpster and one ramp door
DRIVE-IN DOORS:	2 ramp doors
COLUMN SPACING:	50'(w) x 50'(d)
ELECTRIC SERVICE:	480v, 3-phase, 3,000 Amps
LIGHTING:	LED bulbs on motion sensors
FIRE SUPPRESSION:	ESFR
TEMP CONTROL:	Heat Only, No AC
TRUCK COURT DEPTH::	134'
BUILDING TYPE:	Distribution
CAR PARKING:	122 in front of building; 36 in back of building
GATED YARD/OUTDOOR STORAGE:	Yes - Shared lot between buildings

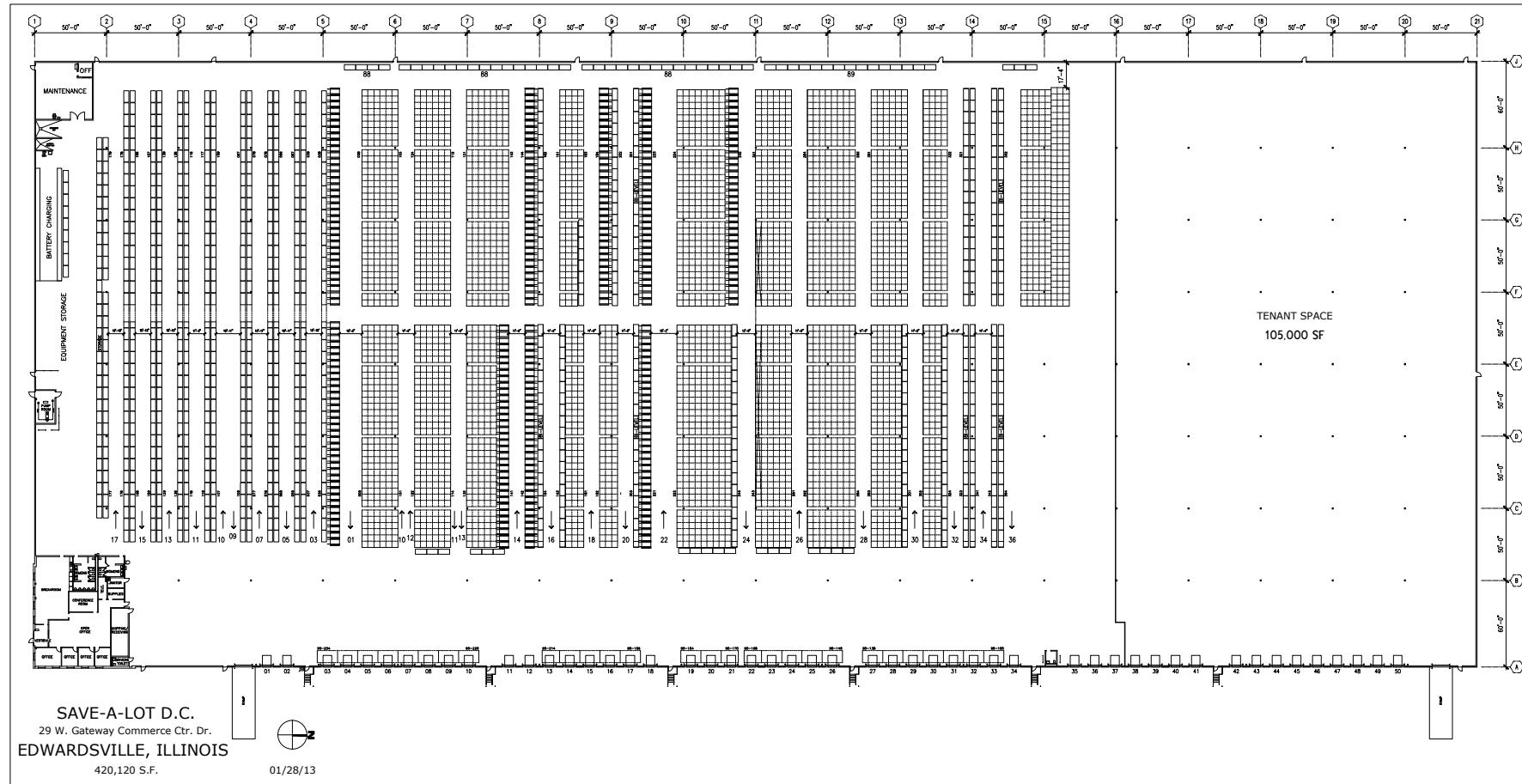


FOR SUBLICENSE | BULK DISTRIBUTION BUILDING 29 GATEWAY COMMERCE CENTER DR

Edwardsville, IL 62025

Tom Bajardi, CCIM, SIOR
tbajardi@sansonegroup.com

SITE PLAN



FOR SUBLEASE | BULK DISTRIBUTION BUILDING 29 GATEWAY COMMERCE CENTER DR

Edwardsville, IL 62025

Tom Bajardi, CCIM, SIOR
tbajardi@sansonegroup.com

