



ESFR Fire
Protection



Column
Spacing:
50' x 50'



40'
Clear Height



Ample Car
and Trailer
Parking



Term thru
4/30/2031

AVAILABLE
FOR SUBLEASE

+/- 420,000 SF
Divisible Bulk
Distribution Space

FOR SUBLEASE | BULK DISTRIBUTION BUILDING
29 GATEWAY COMMERCE CENTER DR

Edwardsville, IL 62025



Tom Bajardi, CCIM, SIOR
tbajardi@sansonegroup.com

FOR SUBLEASE | BULK DISTRIBUTION BUILDING

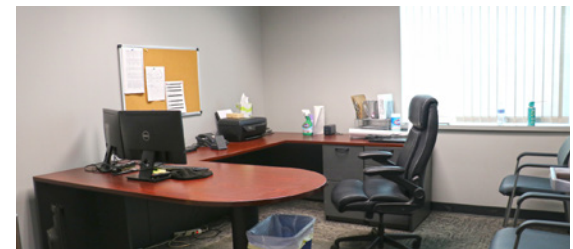
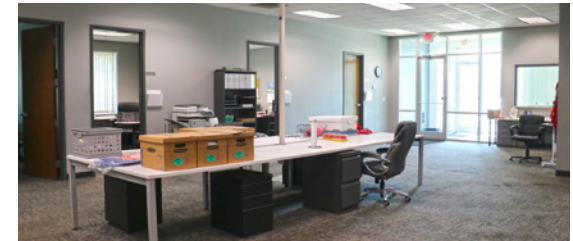
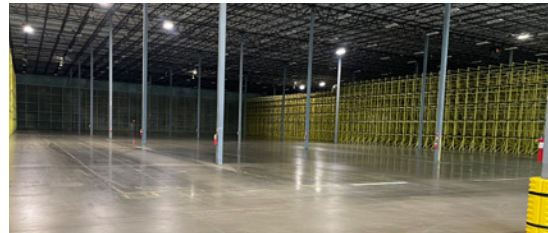
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BUILDING FEATURES

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



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.

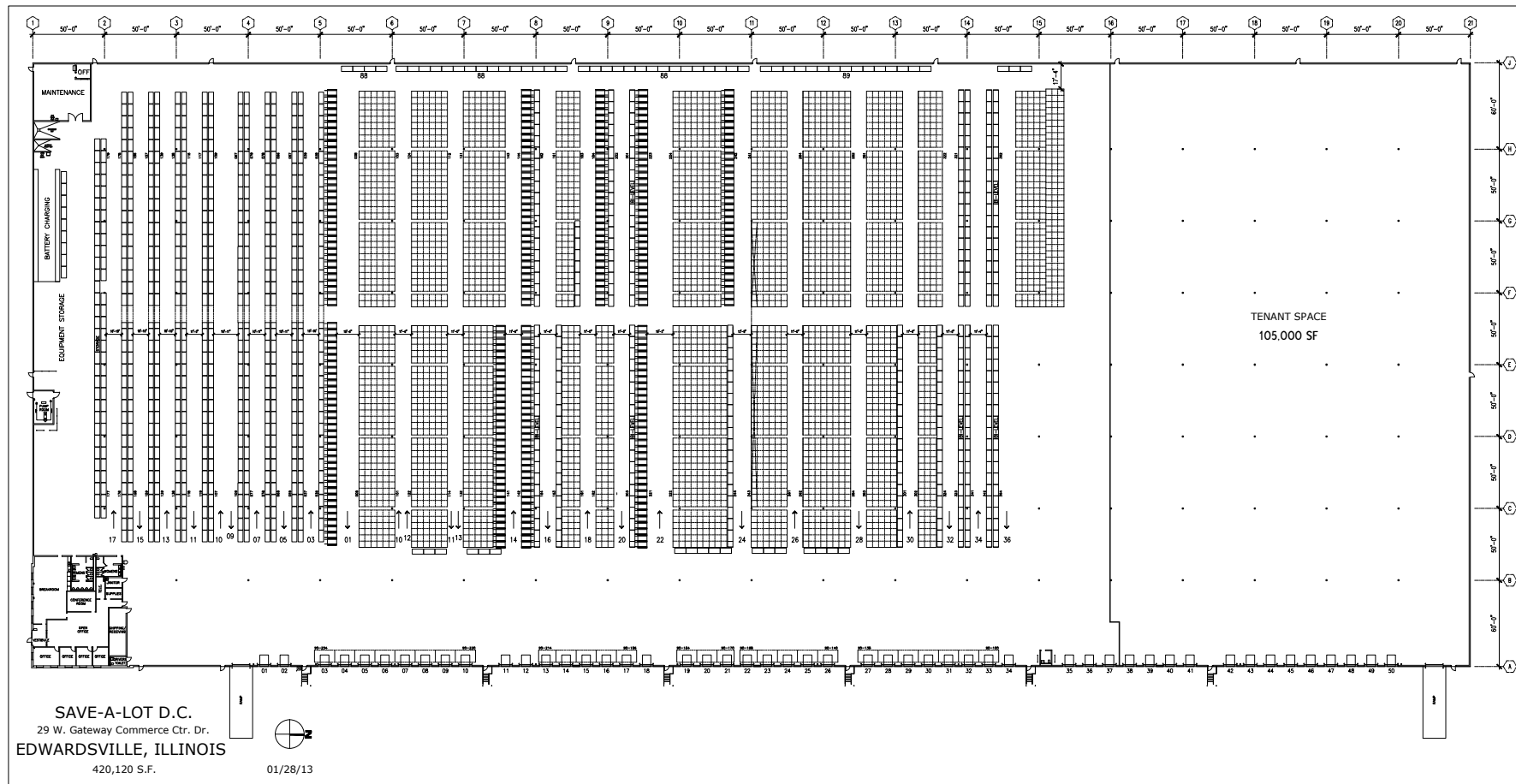
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SITE PLAN



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