

EXETER INNER PARK

5715 INNER PARK DRIVE | Edwardsville, IL | Madison County

Available SF: 673,920 | Lease Rate: 3.75 | Lease Terms: Triple Net

ALLIANCESTL
an initiative of Greater St. Louis, Inc.



Property and Area Description

The new facility is located on a 135-acre parcel within Gateway Commerce Center at the intersection of Interstate-270 and Interstate-255. The 36-foot clear multi-tenant building was designed to accommodate up to 132 loading docks, four drive-in doors, 398 auto parking stalls, and 171 exterior trailer stalls. Meridian completed significant park infrastructure improvements as part of the project, including mass grading work and the construction of centralized detention facilities and common-area roadways.

Population



Source: ESRI®, 2020

Households



Source: ESRI®, 2020

Transportation

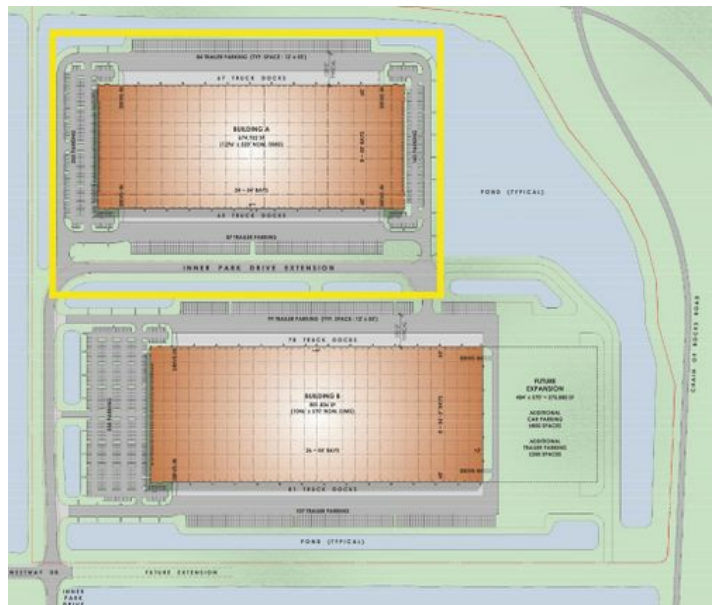
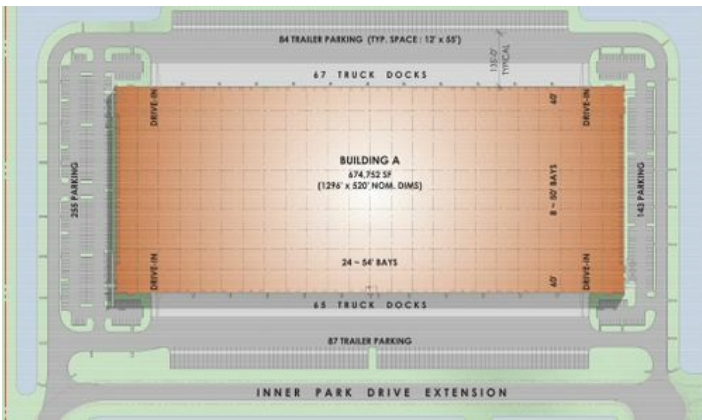
Nearest Highway: I-270 (1 mi.)
Nearest Interstate: I-255 (1 mi.)
Nearest Airport: Lambert (25 mi.)
Nearest Commercial Airport: St. Louis Airport (20 mi.)
Distance to Mass Transit: MCT
Rail Served: Unknown
Rail Accessible: Unknown
Rail Infrastructure in Place: Unknown

Utilities

Electric: Ameren
Natural Gas: Ameren
Water: City of Edwardsville
Sewer: City of Edwardsville

Building Type:	Warehouse & Distribution, Industrial
Available SF:	673,920
Total SF:	673,920
Number of Stories:	1
Ceiling Peak:	36 Ft.
Expandable:	Yes
Zoning:	Industrial-Light, Manufacturing
Site Size:	83 Acres
Year Built:	2019
Can Subdivide:	Yes
Within City Limits:	Yes
Construction Type:	Concrete Tilt-up
Floor Type:	Concrete-Reinforced
Lease Rate:	3.75
Lease Terms:	Triple Net
Last Updated:	Nov 30, 2020

Property Images



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