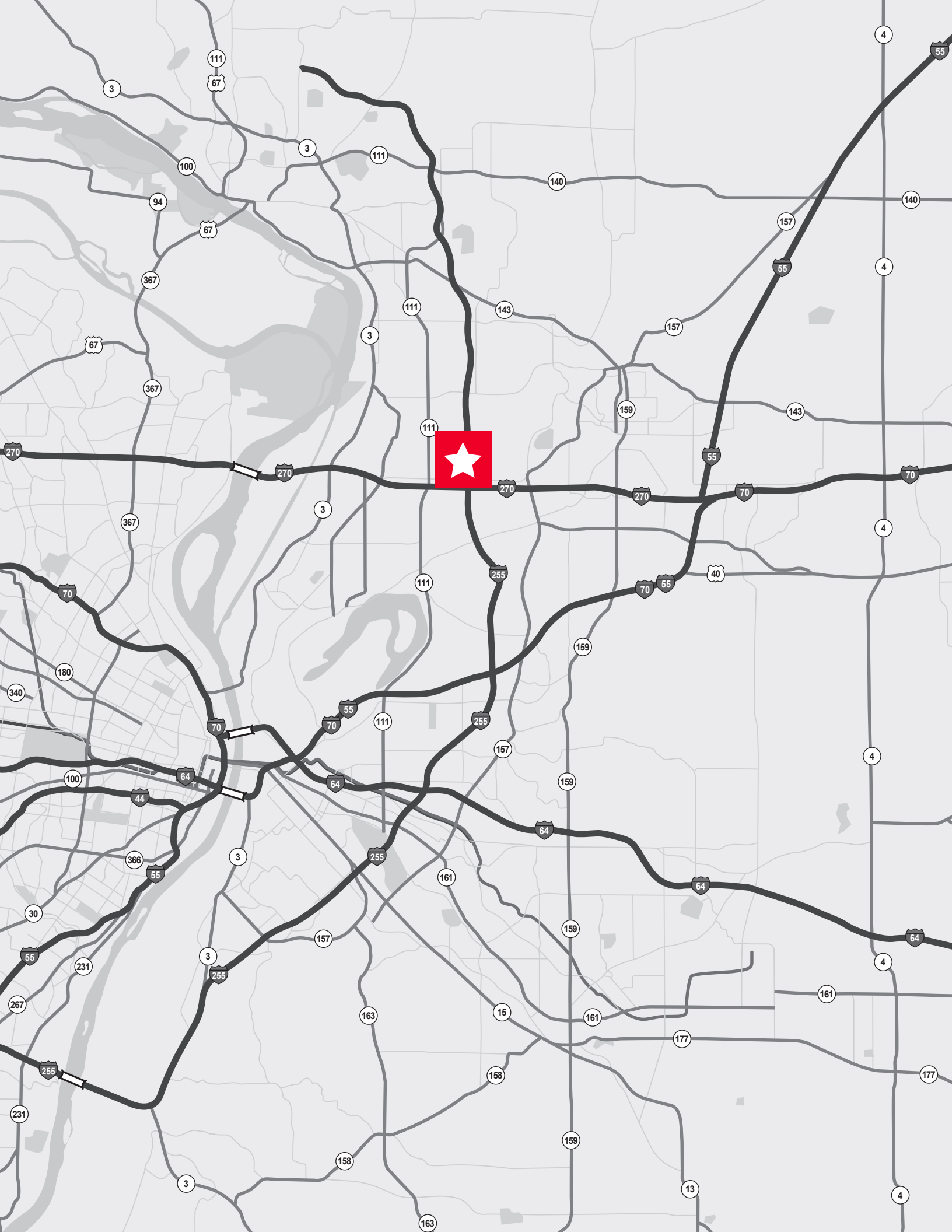


GATEWAY

COMMERCE CENTER



PARK TENANTS INCLUDE:

UNILEVER



WALGREENS



HERSHEY



P&G



AMAZON



SAVE A LOT

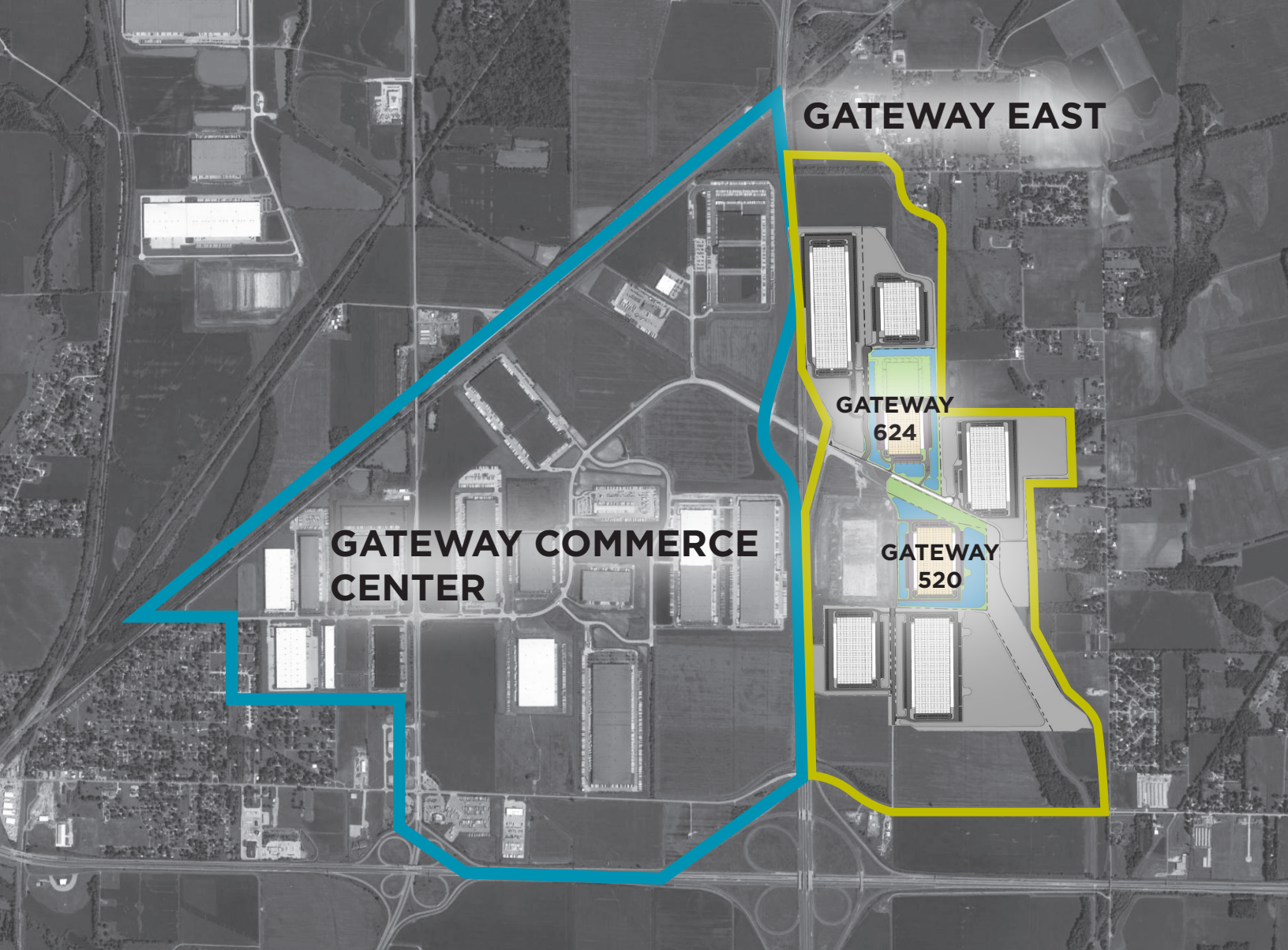


DIAL



OHL





GATEWAY EAST LAND

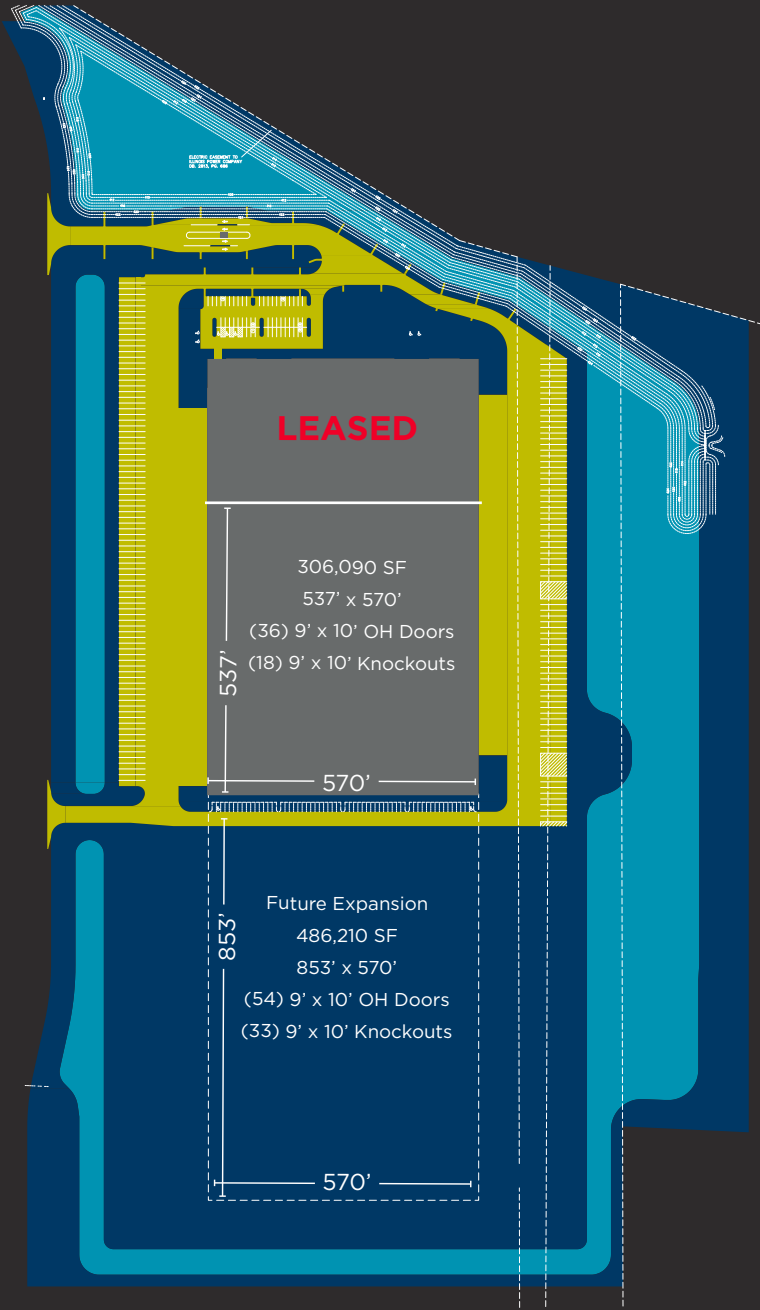
The 700 acres to the East of Gateway Commerce Center provides state-of-the-art distribution space on a speculative or BTS basis. The site offers immediate interstate access and visibility, and is located in an Enterprise Zone.

GATEWAY EAST 520

PROPERTY HIGHLIGHTS

- 306,090 SF Available
- Expandable to 792,300 SF
- Divisible
- 32' Clear Height
- 10-year Tax Abatement
- 100% Concrete in Truck Court and Building Parking Areas
- Immediate Highway Access at Diamond Interchange
- Highway Visibility
- Ample Trailer and Car Parking with Expansion Capabilities





GATEWAY EAST 520

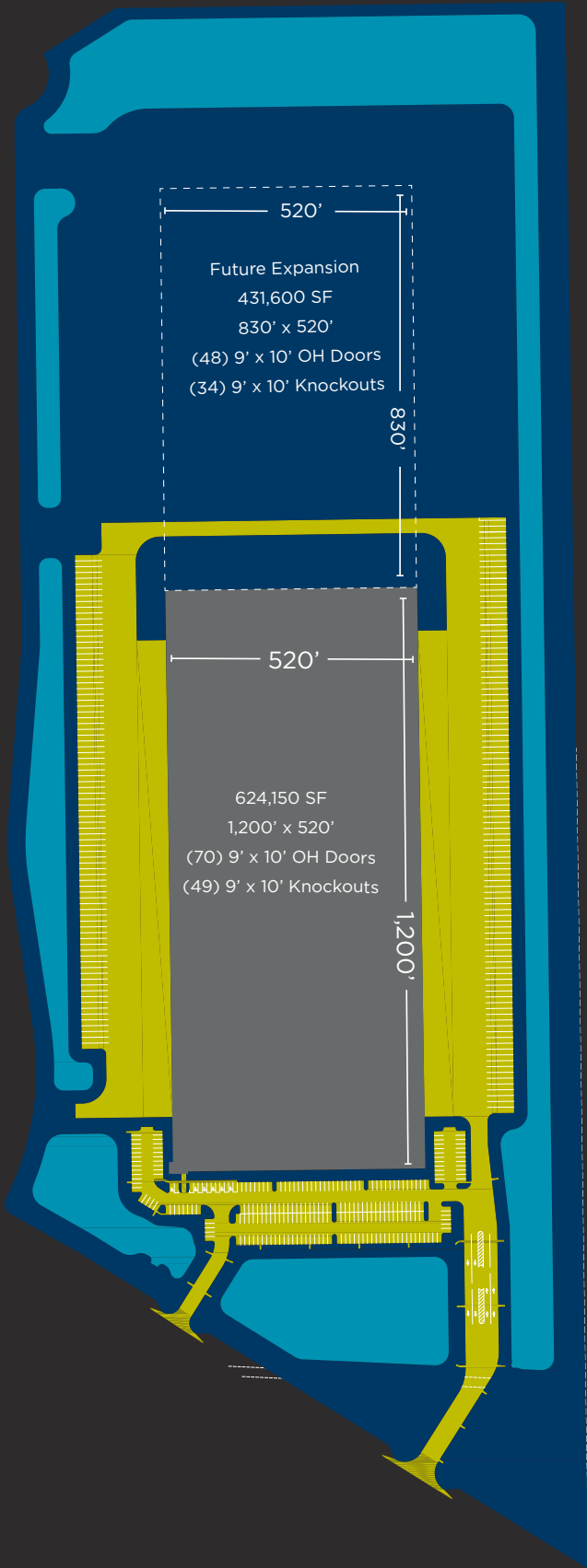
| | |
|-----------------------------|---|
| SITE AREA | 76.5 Acres |
| CONSTRUCTION | Tilt-up concrete |
| SPACE DIMENSIONS | 570' deep x 914' long |
| COLUMN SPACING | 50' x 57' |
| SPEED BAY | 60' x 57' |
| LIGHTING | LED |
| OFFICE | Build to Suit |
| FLOOR | 7" floor slab |
| FIRE PROTECTION | ESFR |
| ROOF | TPO |
| TRUCK LOADING | 36 (9'x10') dock doors (expandable); 1 (12'x14') drive-in door |
| PARKING | 56 cars 87 trailers |
| PAVING & SURFACE | Concrete paving throughout |

GATEWAY EAST 624

PROPERTY HIGHLIGHTS

- 624,150 SF Available (Expandable to 1,055,750 SF)
- Divisible
- 36' Clear Height
- 10-year Tax Abatement
- 100% Concrete in Truck Court and Building Parking Areas
- Immediate Highway Access at Diamond Interchange
- Highway Visibility
- Ample Trailer and Car Parking with Expansion Capabilities





GATEWAY EAST 624

| | |
|-----------------------------|---|
| SITE AREA | 75.03 Acres |
| CONSTRUCTION | Tilt-up concrete |
| SPACE DIMENSIONS | 520' deep x 1,200' long |
| COLUMN SPACING | 50' x 52' |
| SPEED BAY | 60' x 52' |
| LIGHTING | LED |
| OFFICE | Build to Suit |
| FLOOR | 7" floor slab |
| FIRE PROTECTION | ESFR |
| ROOF | TPO |
| TRUCK LOADING | 70 (9'x10') dock doors (expandable); 2 (12'x14') drive-in doors |
| PARKING | 249 cars; 187 trailers |
| PAVING & SURFACE | Concrete paving throughout |

MISSOURI



Missouri River

St. Charles County

Earth City

Hazelwood

Florissant

Bridgeton

Lambert St. Louis International Airport

Jennings

Missouri River

Creve Coeur Maryland Heights

Creve Coeur

Ladue

University City

Spirit of St. Louis Airport

Chesterfield

St. Louis City

Chesterfield

Ballwin

Town & Country

Des Peres

Brentwood

Kirkwood

Webster Groves

Ellisville

St. Louis County

Crestwood

Fenton

Jefferson County

Mississippi River

ILLINOIS

Madison County



Alton

Grafton

Wood River

Hartford

New Poag Rd

Edwardsville

Granite City

Horseshoe Lake

Madison

Fairmont City
Cahokia Mounds

Collinsville

East St. Louis

Fairview Heights

O'Fallon

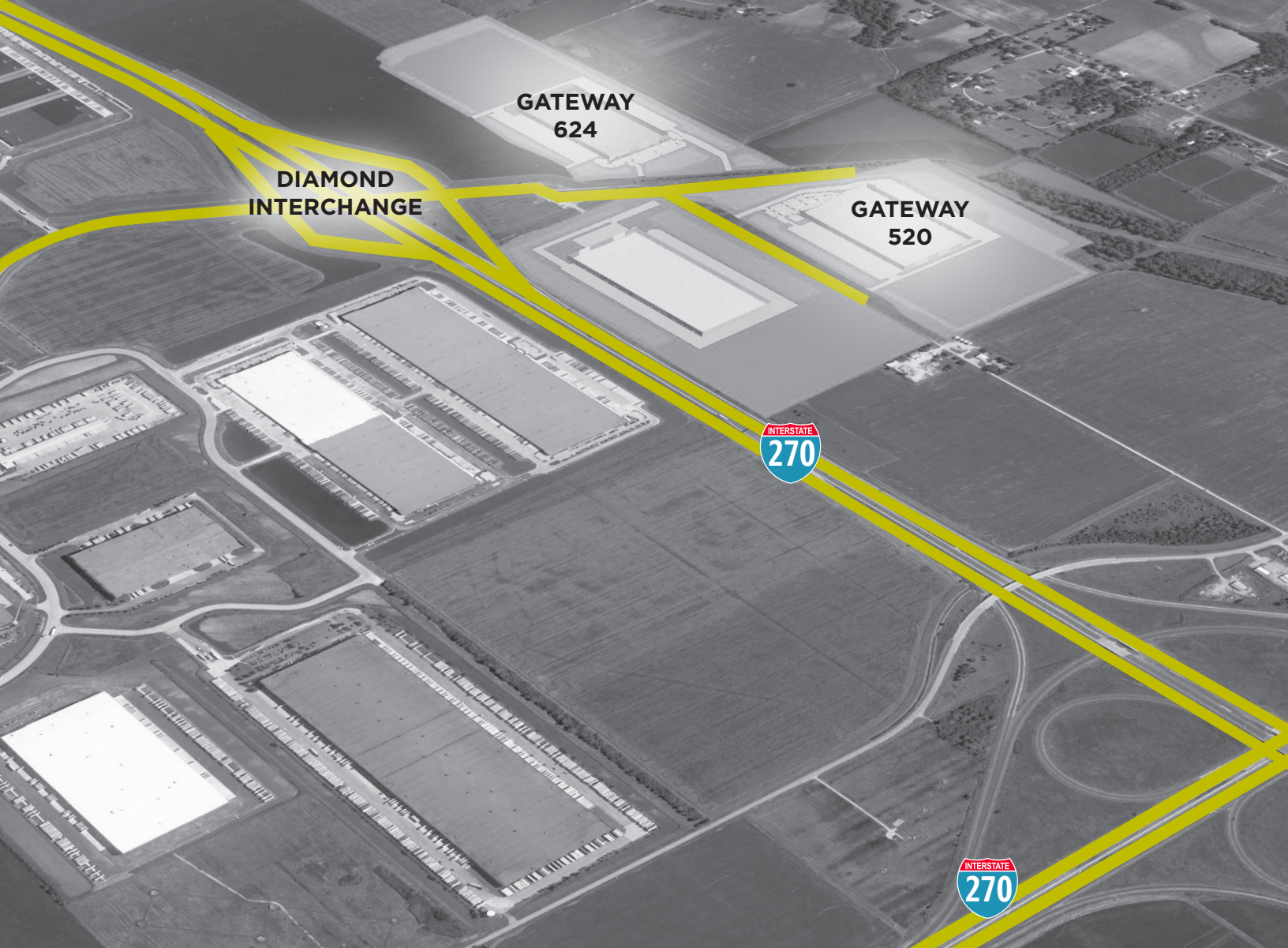
Mid America
Airport

Scott Air Force Base

St. Clair County

Belleville





ABOUT THE PARK

Gateway Commerce Center is the region's premier distribution and logistics park. The park, which provides state-of-the-art warehouse product, offers ease of access to road, rail, air, and water transportation. These transportation options, coupled with various economic incentives from state and local governments, have provided Gateway some of the lowest shipping costs in the country.

Centrally located with easy access to four major interstates, Gateway can reach approximately one-third of the US population in a one day drive time. Several major commodity flows go through St. Louis, making it even easier to reach several major markets across the country.

ECONOMIC INCENTIVES

The Gateway Commerce Center offers a variety of government authorities. Below are some of the most commonly used options in the park.

FOREIGN TRADE ZONE

- » Gateway Commerce Center is part of Foreign Trade Zone No. 31. As one of only two FTZ's in the region, Gateway can offer specific incentives to help lower international trade costs. These can include reduction or elimination in import and export duties, and simplified customs procedures which allow for faster shipping and processing.

TAX INCREMENTAL FINANCING (TIF)

- » Multiple TIF districts in the park give the ability to capture a portion of the tax revenue from the improvements to a site, to fund the improvements costs.

ENTERPRISE ZONE

- » As a part of Illinois' Enterprise Zone, properties in the park can be eligible for several abatements which can include; property tax abatement, sales tax exemption, machinery and equipment tax exemption and utility tax exemption, among others.

ON-SITE SERVICES:



Staffed with technicians that provides product support for large engines & transmissions.



This travel plaza is a one stop shop for large trucks & trailers providing laundry, lounge, restaurant & hookups for 300 trucks.



Quick lube & tire service for heavy duty trucks.



Full service maintenance & repair.

Route 5 – Tri-City Regional

ST. LOUIS TO TRI-CITIES

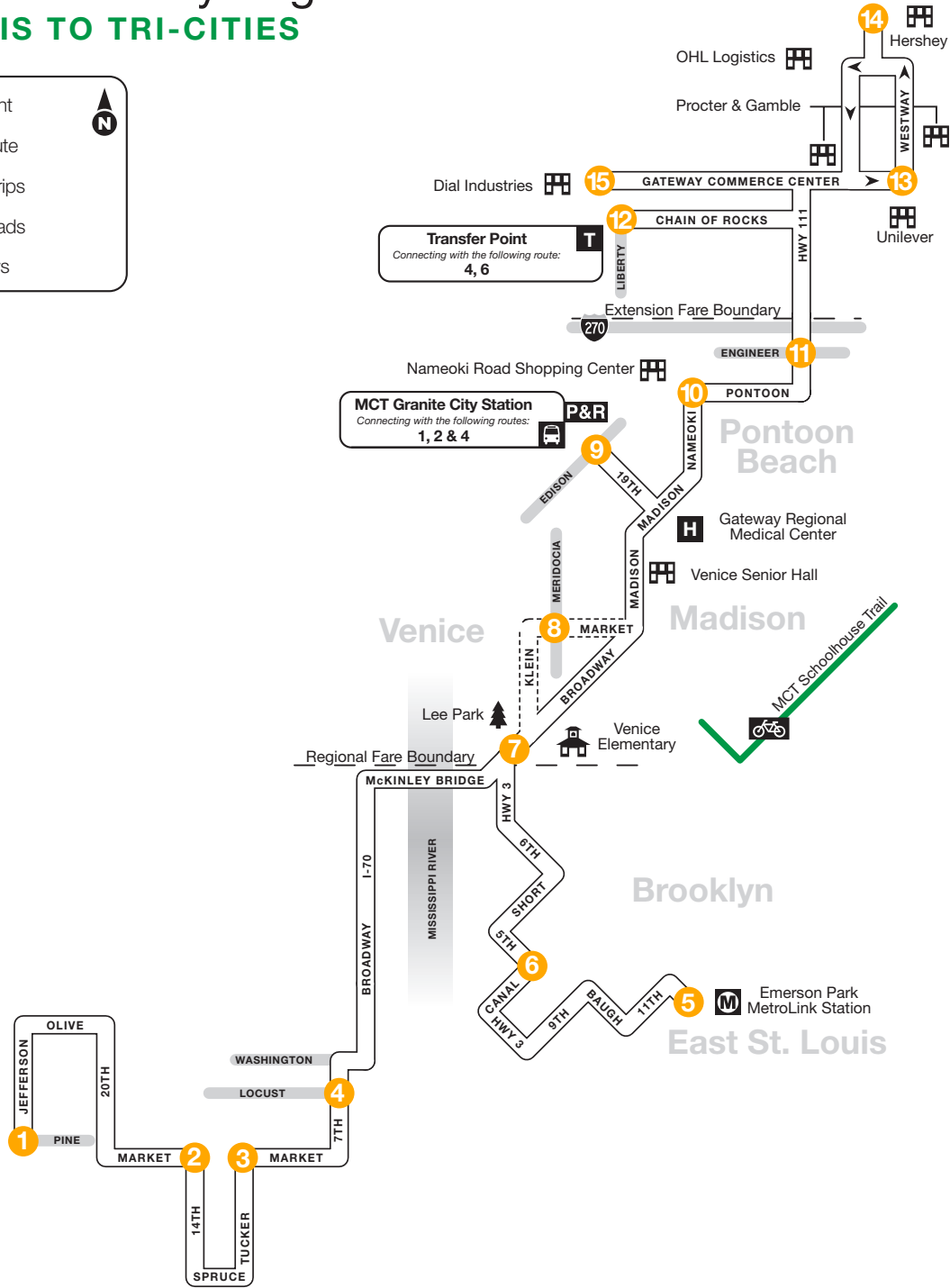
0 Timepoint

— Bus Route

--- Select Trips

— Crossroads

— Bikeways



| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | | |
|-------------------|-------------------|-------------------|-------------------|------------------------|-------------------|---------------------|--------------------|----------------------|----------------------|-------------------|--------------------|--------------------------|--------------------------|-------------------|-----------------|-----------------|
| BUS STARTS | Bus Leaves | Bus Leaves | Bus Leaves | Bus Leaves | Bus Leaves | Bus Leaves | Bus Leaves | Bus Arrives | Bus Leaves | Bus Leaves | Bus Leaves | Bus Arrives | Bus Leaves | Bus Leaves | BUS ENDS | |
| Jefferson & Pine | 14th & Market | Tucker & Market | 7th & Locust | Emerson Park MetroLink | 5th & Canal | Broadway & Lee Park | Market & Meridocia | Granite City Station | Granite City Station | Nameoki & Pontoon | HWY 111 & Engineer | Liberty & Chain of Rocks | Liberty & Chain of Rocks | Unilever | Hershey | Dial Industries |

Route 6 – Roxana-South Roxana Shuttle

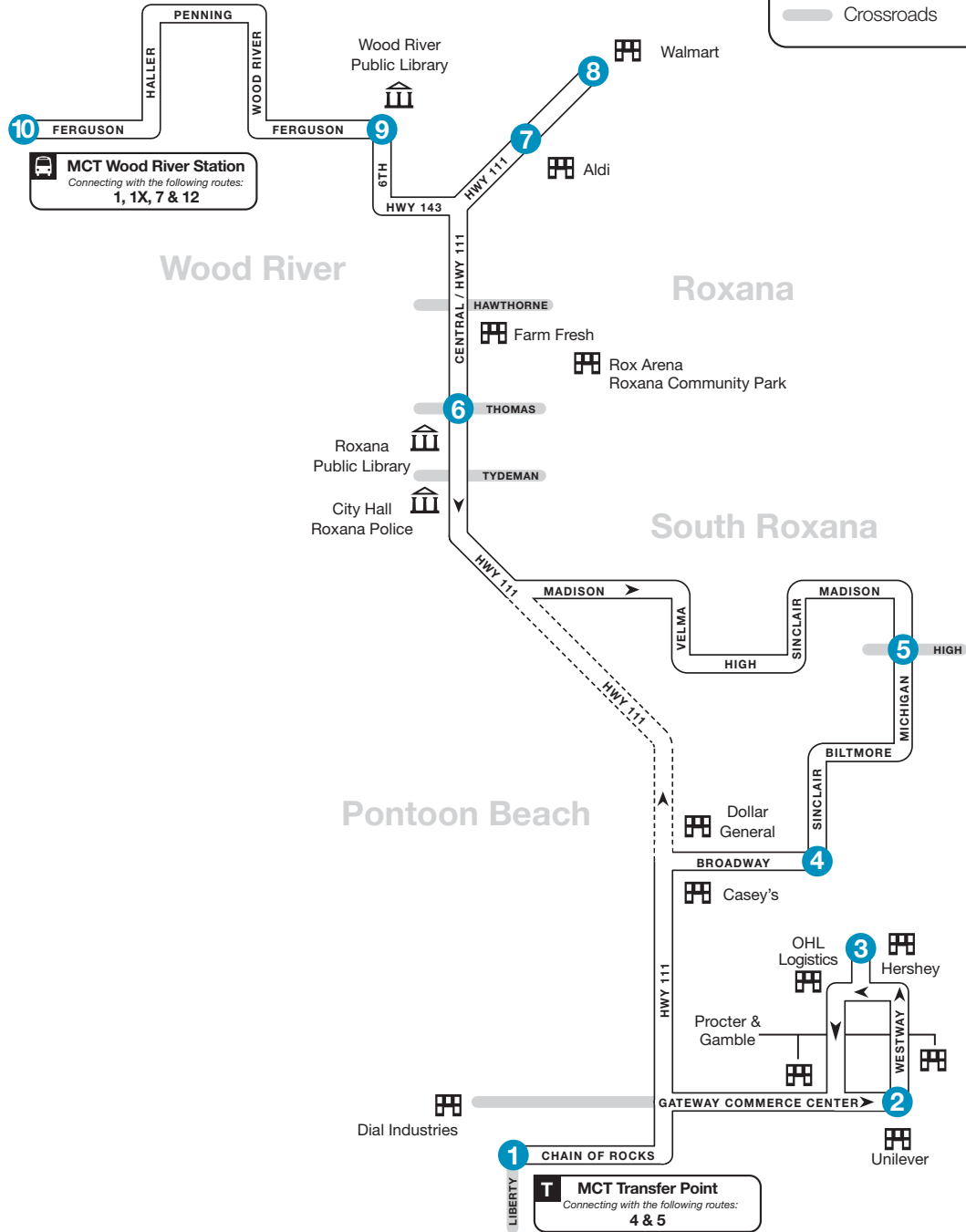
PONTOON BEACH TO WOOD RIVER STATION

0 Timepoint

— Bus Route

--- Select Trips

█ Crossroads



- | | | | | | | | | | |
|--------------------------|-------------------|-------------------|---------------------|-------------------|-------------------|-------------------|--------------------|-------------------|--------------------|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| BUS STARTS | Bus Leaves | Bus Leaves | Bus Leaves | Bus Leaves | Bus Leaves | Bus Leaves | Bus Leaves | Bus Leaves | BUS ENDS |
| Liberty & Chain of Rocks | Unilever | Hershey | Broadway & Sinclair | Michigan & High | Central & Thomas | Wood River Aldi | Wood River Walmart | Ferguson & 6th | Wood River Station |

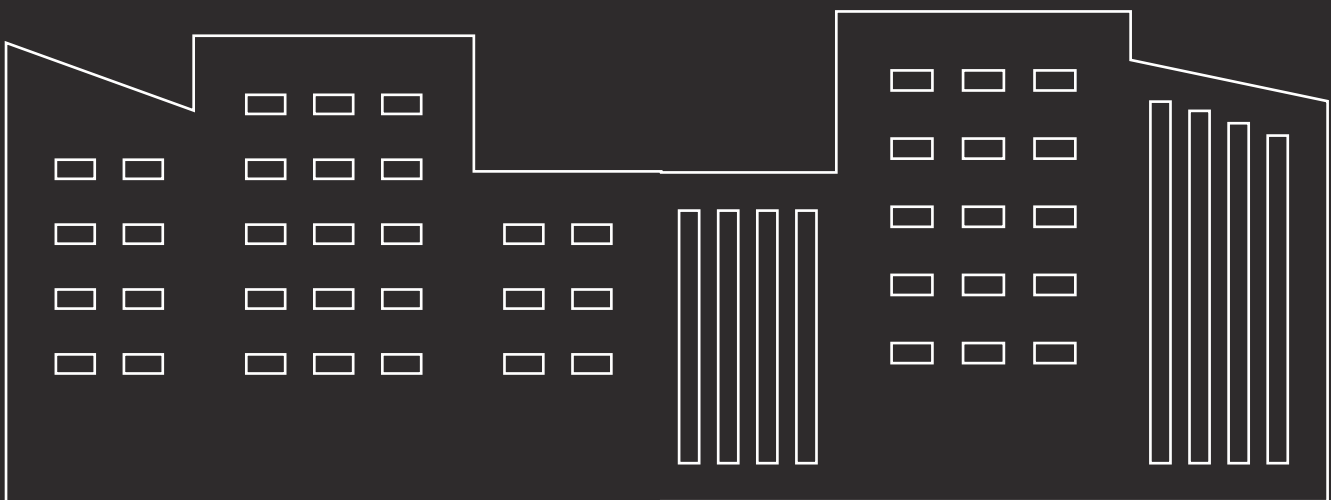
ABOUT TRISTAR

Since its inception in 1996, TriStar and its principals, operating through affiliated partnerships, have developed numerous large business parks with total acreage of over 30,000 acres, as well as purchased and resold over 2,900 acres of residential land.

During this time, TriStar has purchased or developed over 1,500,000 square feet of office buildings, built or sold land for the development of over 1,200,000 square feet of retail space, and developed or sold land for the construction of over 9,000,000 square feet of warehouses and distribution centers. TriStar's current projects include virtually all real estate asset classes and most regions of the United States.

TriStar prides itself on bringing the best ideas, people, companies & locations together to develop projects that are unparalleled in value and future impact to their respective communities & investors.

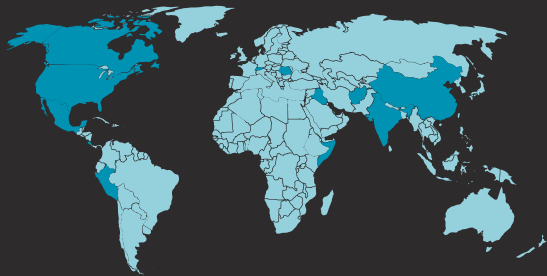
*Regardless if it
is commercial
developments,
financial instruments
or technological
initiatives, TriStar
works to add value
that others can miss.*



ABOUT CUSHMAN & WAKEFIELD

Cushman & Wakefield is a global leader in commercial real estate services, helping clients transform the way people work, shop, and live. The firm's 43,000 employees in more than 60 countries provide deep local and global insights that create significant value for occupiers and investors around the world.

Cushman & Wakefield is among the largest commercial real estate services firms with revenues of \$5 billion across core services of agency leasing, asset services, capital markets, facility services (branded C&W Services), global occupier services, investment management (branded DTZ Investors), project and development services, tenant representation and valuation and advisory.



43,000
EMPLOYEES



OFFICES IN
MORE THAN **60** COUNTRIES



\$5
billion
IN REVENUE



4.3
billion
SF MANAGED

Confidently
Global,
Expertly
Local.



\$191
billion
IN TRANSACTION VALUE



Cushman & Wakefield is among the largest commercial real estate services firms with revenues of \$5 billion across core services of agency leasing, asset services, capital markets, facility services.



Exclusively marketed by:



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