DEVELOPMENT READY

RAIL

LAND SITES

The St. Louis Region has 21 locations with 29 sites over 20 acres and rail potential ready for development. These sites can handle heavy industry and are ideal for end-users ready to take advantage of the strong rail infrastructure in the bi-state area.

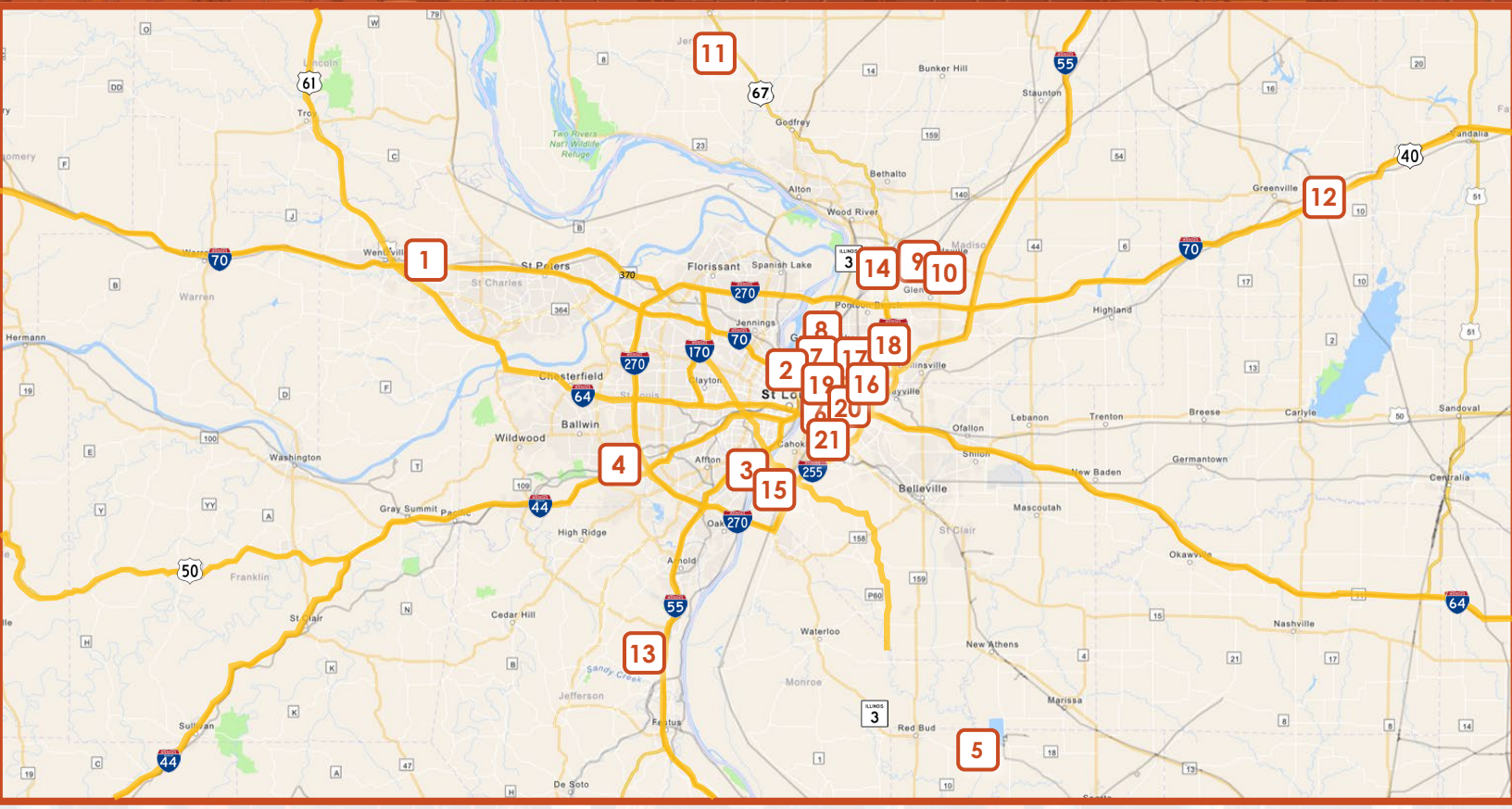
What does unparalleled rail service mean for the St. Louis region?

- It means service to all corners of the country without interchange.
- It means access to six fully-functioning rail terminals and six Class I railroads.
- It means cooperative and local carrier ownership of key rail routes.
- It means industrial growth strengthened by intermodal capacity and proximity to suppliers.

It means **ONE LOCATION. GLOBAL ACCESS.**

ST LOUIS REGIONAL FREIGHTWAY

ST. LOUIS REGION
RAIL
SITES MAP



1 **Interstate Commerce Center**
Wentzville, MO

2 **Carrie Avenue Industrial Park**
St. Louis City, MO

3 **River City Business Park**
St. Louis City, MO

4 **BNSF Site—Fenton**
Fenton, MO

5 **Kaskaskia Regional Port District***
Fayetteville, IL

6 **TRRA – Metro East Land***
Venice & East St. Louis, IL

7 **America's Central Port**
Granite City, IL

8 **Route 3 Industrial***
Granite City, IL

9 **Lakeview Commerce Center**
Edwardsville, IL

10 **Gateway Panattoni**
Edwardsville, IL

11 **Mid-American Int'l Gateway**
Jerseyville, IL

12 **Kelsey Business & Tech Park**
Greenville, IL

13 **Herculaneum Port Site**
Herculaneum, MO

14 **Granite City Buildings & Land**
Granite City, IL

15 **Admiral Pkwy Dupo Development**
Dupo, IL

16 **Forest Blvd Site***
East St. Louis, IL

17 **Wiggins Industrial Lead**
East St. Louis, IL

18 **Madison Yard**
Venice, IL

19 **Wiggins 2 Yard**
East St. Louis/Brooklyn, IL

20 **Wiggins 5**
East St. Louis, IL

21 **Sauget Business Park**
Sauget, IL

*Additional site work needed to get to shovel-ready status

ST LOUIS REGIONAL FREIGHTWAY

INTERSTATE COMMERCE CENTER
2133 Gilmore Ln
Wentzville, MO 63385
93 Acres

PROPERTY DETAILS:

- 93-Acre Site
- Lots available for build-to-suits, sale or development
- Build-to-suits for up to 1,000,000 square feet
- Immediate ingress and egress highway access off I-70
- Outdoor storage permitted
- Planned zoning for Light or Heavy Industrial (currently zoned Agricultural)

RAIL DETAILS:

- Rail service potential through Norfolk Southern
- Concept plan for rail access available

UTILITY DETAILS:

- Gas: Ameren Missouri
- Electricity: Ameren Missouri
- Wastewater: City of Wentzville
- Water: PWSD #2 St. Charles County



ST LOUIS REGIONAL FREIGHTWAY

CONTACTS: Dan Bamberger, SIOR
314.584.6226
daniel.bamberger@colliers.com

CARRIE AVENUE INDUSTRIAL PARK
460 E Carrie Ave
St. Louis, MO 63147
20 Acres

PROPERTY DETAILS:

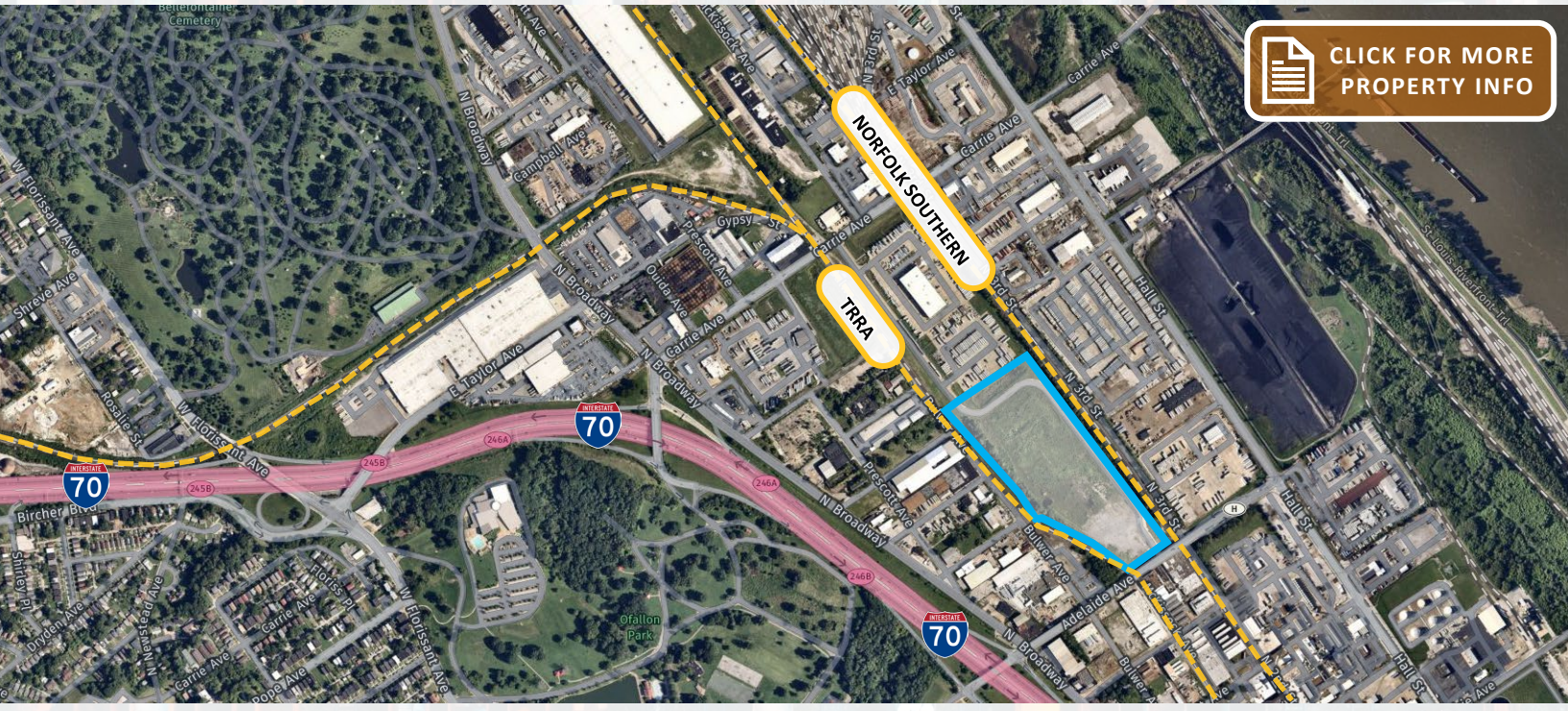
- 20-Acre Site
- Build-to-suits for up to 265,000 square feet
- Shovel-ready site
- Easy access to Interstate I-70, Hall Street, and North Broadway
- Outdoor and trailer storage permitted
- 15-year real estate tax abatement

RAIL DETAILS:

- Rail service potential through Norfolk Southern

UTILITY DETAILS:

- Gas: Spire Missouri, Inc.
- Electricity: Ameren Missouri
- Wastewater: St. Louis MSD
- Water: St. Louis City Water Division



ST LOUIS REGIONAL FREIGHTWAY

CONTACTS: Brian Bush
314.655.6052
brian.bush@cbre.com

RIVER CITY BUSINESS PARK III
230 Carondelet Commons Blvd
St. Louis, MO 63111

42 Acres

PROPERTY DETAILS:

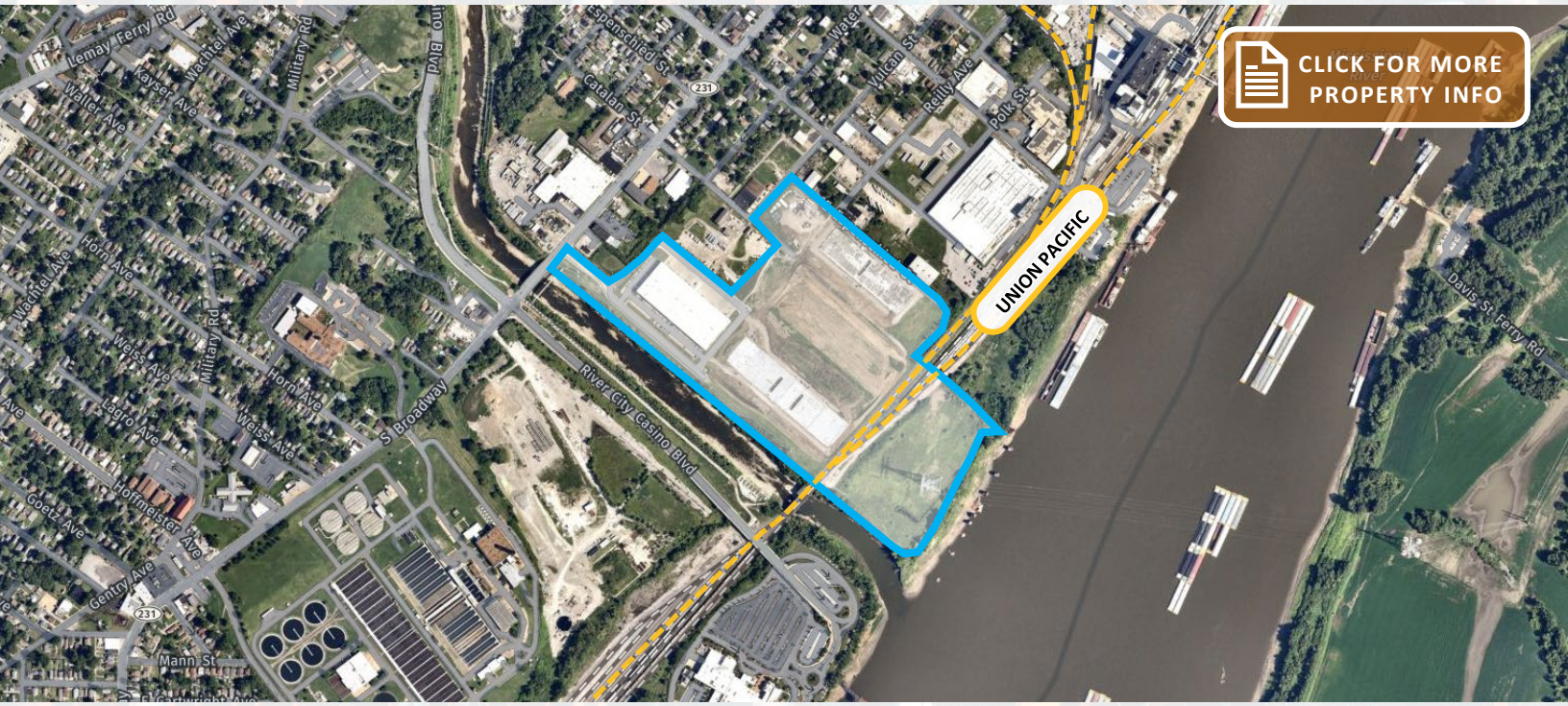
- 42-Acre Site
- Up to 585,000 sq ft building
- Proximity to both rail and Mississippi River
- Located near River City Blvd with quick access to I-55
- Shovel-ready site
- Tax-abated industrial park

RAIL DETAILS:

- Rail service potential through Union Pacific Railroad

UTILITY DETAILS:

- Gas: Spire Missouri, Inc.
- Electricity: Ameren Missouri
- Wastewater: St. Louis MSD
- Water: St. Louis City Water Division



ST LOUIS REGIONAL FREIGHTWAY

CONTACTS: Joe Hill, SIOR, CCIM
314.584.6213
joe.hill@colliers.com

BNSF SITE – FENTON
2081 Fenton Logistics Pk Blvd
Fenton, MO 63026
105 Acres

PROPERTY DETAILS:

- 105-Acre Site
- Site owner is Class I Rail operator BNSF, looking for long-term, high-volume rail user
- Additional site work needed to get to shovel-ready status
- North of the fully built-out Fenton Logistics Park

RAIL DETAILS:

- Rail service potential from BNSF
- Conceptual plan can be created based on the following: commodities, railcars, volumes, load/unload processes, and building size requirements

UTILITY DETAILS:

- Gas: Spire Missouri, Inc.
- Electricity: Ameren Missouri
- Wastewater: Northeast Public Sewer District
- Water: Missouri-American Water



ST LOUIS REGIONAL FREIGHTWAY

CONTACTS: John Rider, BNSF
913.551.4148
john.rider@bnsf.com

KASKASKIA REGIONAL PORT DISTRICT (KRPD 2)
Fayetteville, IL 62258
43.7 Acres

PROPERTY DETAILS:

- 20-Acre – 23.7-Acre Sites (43.7 acres total)
- Access to river, road, and rail at affordable rates
- Located along Highway 154 within an Enterprise Zone
- Infrastructure enhancements underway incl. new heavy-lift multimodal dock facility, expanded transloading capabilities, increased rail and terminal infrastructure connectivity, and cargo storage capacity and handling improvements

RAIL DETAILS:

- Rail service by Canadian National
- Facility operated and serviced by Southern Illinois Transfer Co.
- Concept plan for proposed north and south rail yards available

UTILITY DETAILS:

- Gas: City of Red Bud
- Electricity: City of Red Bud
- Wastewater: City of Red Bud
- Water: City of Red Bud



ST LOUIS REGIONAL FREIGHTWAY

CONTACTS:

Brent Donovan, GM
618.282.3807
brent@kaskaskiaport.com

TRRA – METRO EAST LAND
Route 3
Venice, IL 62090 & East St. Louis, IL 62201

195 Acres

PROPERTY DETAILS:

- 15-acre – 90-acre sites (195 acres total)
- Land sites are owned by the Terminal Railroad Association (TRRA) of St. Louis
- Located along IL Route 3 and adjacent to Interstates I-55, I-70, & I-64
- NEPA and survey work completed; additional site work needed to obtain shovel-ready status

RAIL DETAILS:

- Rail service potential through TRRA or Norfolk Southern
- Conceptual rail plans can be requested

UTILITY DETAILS:

- Gas: Ameren Illinois
- Electricity: Ameren Illinois
- Wastewater: Metropolitan St. Louis Sewer District (MSD)
- Water: Illinois-American Water



ST LOUIS REGIONAL FREIGHTWAY

CONTACT:

Matt Whitney
618.451.8441
mwhitney@terminalrailroad.com

AMERICA'S CENTRAL PORT
Madison Harbor Site
Granite City, IL 62040
24 Acres

PROPERTY DETAILS:

- 24-Acre Site
- Suited for a multi-modal user with access to both rail and Madison Harbor
- Located along Route 3
- Full utilities available at site with shovel-ready conditions
- Located in a FTZ area and existing TIF District

RAIL DETAILS:

- Rail serviced by TRRA
- Port Harbor Railroad operates the facility
- Access to six Class-I railroads through TRRA

UTILITY DETAILS:

- Gas: Southwestern Electric Cooperative Inc.
- Electricity: Ameren Illinois
- Wastewater: Illinois-American Water & MESD Wastewater Treatment
- Water: Illinois-American Water



ST LOUIS REGIONAL FREIGHTWAY

CONTACTS: Frank Papa
618.452.4463
fpapa@americascentralport.com

ROUTE 3 INDUSTRIAL
I-270 & IL-Rte 3
Granite City, IL 62040
715 Acres

PROPERTY DETAILS:

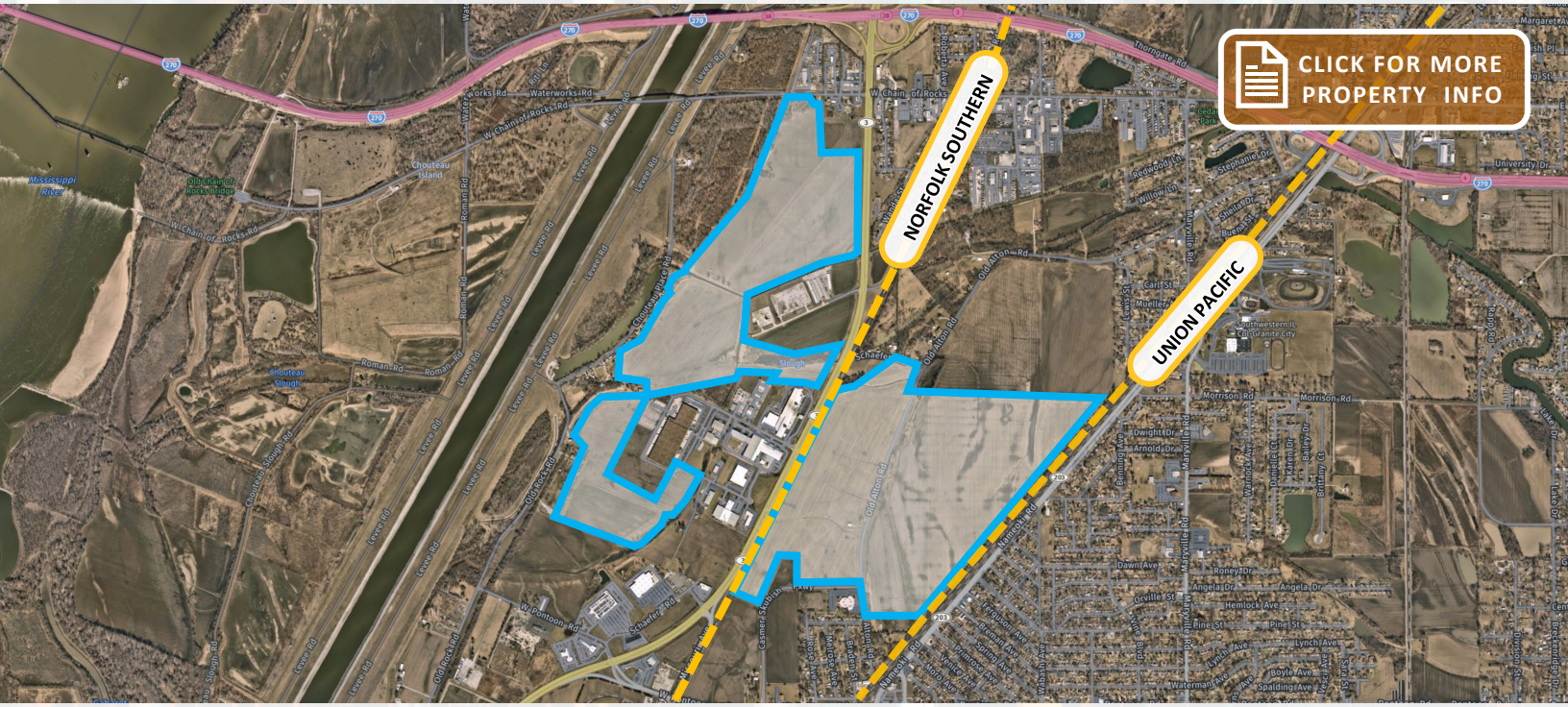
- 73-Acre – 392-Acre Sites (715 Acres Total)
- Building potential up to 1,000,000 sq ft
- Located along Route 3
- Utilities available at or near site
- Levee protected
- TIF, Enterprise Zone and Foreign Trade Zone incentives available
- Marketed by JLL

RAIL DETAILS:

- Rail service potential via Norfolk Southern & Union Pacific (East Site)
- East Site is ±392 Acres

UTILITY DETAILS:

- Gas: Southwestern Electric Cooperative Inc.
- Electricity: Ameren Illinois
- Wastewater: Illinois-American Water & MESD Wastewater Treatment
- Water: Illinois-American Water



ST LOUIS REGIONAL FREIGHTWAY

CONTACTS: David Branding
314.338.2084
david.branding@jll.com

LAKEVIEW COMMERCE CENTER
Lot 6 and Lot 9
Edwardsville, IL 62048
123 Acres

PROPERTY DETAILS:

- 60.6-Acre – 62.4-Acre Sites (123 acres total)
- Building potential from 600,000 SF to 1,000,000 SF
- Located at IL Highway 111 and New Poag Rd and at the intersection of I-270 and I-255
- Shovel-ready site within a fully leased industrial park
- Located in an Enterprise Zone and a TIF District

RAIL DETAILS:

- Rail service potential through Union Pacific
- Conceptual rail site plans available

UTILITY DETAILS:

- Gas: JustEnergy
- Electricity: Ameren Illinois
- Wastewater: City of Edwardsville
- Water: City of Edwardsville



ST LOUIS REGIONAL FREIGHTWAY

CONTACTS: Katie Haywood
314.665.5838
katie.haywood@cbre.com

GATEWAY PANATTONI
Gateway Commerce Center Dr
Edwardsville, IL 62025

240 Acres

PROPERTY DETAILS:

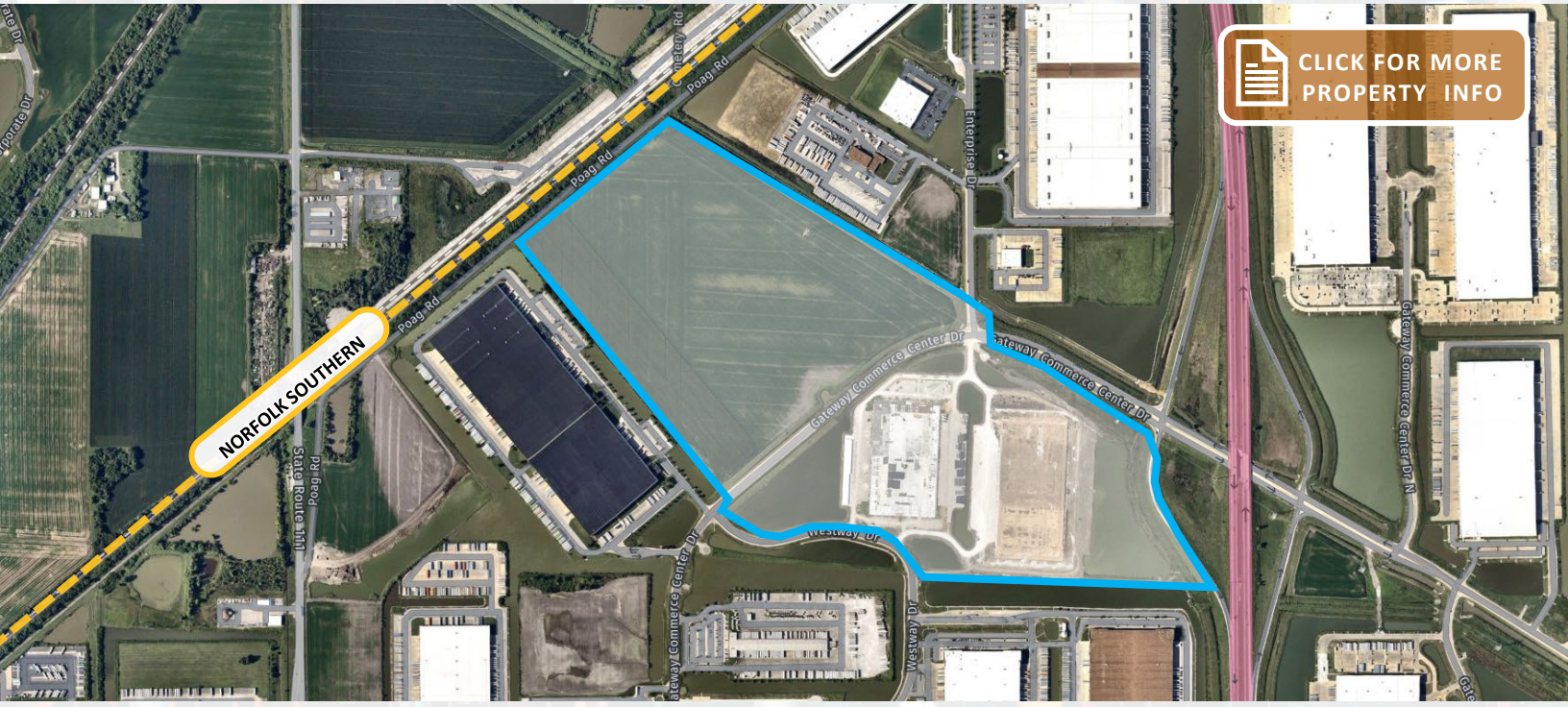
- 240-Acre Site
- Buildings options from 376,000 SF to more than +1,300,000 SF
- Shovel-ready site located in Gateway Commerce Center
- Located at IL Highway 111 and the interchange for I-255 and I-270
- 10-year tax abatement available

RAIL DETAILS:

- Rail service potential through Norfolk Southern
- Conceptual rail site plans available

UTILITY DETAILS:

- Gas: JustEnergy
- Electricity: Ameren Illinois
- Wastewater: City of Edwardsville
- Water: City of Edwardsville



ST LOUIS REGIONAL FREIGHTWAY

CONTACTS: Pat Reilly, SIOR
314.230.0326
patrick.reilly@jll.com

MID-AMERICA INTERNATIONAL GATEWAY
Jerseyville, IL 62052
628 Acres

PROPERTY DETAILS:

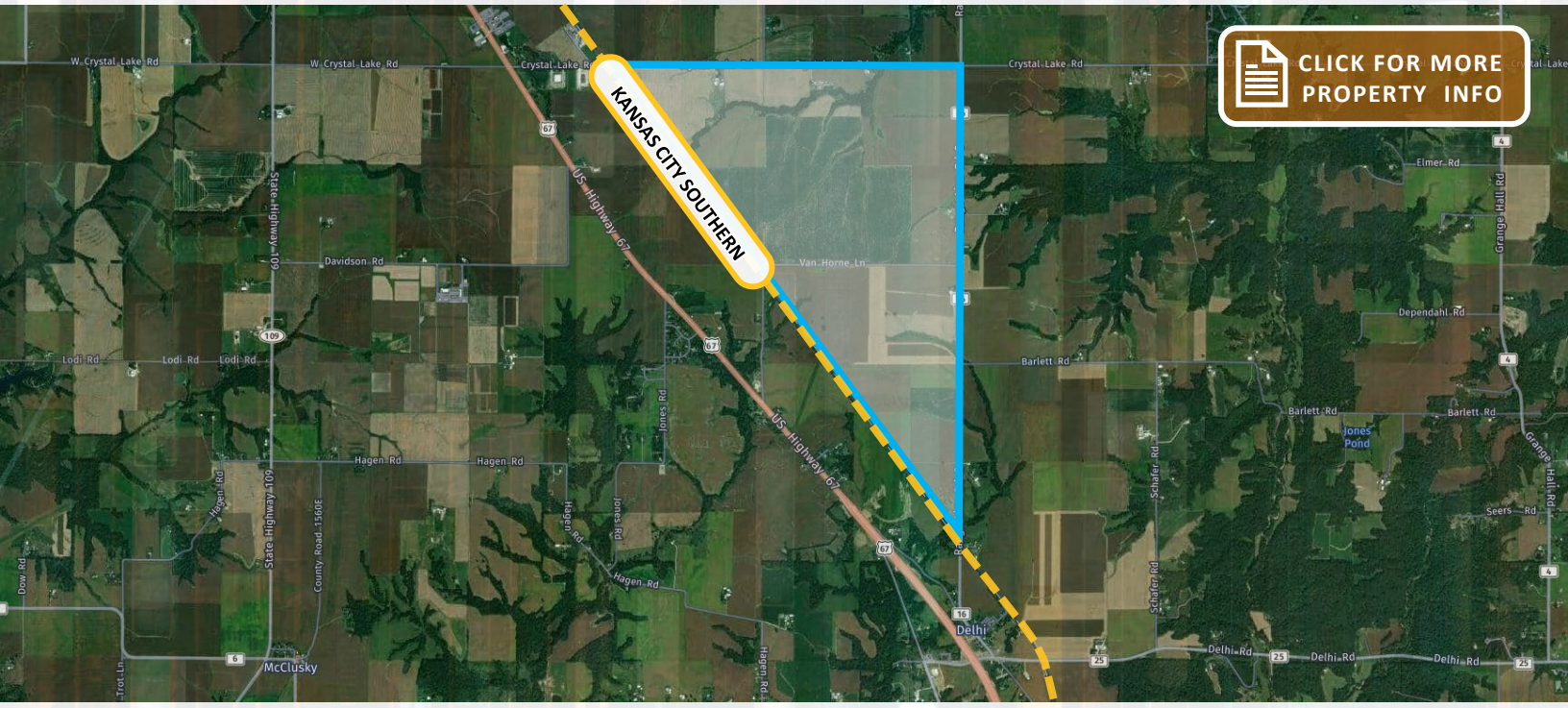
- 628-Acre Site
- Site is certified in the Illinois Super Site program
- Utilities are at site
- Located at US Highway 67 with a 4-lane expansion planned
- Shovel-ready site
- Part of newly formed Enterprise Zone and TIF District

RAIL DETAILS:

- Rail service potential through Kansas City Southern
- Kansas City Southern Premier Site

UTILITY DETAILS:

- Natural Gas: Ameren Illinois
- Electricity: Ameren Illinois
- Wastewater: Illinois-American Water
- Water: Illinois-American Water



ST LOUIS REGIONAL FREIGHTWAY

CONTACTS:

Bob Manns, Project Manager
618-946-0323
bobmanns@jedc-il.us

JOHN W. KELSEY BUSINESS AND TECHNOLOGY PARK
Greenville, IL 62246
439 Acres

PROPERTY DETAILS:

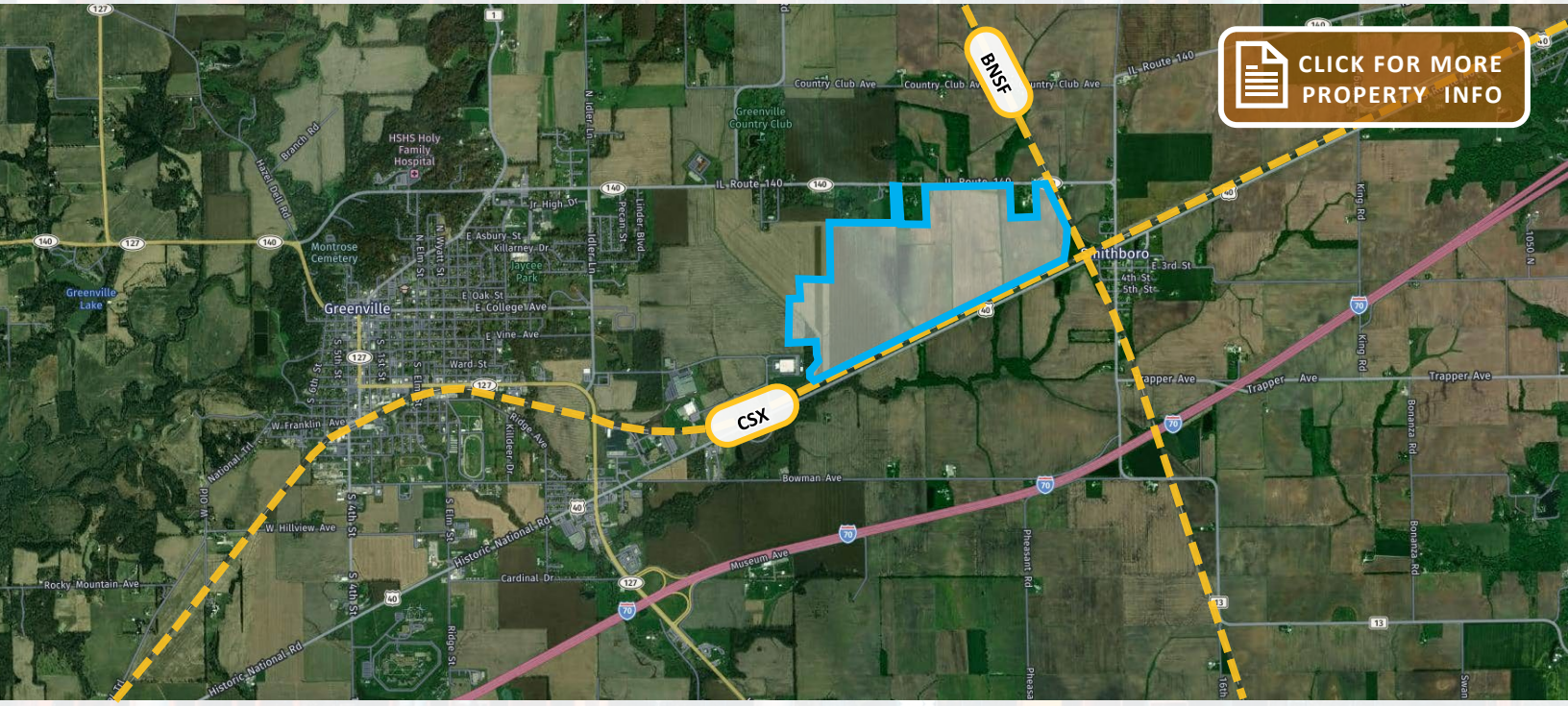
- 439-Acre Site
- Utilities are at site
- Located at Interstate I-70 and at IL Route 40, Route 140, and Route 127
- Shovel-ready site
- Located in an Enterprise Zone and a TIF District

RAIL DETAILS:

- Rail service potential through BNSF and CSX
- CSX Select Site
- BNSF Certified Site

UTILITY DETAILS:

- Gas: JustEnergy
- Electricity: Ameren Illinois
- Wastewater: City of Greenville, Illinois
- Water: City of Greenville, Illinois



ST LOUIS REGIONAL FREIGHTWAY

CONTACTS: Bill Walker
618.664.1644
bwalker@greenvilleillinois.com

HERCULANEUM PORT SITE
881 Main St
Herculaneum, MO 63048
300 ACRES

PROPERTY DETAILS:

- 300-Acre Site with a 200-Acre adjacent buffer to the west and south
- Former manufacturing site with two miles of frontage along the Mississippi River
  - Doe Run previously operated smelter on-site
- Brownfields Voluntary Cleanup remediation underway with planned completion in 2024
- Located less than two miles from I-55
- Existing port with two docks
- Site surveys, grading plan, and infrastructure engineering complete

RAIL DETAILS:

- More than 30,000 linear feet of Class I rail operated by Union Pacific Railroad

UTILITY DETAILS:

- Gas: Spire Missouri
- Electricity: Ameren Missouri
- Wastewater: City of Herculaneum
- Water: Jefferson County Water Authority



ST LOUIS REGIONAL FREIGHTWAY

CONTACTS: Chris Neaville
919-757-3313
cneaville@doerun.com

Granite City Buildings & Land
122 & 204-208 East Chain of Rocks Road
Granite City, IL 62040
31.82 ACRES

PROPERTY DETAILS:

- 2 Parcels - 31.82 Acres
- Parcel 1 - 8.93 Acres
  - Bldg. 1: 14,700 SF covered storage
  - Bldg. 2: 6,300 SF office
- Parcel 2 – 22.89 Acres
  - Bldg. 3: 12,050 SF covered storage
  - Bldg. 4: 41,400 SF
  - warehouse, including some office space
- Bldg.5: 12,000 SF warehouse
- Excellent access to Interstate 270 with 51,800 vehicles per day
- Marketed by Avison Young

RAIL DETAILS:

- Existing rail spur serviced by Alton & Southern Railway Co.

UTILITY DETAILS:

- Gas: Southwestern Electric Cooperative Inc.
- Electricity: Ameren Illinois
- Wastewater: Illinois American Water & MESD Wastewater Treatment
- Water: Illinois-American Water



ST LOUIS REGIONAL FREIGHTWAY

CONTACTS: Dan Cahill
314.265.1123
dan.cahill@avisonyoung.com

ADMIRAL PARKWAY
Dupo Development
Dupo, IL 62239
1,000 Acres

PROPERTY DETAILS:

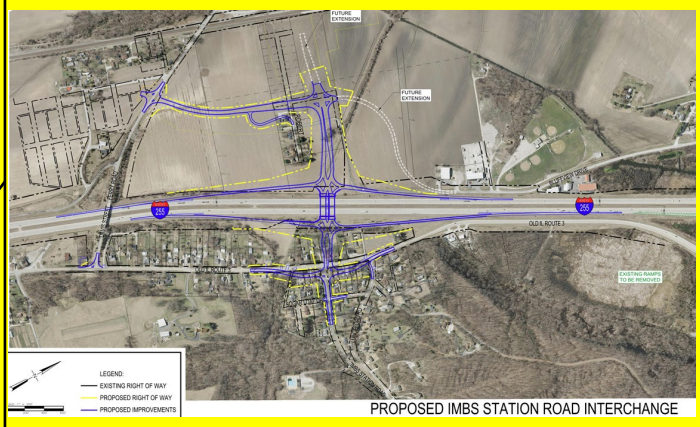
- 1,000-Acre Site
- Located in an Enterprise Zone and a TIF District
- Located adjacent to I-255; easy access to I-255 upon completion of new interchange

UTILITY DETAILS:

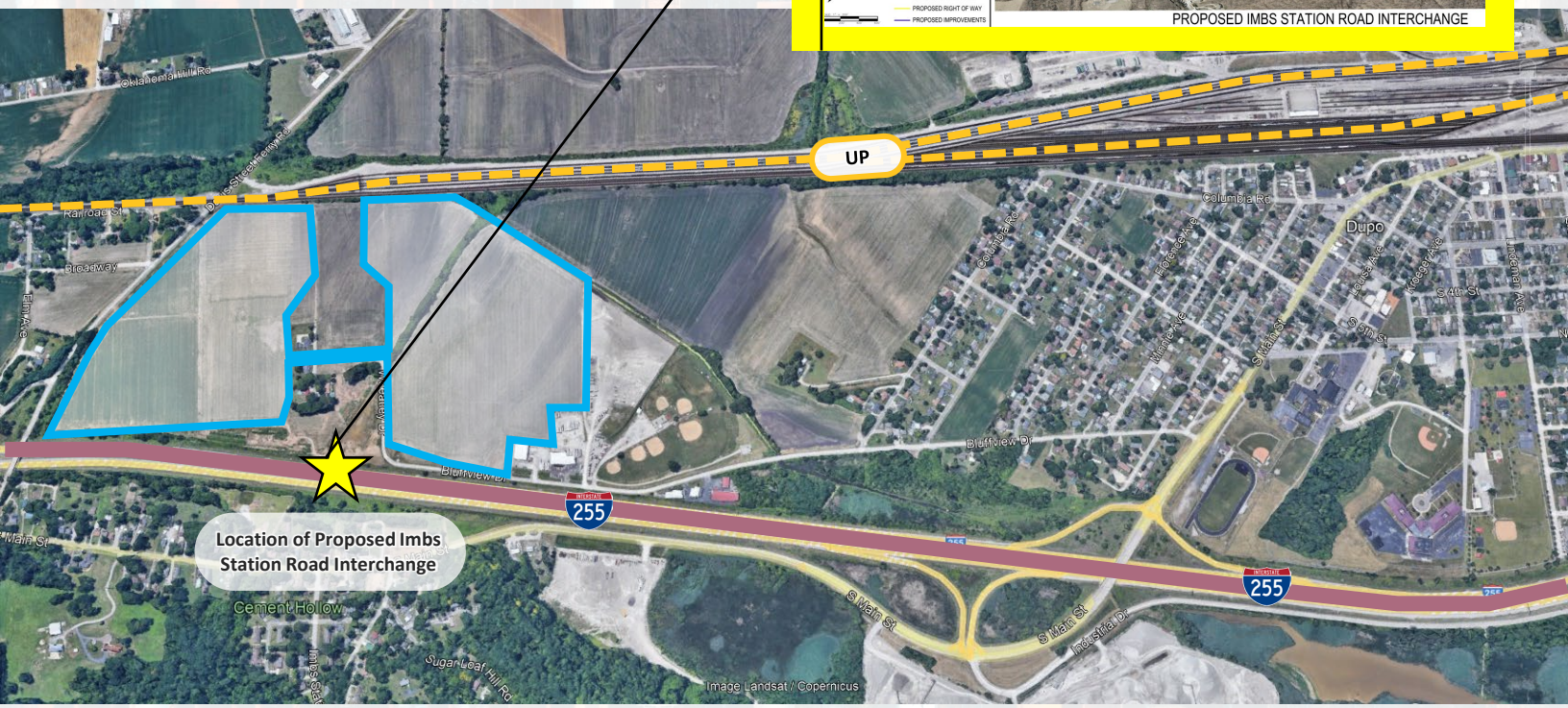
- Gas: Municipal
- Electricity: Ameren Illinois
- Wastewater: The Village of Dupo
- Water: The Village of Dupo

RAIL DETAILS:

- Rail service potential through Union Pacific
- Conceptual plans can be requested



PROPOSED IMBS STATION ROAD INTERCHANGE



ST LOUIS REGIONAL FREIGHTWAY

CONTACTS: Joe Koppeis
618.281.3400
joek@admiralparkway.com

FOREST BLVD SITE
Forest Blvd
East Saint Louis, IL 62204
125 ACRES

PROPERTY DETAILS:

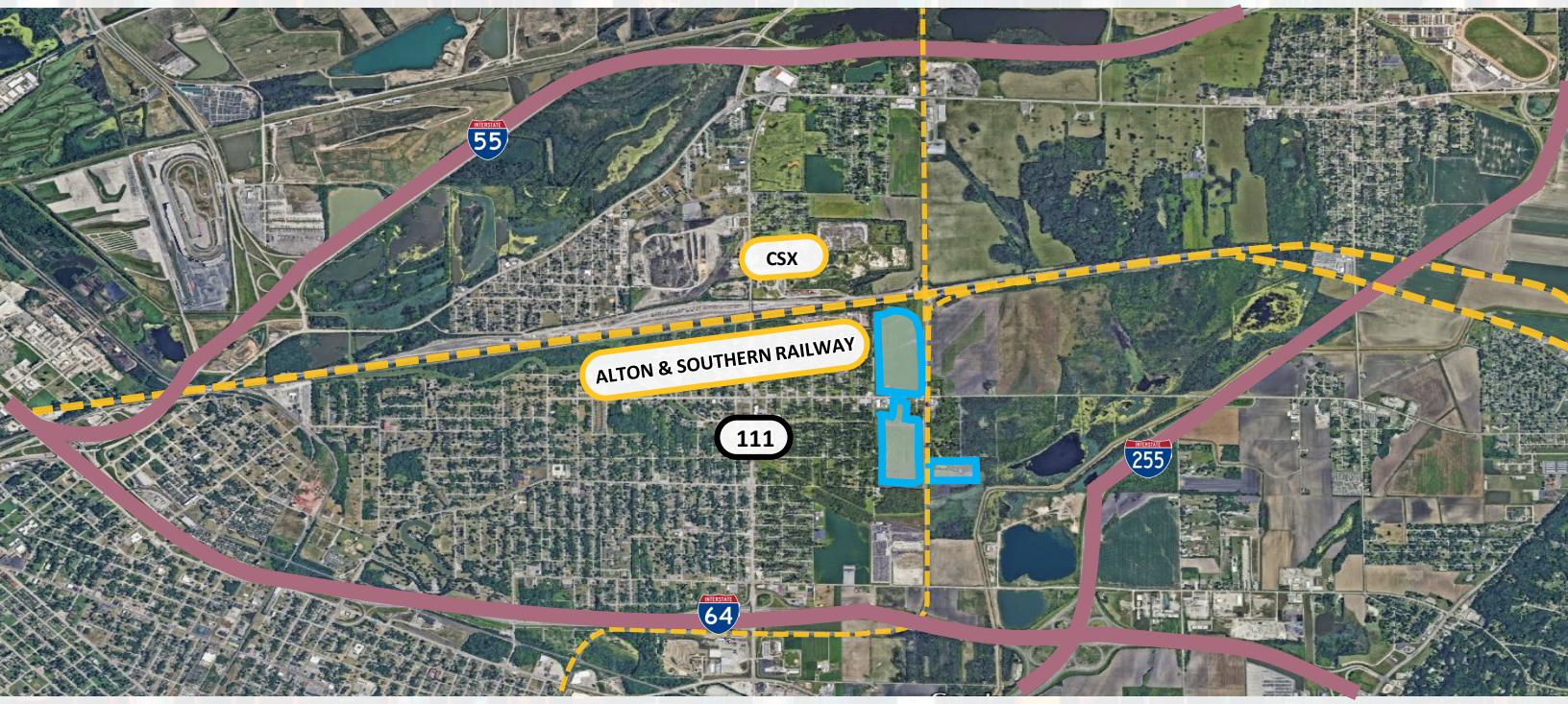
- 3 Parcels – 125 Acres
  - Parcel 1 – 54.30 Acres
  - Parcel 2 – 54.93 Acres
  - Parcel 3 – 15.85 Acres
- Access:
  - 1 Mile east of IL Route 111
  - 2 Miles west of I-255
  - 3.5 Miles North of I-64
  - 3.7 Miles South of I-55
- Located in an Enterprise Zone and a TIF District
- Owned and marketed by Alton & Southern Railway

RAIL DETAILS:

- Rail service potential through Alton & Southern Railway Co.
- Conceptual rail plans can be requested

UTILITY DETAILS:

- Gas: Ameren Illinois
- Electricity: Ameren Illinois
- Wastewater: St. Louis MSD
- Water: Illinois-American Water



ST LOUIS REGIONAL FREIGHTWAY

CONTACTS: Jon Yazdi
402.686.8294
jmyazdi@up.com

Wiggins Industrial Lead
East St. Louis, IL 62201

35 Acres

PROPERTY DETAILS:

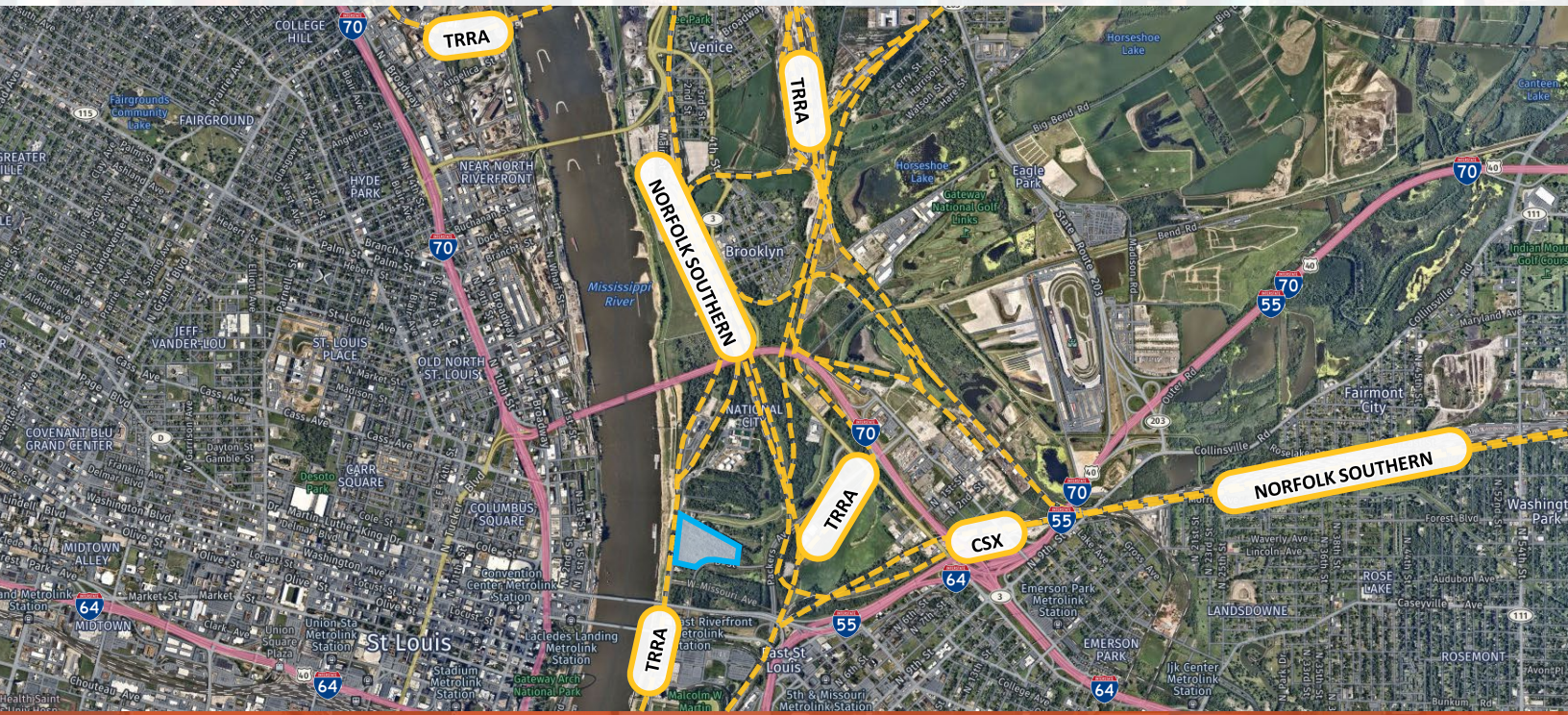
- 35 acres owned by the Terminal Railroad Association (TRRA) of St. Louis
- Truck access via Front Street with close proximity to IL-3, I-64, I-70, I-55, & I-44
- River access through riparian rights
- Opportunity Zone
- Levee protection

RAIL DETAILS:

- Rail access via TRRA with connections to all six Class I railroads

UTILITY DETAILS:

- Gas: Ameren Illinois
- Electricity: Ameren Illinois
- Wastewater: Metropolitan St. Louis Sewer District (MSD)
- Water: Illinois-American Water



ST LOUIS REGIONAL FREIGHTWAY

CONTACT:

Matt Whitney
618.451.8441
mwhitney@terminalrailroad.com

Madison Yard Farm Field
Venice, IL 62090

140 Acres

PROPERTY DETAILS:

- 100-acre parcel and 40-acre parcel (140 acres total)
- Land sites are owned by the Terminal Railroad Association (TRRA) of St. Louis
- Truck access via IL-3 with close access to I-70, I-64, I-44, & I-55
- Opportunity Zone
- Access to all major utilities

RAIL DETAILS:

- Rail access by TRRA with connections to all six Class I railroads

UTILITY DETAILS:

- Gas: Ameren Illinois
- Electricity: Ameren Illinois
- Wastewater: Metropolitan St. Louis Sewer District (MSD)
- Water: Illinois-American Water



ST LOUIS REGIONAL FREIGHTWAY

CONTACT:

Matt Whitney
618.451.8441
mwhitney@terminalrailroad.com

Wiggins 2 Yard
East St. Louis, IL 62201 & Brooklyn, IL 62059

80 Acres

PROPERTY DETAILS:

- 80 total acres, 55 acres buildable
- Land sites owned by the Terminal Railroad Association (TRRA) of St. Louis
- Truck access via IL-3 with close access to I-70, I-64, I-44, & I-55
- Barge access through TRRA riparian rights
- Levee protection on eastern 55 acres
- Opportunity Zone

RAIL DETAILS:

- Rail access through TRRA with connections to all six Class I Railroads

UTILITY DETAILS:

- Gas: Ameren Illinois
- Electricity: Ameren Illinois
- Wastewater: Metropolitan St. Louis Sewer District (MSD)
- Water: Illinois-American Water



ST LOUIS REGIONAL FREIGHTWAY

CONTACT:

Matt Whitney
618.451.8441
mwhitney@terminalrailroad.com

Wiggins 5
East St. Louis, IL 62201

56 Acres

PROPERTY DETAILS:

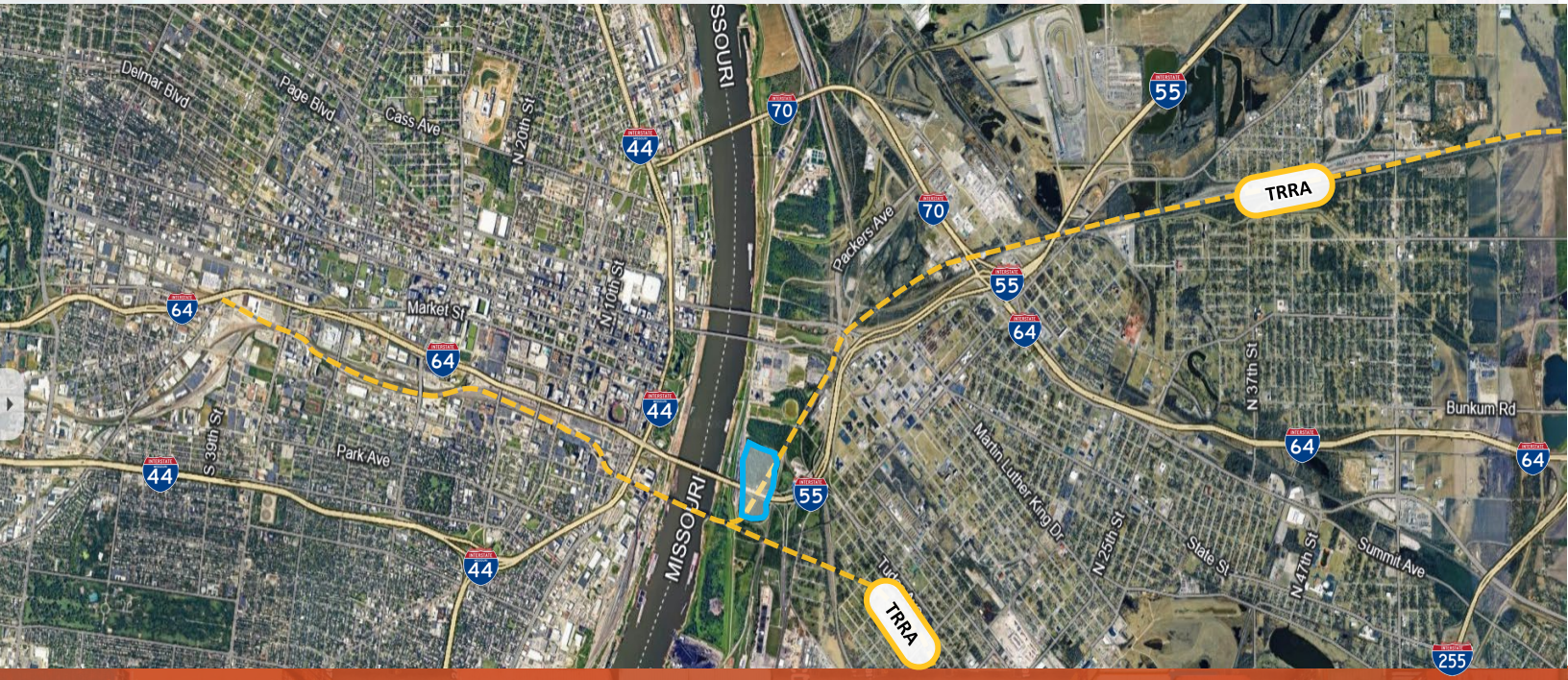
- 56 acres owned by the Terminal Railroad Association (TRRA) of St. Louis
- Additional contiguous 20 acres to the north owned by others (with environmental restrictions) available for sale
- Truck access via IL-3, I-44, I-55, I-64, & I-70
- Barge access via TRRA riparian rights
- Opportunity Zone
- Levee protection

RAIL DETAILS:

- Served by TRRA with access to all six Class I carriers

UTILITY DETAILS:

- Gas: Ameren Illinois
- Electricity: Ameren Illinois
- Wastewater: Metropolitan St. Louis Sewer District (MSD)
- Water: Illinois-American Water



ST LOUIS REGIONAL FREIGHTWAY

CONTACT:

Matt Whitney
618.451.8441
mwhitney@terminalrailroad.com

Sauget Business Park
Sauget, IL 62206

160.41 Acres

PROPERTY DETAILS:

- 4 Parcels - 160.41 contiguous acres represented by BarberMurphy Group
  - Upper Cahokia Rd: 103.06 acres
  - Sauget Business Park Parcels 7 & 8: 44.7 acres
  - 1635-1643 Sauget Business Blvd: 12.65 acres
- Truck access from I-255; 3 miles from IL-3; 4 miles from I-55, I-64, I-70, and I-44
- Less than 3 miles from the Mississippi River
- Located in the same business park as St. Louis Downtown Airport
- Located within an Enterprise Zone and TIF District

RAIL DETAILS:

- Rail-served potential through CPKC, with access to three Class I carriers

UTILITY DETAILS:

- Gas: Ameren Illinois
- Electricity: Ameren Illinois
- Wastewater: American Bottoms
- Water: Cahokia Commons and Illinois American Water



ST LOUIS REGIONAL FREIGHTWAY

CONTACT:

Steve Zuber
618.277.4400
steve@barbermurphy.com

DEVELOPMENT READY

RAIL

LAND SITES

To learn more about industrial development opportunities in the St. Louis Bi-State region and how the region is poised for further expansion, please contact:

Mary C. Lamie, P.E.

Executive VP of Multimodal Enterprises
Bi-State Development
314.982.1562 | mclamie@bistatedev.org

ONE LOCATION. GLOBAL ACCESS.

ST LOUIS REGIONAL FREIGHTWAY

Disclaimer: Information contained herein has been obtained from sources believed to be reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisors prior to acting on any of the material contained in this report.