



# AMERICA'S CENTRAL PORT







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**AMERICA'S CENTRAL PORT** is located on the Mississippi River, three miles north of downtown St. Louis, Missouri in the center of our nation's transportation network. The port is located adjacent to Locks #27 - the last lock on the Mississippi River heading south.

Illinois Route 3, a four-lane limited access highway, is located immediately east and adjacent to the Port and grants easy access to all six of the region's major interstate highways (I-44, I-55, I-64, I-70, I-270 and I-255) within 15 minutes. Seventy percent of the United States' population and 62 percent of businesses can be reached in just a two-day drive from the Port.

The Port is also perfectly positioned with respect to rail. The North Harbor is served by Norfolk Southern Corporation. The southern portion of the property is served by Terminal Railroad Association, a Class III carrier that is owned by five Class I rail carriers: Union Pacific Railroad, Burlington Northern & Santa Fe Railway, CSX Transportation, Canadian National Railway and Norfolk Southern Corporation. The short line connection allows direct connection to these carriers. Port Harbor Railroad Corporation serves the South Harbor facilities at the Port and offers 24-hour switching services.



# LEADING THE WAY...



Photo: U.S. Army Corps of Engineers



## ...OUR TEAM GETS IT DONE

Continued growth is a hallmark of America's Central Port. Through expanded investment and land acquisitions, we have developed into one of the leading inland river ports in the Midwest. The construction of our new multi-modal South Harbor, our expanded rail facilities, new access road, and our two million square feet of renovated warehouse space are examples of our commitment and our success. Even as we attract new businesses and development (over \$300 million in the last six years) we are ever mindful that we must continue to plan ahead for new challenges.

The Port's board is committed to a leadership role in the economic growth of our region. Towards that goal, they have assembled a talented staff of professionals to implement their plans.

The Port is no ordinary industrial park landlord. We work with all of our tenants to understand their businesses, bring forward ideas, network and offer transportation and other solutions to them.

Through in-house renovation of buildings and client build-outs and creative and cost effective design and engineering solutions, to structuring a financing package to include incentives and tax credits, our team is committed to handling the project from concept to reality. The Port is always looking for new businesses, development, and entrepreneurs who share our vision. If you represent one of those companies, please feel free to contact us. We are always available to assist.



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# PORT LEADERSHIP

America's Central Port was created by the State of Illinois in 1959 as a special-purpose unit of local government. The driving forces behind its creation was to generate job opportunities and to enhance transportation in the region.

Governing the Port is a nine-member Board of Commissioners. Three appointments to the board are made by the mayors of the cities within the Tri-Cities area (Madison, Venice, and Granite City), and the remaining six appointments made by the governor of Illinois.

It is the focus and dedication of these nine commissioners that has driven the performance and undeniable success of the Port. Through investment in its infrastructure and attraction of industrial operators and tenants, America's Central Port is responsible for over 1,400 jobs by developing first class river, rail, and truck facilities.

The most recent infrastructure investments made with the direction of the Port Commissioners was the South Harbor. This multi-million dollar facility will allow the Port to expand its mission of increased employment and transportation opportunities for the region.



**John Hamm III**



**Dr. Charles King, Jr.**



**Tyrone Echols**



**Andy Economy**



**Ed Hagnauer**



**Robert Shipley**



**Steve Signall**



**Brant Walker**



**Tom Thompson**

# OPPORTUNITIES

Not just your average business industrial park, America's Central Port portrays the strength and importance of the transportation industry in the St. Louis region. The central location and wide variety of benefits and services provided by the Port make it a superior choice for logistics and transportation.

## RAIL

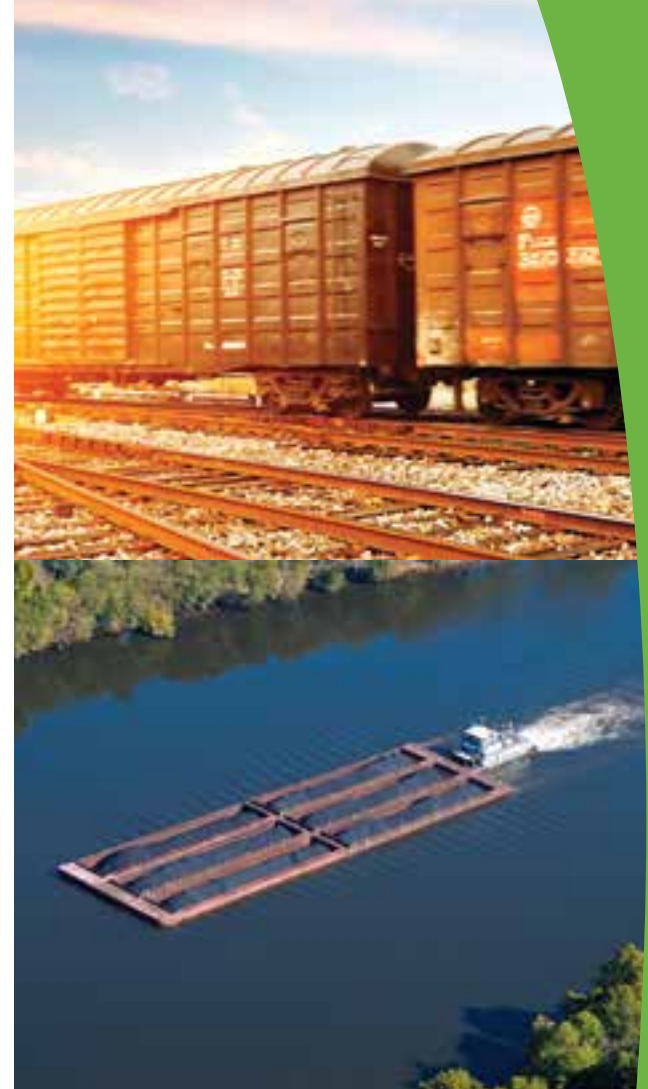
America's Central Port has access to all six North American Class I rail carriers and connects to the regional switching carrier, Terminal Railroad Association of St. Louis (TRRA). The Port Harbor Railroad, a Class III short line railroad, provides the Port with 24-hour switching services and connects to TRRA and the Class I carriers.

## WATER

America's Central Port has superior access to the Mississippi River due to its premier location. The Port's North Harbor is the most northerly ice-free port on the Mississippi. Just south of Locks and Dam #27, the last lock on the Mississippi, the Port's newly completed South Harbor facility offers lock-free transportation south towards the Gulf of Mexico.

## TRUCK

Located on Illinois Route 3, a four-lane highway, America's Central Port is just minutes away from all the major interstate highways in the region. This access also puts the Port within a two-days drive of 70 percent of the United States population.



# SOUTH HARBOR

Designed to remain operational at nearly all river levels, the South Harbor is the largest construction project that the Port has undertaken since its establishment in 1959.

The South Harbor is strategically located south of Locks #27 to provide faster, more efficient river transportation. The new harbor facility also opens up more opportunities within the Port for future development, transloading, manufacturing and distribution.





# NORTH HARBOR

The North Harbor at America's Central Port operates year-round with 24-hour barge switching services provided by SCF Lewis and Clark Marine. The mile-long slackwater harbor serves approximately 2,500 barges and 2.5 million tons of grain, steel, petro-chemicals, and other bulk goods each year.

Two high-capacity dry bulk material terminals handle agricultural products at the North Harbor. Additionally, the Port's liquid bulk terminal includes rail and truck loading racks, tank farms, and a river dock.



## WAREHOUSING

The Port has over 1.7 million square feet of rail-served warehouse space. All warehouses in our professionally secured facility also fall within Foreign Trade Zone No. 31 and have superior access to river and road.



## DEVELOPMENT SITES

The business/industrial campus at America's Central Port also includes several development-ready sites. These sites benefit from our excellent river, rail, and road access. All development sites are flat, zoned for heavy industrial use, served by on-site utilities, and are available for lease at competitive rates. Unique development incentives are also available.



## OFFICE SPACE

America's Central Port has over 50,000 square feet of office space within its business campus. Additionally, numerous commercial office buildings can be found at the Port.



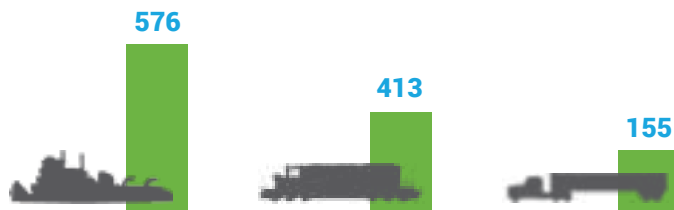
# MOVING FREIGHT EFFICIENTLY

America's inland river barge system moves freight safer and more efficiently than any other transportation mode. The US "inland marine highways" move commerce to and from 38 states, connect several industrial and agricultural centers and export at gateway ports on the gulf coast.

Every year, roughly 624 million tons of waterborne cargo transit the inland waterways; a volume equal to about 14 percent of all intercity freight.

Waterways transport more than 60 percent of the nation's grain exports, about 22 percent of domestic petroleum products, and 20 percent of the coal used in electricity generation.

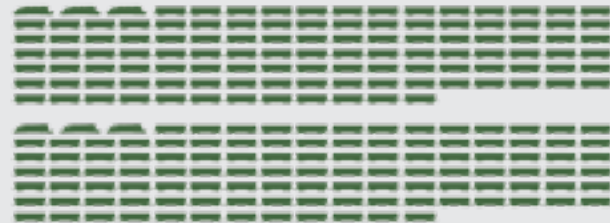
## Ton Miles Traveled Per Gallon of Fuel



ONE FIFTEEN BARGE TOW =



TWO 110-CAR UNIT TRAINS =



1,050 LARGE SEMI TRUCKS =



# MAKING AN IMPACT

**\$282**  
million net  
annual impact

Responsible  
for over  
**1,450**  
local jobs

**\$9.6**  
million in  
state and  
local taxes

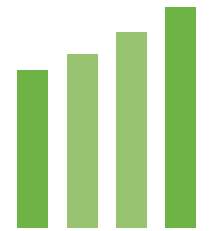
America's Central Port has a \$282 million economic impact on Madison County, Ill. and is responsible for over 1,450 local jobs with \$9.6 million in state and local taxes paid. The 2.5 million tons of commodities moved by our operators annually are valued at over \$1.1 billion.



THE PORT AND ITS TENANTS IMPACT THE MADISON COUNTY, ILL. ECONOMY BY PROVIDING GOODS AND SERVICES, EMPLOYING WORKERS, PURCHASING FROM LOCAL SUPPLIERS AND MAKING CAPITAL INVESTMENTS.

America's Central Port is home to more than 70 tenants who employ nearly 800 workers. Each year, the Port and its tenants make business purchases and capital investments that benefit local businesses. These jobs, payroll expenditures, purchases, and investments have a three-part impact on the local economy – a direct impact, an indirect impact, and an induced impact.

In total, the Port District and its tenants have an estimated net annual impact of \$282,480,135 on the Madison County economy.



The Port District's economic impact from 2007 to 2012 has shown steady growth to

**\$282**  
million



**THE PORT DISTRICT HAS A SIGNIFICANT IMPACT ON MADISON COUNTY'S EMPLOYMENT, LABOR INCOME, AND TAX BASE.**

In addition to its impact on the region's total economic output, the Port District and its tenants make positive contributions to Madison County's employment, labor compensation, and state and local tax revenue.

# 36%

The Port District's economic impact to Madison County has increased from \$208 million in 2007 to \$282 million in 2012, an increase of thirty-six percent.

**EMPLOYMENT**

**OVER 1,450 JOBS**

In addition to employees of the Port District and its tenants, an estimated 665 indirect and induced jobs result from Port and tenant operations.

**LABOR INCOME**

**\$70.8 MILLION**

The employment impact of the Port District and its tenants translates into an estimated total labor compensation of \$70,813,334 per year.

**TAX BASE**

**\$9.6 MILLION**

A self-supported unit of government, the Port District and tenants generate a total of \$9,602,722 annually in state & local tax revenue.



## RIVER COMMERCE

AMERICA'S CENTRAL PORT IS STRATEGICALLY LOCATED IN THE HEART OF THE U.S. AND AT THE CONFLUENCE OF THREE MAJOR RIVERS: THE MISSISSIPPI, MISSOURI, AND ILLINOIS.

The U.S. Inland Waterways system is comprised of over 1,200 miles of navigable rivers. The St. Louis metropolitan area is strategically located to take advantage of the river system and has seen significant investment over the past five years.

Port District operators service over 2,500 barges and more than 2.5 million tons of fertilizer, steel, agricultural commodities, and petroleum products each year valued at over \$1.1 billion annually.

The Port District's operators handle over

**\$1.1**

billion in goods each year

# FOREIGN TRADE ZONE

A Foreign Trade Zone (FTZ) is an area that is granted special privileges by the Federal Government for merchandise imported to or exported from the United States. Although an FTZ site is physically located on US soil, foreign and domestic merchandise is generally considered to be outside of the US Customs territory; therefore, merchandise entering an FTZ site is considered international commerce.

As Grantee of Foreign Trade Zone No. 31 since September of 1977, America's Central Port has been promoting international commerce and aiding companies in the St. Louis Metropolitan Area to grow their international commerce; maximize their profit by delaying, reducing, or eliminating import duties; and increasing their global competitiveness through cost savings.



# COMPLETE PACKAGE

America's Central Port has been dedicated to enhancing transportation and job creation in the St. Louis region for over 55 years.

The Port and its tenants offer a wide range of services and facilities including barge, rail, and truck commodity transfer; industrial, commercial, and residential development sites; and warehouse, commercial, and retail lease opportunities. With access to six Class I rail carriers, a lock-free Mississippi River, and 10-minute access to all of the St. Louis Metropolitan interstate highways, America's Central Port is poised for the future.

The experienced and professional staff at America's Central Port are ready and waiting to assist your company in achieving a greater level of transportation opportunities.





AMERICA'S CENTRAL PORT

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