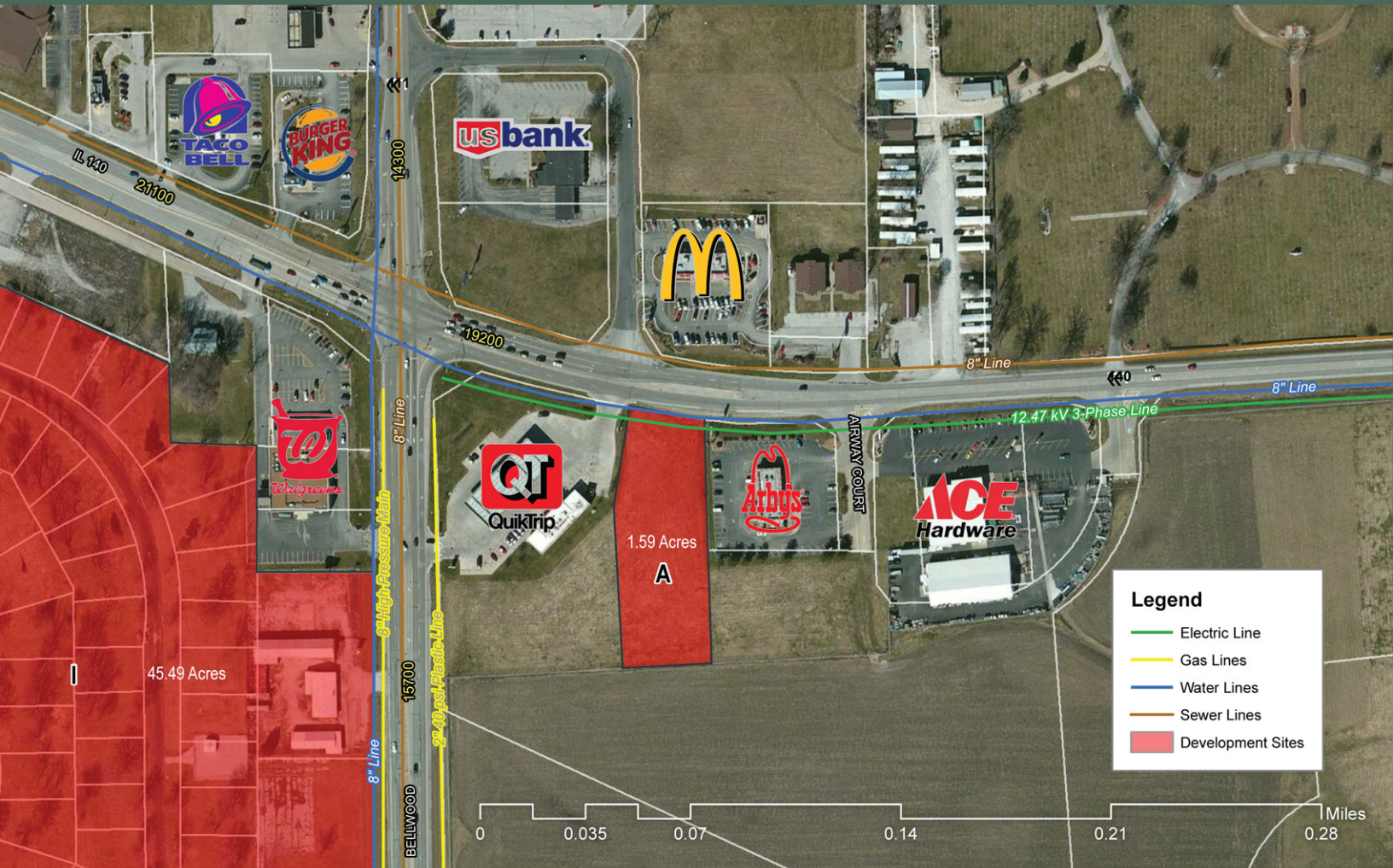




Site A - St. Louis Regional Airport



St. Louis Regional Airport Business Park

When Your Business Is Ready To Take Off

Site A – Quick Trip

This flat tract of land, located on the north side of St. Louis Regional Airport near Quick Trip, has a few remaining acres for lease with a build to suit option. The property is zoned for general commercial use and would be an ideal location for a wide range of retail facilities.

From this location, which is less than one mile off I-255, an organization can draw customers and conveniently transport merchandise throughout the metropolitan area. It is close to a variety of amenities including the airport business park, banks, restaurants and other retail.



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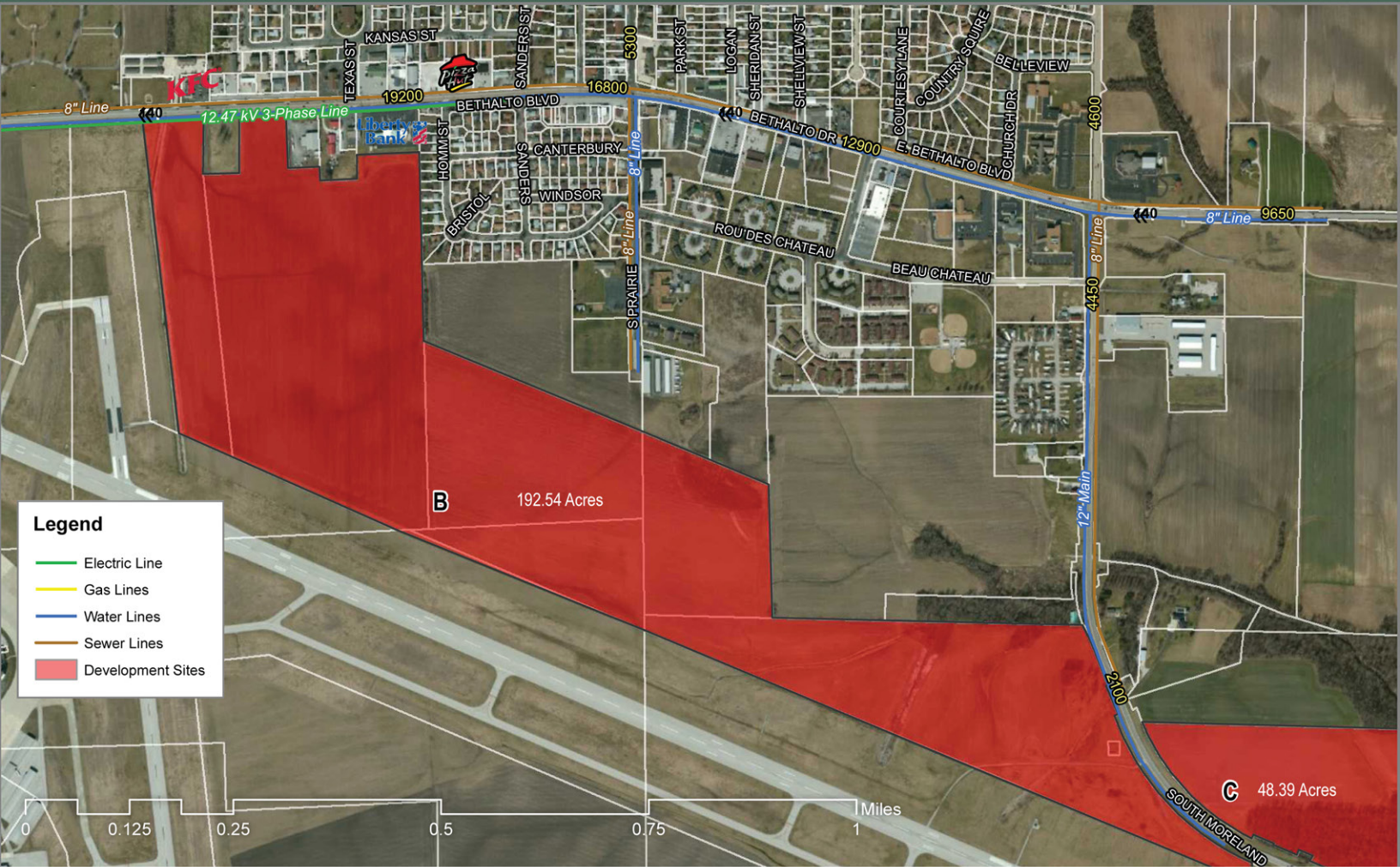
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SITE NAME	ADDRESS	LOCATION	ZONING	SIZE	DIVISIBLE	BUILD TO SUIT	CONTACT
Site A Quick Trip Area	Corner of IL Rt. 111 & IL Rt. 140 19-2-08-12-00-000-015	Village of Bethalto	General Commercial	2 -Acres	Yes	Yes	Airport Manager 618.259.2531
PHASE 1 EPA	HISTORIC PRESERVATION	TOPOGRAPHY	SETTING	AMENITIES	DISTANCE TO INTERSTATE	STREET	FIRE INSURANCE RATING
Yes	Yes	Flat	Airport/Commercial Area	< 1 Mile	< 1 Mile	Class A Truck Route 80,000 lbs Inbound/Outbound to Site	6
UTILITY SUPPLIER	ELECTRIC ON-SITE	NATURAL GAS ONSITE	WATER SERVICE ONSITE	WATER CARRIER	SEWER ONSITE	SURVEY AVAILABLE	COUNTY
AmerenIP	Adjacent-12.47 kV 3-phase line serving on-site development	Adjacent-2" plastic 40 psi line serving on-site development	Yes	Village of Bethalto	Yes	Yes	Madison
SALE PRICE	LEASE PRICE	BROKER COMMISSION	FLOOD ZONE	TIF	ENTERPRISE ZONE	FRONTAGE	TRAFFIC COUNT
\$10,000-100,000/acre	\$10,000-100,000/acre	Yes-Potential	No	Potential	Yes	Yes	20,000 ADP Rt. 140 16,600 ADP Rt. 111



Site B - St. Louis Regional Airport



Legend

- Electric Line
- Gas Lines
- Water Lines
- Sewer Lines
- █ Development Sites

St. Louis Regional Airport Business Park

When Your Business Is Ready To Take Off

Site B – Main Runway

This 204.5-acre tract located near the main runway at St. Louis Regional Airport is an ideal light industrial setting. Zoned for airport uses, the land is available for lease with a build to suit option.

Located less than a mile off I-255, the site is on a Class A truck route and close to transportation and warehouse facilities. The community boasts a ready workforce and abundant support services.

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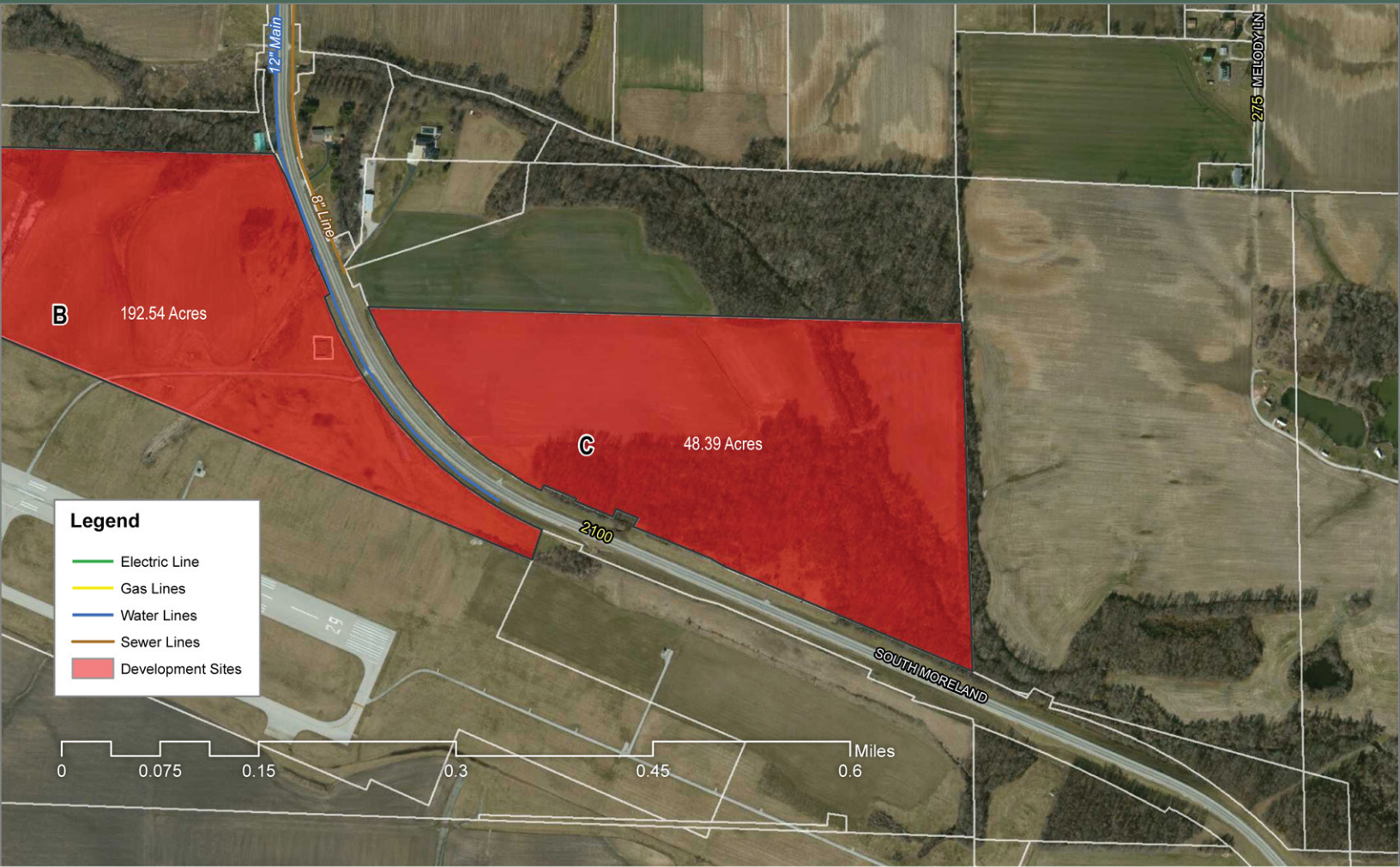
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SITE NAME	ADDRESS	LOCATION	ZONING	SIZE	DIVISIBLE	BUILD TO SUIT	CONTACT
Main Runway	Near Main Runway/ St. Louis Regional Airport 19-1-08-12-00-000-010.001 19-1-08-13-00-000-001 15-1-09-07-00-000-005.001 19-1-08-12-00-009.004	Main Airport Runway	Airport	204.5 Acres	Yes	Yes	Airport Manager- 618.259.2531
PHASE 1 EPA	HISTORIC PRESERVATION	TOPOGRAPHY	SETTING	AMENITIES	DISTANCE TO INTERSTATE	STREET	FIRE INSURANCE RATING
Yes	Cleared	Flat	Industrial Park	< 1 Mile	<1 Mile	Class A Truck Route 80,000 lbs Inbound/Outbound to Site	6
UTILITY SUPPLIER	ELECTRIC ON-SITE	NATURAL GAS ON-SITE	WATER SERVICE ON-SITE	WATER CARRIER	SEWER ON-SITE	SURVEY AVAILABLE	COUN TY
AmerenIP	Adjacent-12.47 KV 3-phase line along IL Rt.111	Adjacent-12.5" 40 psi steel line along IL Rt. 140	Adjacent	Village of Bethalto	Adjacent	Yes	Madison
SALE PRICE	LEASE PRICE	BROKER COMMISSION	FLOOD ZONE	TIF	ENTERPRISE ZONE	Frontage	TRAFFIC COUNT
\$10,000-100,000/acre	\$10,000-100,000/acre	Yes-Potential	No	Potential	Yes	Yes	20,000 ADP Rt. 140



Site C - St. Louis Regional Airport



St. Louis Regional Airport Business Park

When Your Business Is Ready To Take Off

Site C – Airport East

This 40-acre piece of ground just east of St. Louis Regional Airport is currently zoned airport and would be ideal for aeronautical or light industrial companies. General industrial companies will appreciate the value of this convenient yet somewhat private location.

Located on Moreland Road, just northeast of Belk Golf Course, the property is available for lease with a build to suit option. A Class A truck route connects the land with I-255, nearby warehouses and amenities.



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SITE NAME	ADDRESS	LOCATION	ZONING	SIZE	DIVISIBLE	BUILD TO SUIT	CONTACT
St. Louis Regional Airport (East)	Moreland Road 15-1-09-18-00-000-002	Moreland Road	Airport	40 Acres	Yes	Yes	Airport Manager- 618.259.2531
PHASE 1 EPA	HISTORIC PRESERVATION	TOPOGRAPHY	SETTING	AMENITIES	DISTANCE TO INTERSTATE	STREET	FIRE INSURANCE RATING
Yes	Yes	Flat/Rolling	INDUSTRIAL PARK	< 1 Mile	1 Mile	Class A Truck Route 80,000 lbs Inbound/Outbound to Site	6
UTILITY SUPPLIER	ELECTRIC ON-SITE	NATURAL GAS ON-SITE	WATER SERVICE ON-SITE	WATER CARRIER	SEWER ON-SITE	SURVEY AVAILABLE	COUNTY
AmerenIP	No-Line extension required	No-Main extension & additional lines required	Yes	Village of Bethalto	No	Yes	Madison
SALE PRICE	LEASE PRICE	BROKER COMMISSION	FLOOD ZONE	TIF	Enterprise Zone	FRONTAGE	TRAFFIC COUNT
\$10,000-100,000/acre	\$10,000-100,000/acre	Yes-Potential	No	Potential	Yes	Yes	4600 ADP Moreland Rd.



Site D - St. Louis Regional Airport



St. Louis Regional Airport Business Park

When Your Business Is Ready To Take Off

Site D – Airport Park

This site located within the Airport Business Park is an ideal setting for new office or light industrial uses. The site has immediate access to all airport facilities and runways as well as all infrastructure in place for development.

Enjoy all the amenities of locating within the Airport Business Park. Ideal for users who need immediate access to airport facilities.



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SITE NAME	ADDRESS	LOCATION	ZONING	SIZE	DIVISIBLE	BUILD TO SUIT	CONTACT
Airport Park	IL Rt. 111 & E. Airline Dr. 19-2-08-13-03-303-006	Airport Park	Commercial	.5-Acres	Yes	Yes	Airport Manager- 618.259.2531
PHASE 1 EPA	HISTORIC PRESERVATION	TOPOGRAPHY	SETTING	AMENITIES	DISTANCE TO INTERSTATE	STREET	FIRE INSURANCE RATING
Yes	Yes	Flat	Industrial Park	< 1 Mile	1 Mile	Class A Truck Route 80,000 lbs Inbound/Outbound to Site	6
UTILITY SUPPLIER	ELECTRIC ON-SITE	NATURAL GAS ON-SITE	WATER SERVICE ON-SITE	WATER CARRIER	SEWER ON-SITE	SURVEY AVAILABLE	COUNTY
AmerenIP	Adjacent-12.47 kV lines through- out Airline Ct. 34kV legd at IL Rt.111 & Airline Ct.	Adjacent-3" plastic 35 psi line along Airline Ct. & E. Airline Dr.	Yes	Village of Bethalto	Yes	Yes	Madison
SALE PRICE	LEASE PRICE	BROKER COMMISSION	FLOOD ZONE	TIF	ENTERPRISE ZONE	FRONTAGE	TRAFFIC COUNT
\$10,000-100,000/acre	\$10,000-100,000/acre	Yes-Potential	No	Potential	Yes	Yes	16,600 ADP IL Rt. 111



Site E - St. Louis Regional Airport



St. Louis Regional Airport Business Park

When Your Business Is Ready To Take Off

Site E – Airport Park 2

This 6-acre tract just west of St. Louis Regional Airport makes a beautiful site for light industrial and airport related development. This tract at Highway 111 and Airline Drive has immediate access to all airport facilities and runways as well as all infrastructure in place for development.

The property is available for lease with a build to suit option. It is located on a Class A truck route less than a mile from I-255. Enjoy all the amenities of locating within the Airport Business Park. Ideal for users who need immediate access to airport facilities.



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SITE NAME	ADDRESS	LOCATION	ZONING	SIZE	DIVISIBLE	BUILD TO SUIT	CONTACT
Airport Park	East Airline Drive 19-2-08-13-03-303-008 19-2-08-13-03-303-009 19-2-08-13-03-303-010	East Airline Drive	General Commercial	6-Acres	Yes	Yes	Airport Manager- 618.259.2531
PHASE 1 EPA	HISTORIC PRESERVATION	TOPOGRAPHY	SETTING	AMENITIES	DISTANCE TO INTERSTATE	STREET	FIRE INSURANCE RATING
Yes	Yes	Flat	Industrial Park	< 1 Mile	1 Mile	Class A Truck Route 80,000 lbs Inbound/Outbound to Site	6
UTILITY SUPPLIER	ELECTRIC ON-SITE	NATURAL GAS ON-SITE	WATER SERVICE ON-SITE	WATER CARRIER	SEWER ON-SITE	SURVEY AVAILABLE	COUNTY
AmerenIP	Adjacent-12.47 kV line through- out Airline Ct. 34kV load at IL Rt.111 & Airline Ct.	Adjacent-3" plastic 35 psi line along Airline Ct. & E. Airline Dr.	Yes	Village of Bethalto	Yes	Yes	Madison
SALE PRICE	LEASE PRICE	BROKER COMMISSION	FLOOD ZONE	TIF	ENTERPRISE ZONE	FRONTAGE	TRAFFIC COUNT
\$10,000-100,000/acre	\$10,000-100,000/acre	Yes-Potential	No	Potential	Yes	Yes	16,600 ADP IL Rt. 111



Site F - St. Louis Regional Airport



St. Louis Regional Airport Business Park

When Your Business Is Ready To Take Off

Site F – Skyway Court

This 2.2-acre tract of flat land just west of St. Louis Regional Airport makes a beautiful site for industrial and airport related development. This tract at Highway 111 and Airline Drive has immediate access to all airport facilities and runways as well as all infrastructure in place for development.

The property is available for lease with a build to suit option. It is located on a Class A truck route less than a mile from I-255. Enjoy all the amenities of locating within the Airport Business Park. Ideal for users who need immediate access to airport facilities.

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SITE NAME	ADDRESS	LOCATION	ZONING	SIZE	DIVISIBLE	BUILD TO SUIT	CONTACT
Airport Park	8 Terminal Drive STE 1 19-2-08-13-03-303-004	Rt. 111 & Skyway Ct.	Commercial	2.2-Acres	Yes	Yes	Airport Manager- 618.259.2531
PHASE 1 EPA	HISTORIC PRESERVATION	TOPOGRAPHY	SETTING	AMENITIES	DISTANCE TO INTERSTATE	STREET	FIRE INSURANCE RATING
Unknown	Unknown	Flat	Potential Commercial Dev./high traffic counts	< 1 Mile	1 Mile	Class A Truck Route 80,000 lbs Inbound/Outbound to Site	6
UTILITY SUPPLIER	ELECTRIC ON-SITE	NATURAL GAS ON-SITE	WATER SERVICE ON-SITE	WATER CARRIER	SEWER ON-SITE	SURVEY AVAILABLE	COUNTY
AmerenIP	Adjacent-12.47 kV line along IL Rt.111 Single phase 12.47 kV service adjacent	Adj.-3" plastic 35 psi line along Airline Ct. & E. Airline Dr. 8" high pressure main along IL Rt.111	Yes	Village of Bethalto	Yes	Yes	Madison
SALE PRICE	LEASE PRICE	BROKER COMMISSION	FLOOD ZONE	TIF	ENTERPRISE ZONE	FRONTAGE	TRAFFIC COUNT
\$10,000-100,000/acre	\$10,000-100,000/acre	Yes-Potential	No	Potential	Yes	Yes	20,000 ADP Rt.140 16,600 ADP Rt. 111



Site G - St. Louis Regional Airport



St. Louis Regional Airport Business Park

When Your Business Is Ready To Take Off

Site G – South Airport Park

Seventy-five acres of undeveloped ground is waiting to be developed within the Airport Business Park. This tract has immediate access to all airport facilities and runways as well as all infrastructure in place for development.

The property is available for lease and is ideally situated for a variety of uses. It is located on a Class A truck route less than a mile from I-255. Enjoy all the amenities of locating within the Airport Business Park. Ideal for users who need immediate access to airport facilities.

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SITE NAME	ADDRESS	LOCATION	ZONING	SIZE	DIVISIBLE	BUILD TO SUIT	CONTACT
South Airport Park	East Airline Drive	South East Airline Dr.	Airport	75-Acres	Yes	Yes	Airport Manager-618.259.2531
PHASE 1 EPA	HISTORIC PRESERVATION	TOPOGRAPHY	SETTING	AMENITIES	DISTANCE TO INTERSTATE	STREET	FIRE INSURANCE RATING
Unknown	Unknown	Flat	Airport/Commercial Area	< 1 Mile	1 Mile	Class A Truck Route 80,000 lbs Inbound/Outbound to Site	6
UTILITY SUPPLIER	ELECTRIC ON-SITE	NATURAL GAS ON-SITE	WATER SERVICE ON-SITE	WATER CARRIER	SEWER ON-SITE	SURVEY AVAILABLE	COUNTY
AmerenIP	Adjacent-12.47 kv single phase along western border; 12.47 kv 3-phase along E. Airline Dr.	Adj-3" plastic 35 psi line along E. Airline Dr; 1" & 2" mains along western border	Yes	Village of Bethalto	Yes	Yes	Madison
SALE PRICE	LEASE PRICE	BROKER COMMISSION	FLOOD ZONE	TIF	ENTERPRISE ZONE	FRONTAGE	TRAFFIC COUNT
\$10,000-100,000/acre	\$10,000-100,000/acre	Yes-Potential	No	Potential	Yes	Yes	20,000 ADP Rt.140 16,600 ADP Rt. 111



Site H - St. Louis Regional Airport



St. Louis Regional Airport Business Park

When Your Business Is Ready To Take Off

Site H – Airport Park

This 15-acre tract is divided by Civic Memorial Drive at the north entrance to St. Louis Regional Airport, and is conveniently located near the intersection of Highway 111 and Airline Drive. Currently zoned airport, the site is ideal for commercial purposes.

Minutes from I-255 this site offers great visibility and is adjacent to a 150-acre business park that is home to more than 30 businesses.

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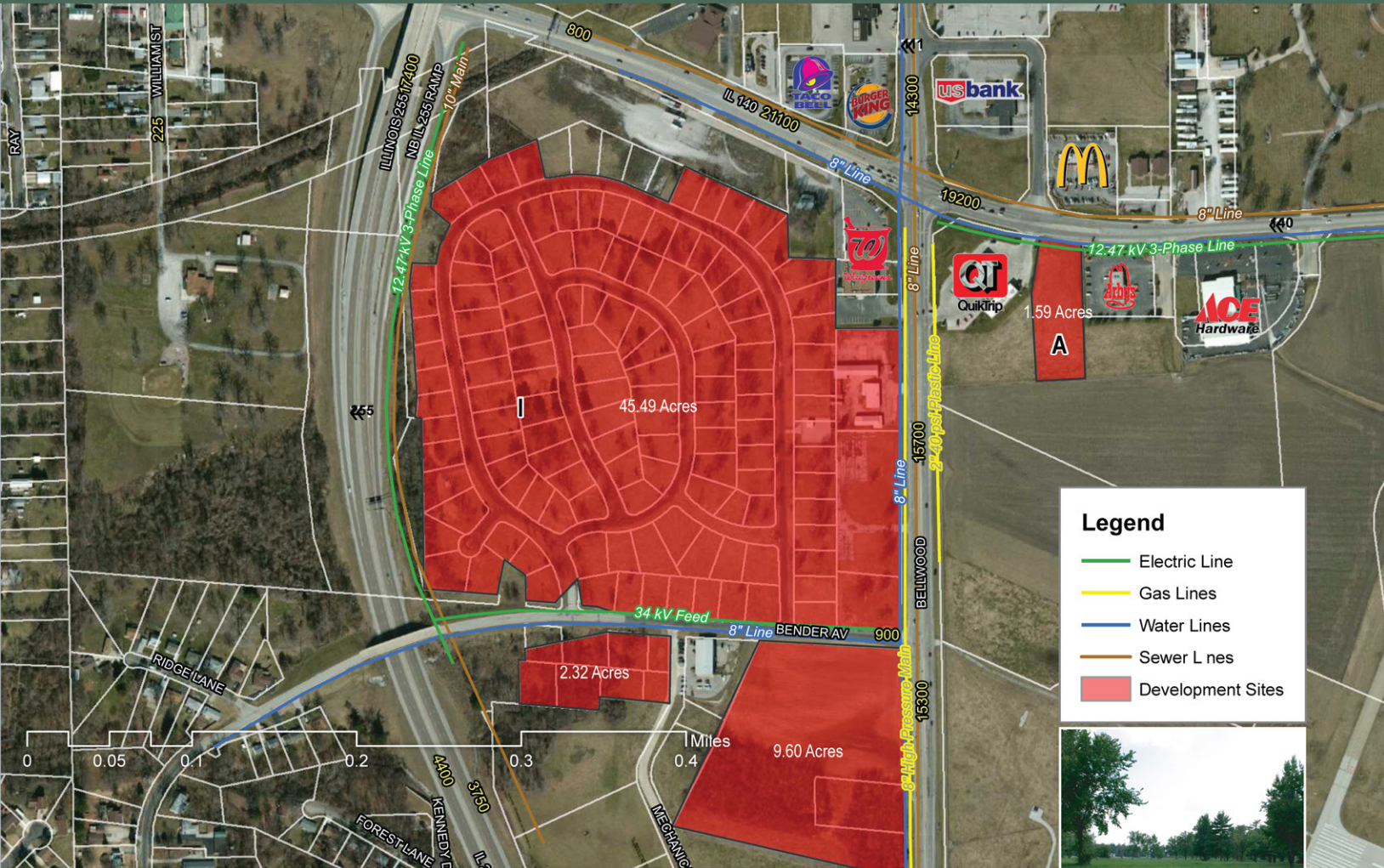
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SITE NAME	ADDRESS	LOCATION	ZONING	SIZE	DIVISIBLE	BUILD TO SUIT	CONTACT
Airport Park	Rt. 111 & Airline Dr. 19-2-08-13-01-101-005 19-2-08-13-01-101-001 19-2-08-13-01-101-004 19-2-08-13-01-101-006	Entrance to St. Louis Regional Airport	Airport	15-Acres	Yes	Yes	Airport Manager-618.259.2531
PHASE 1 EPA	HISTORIC PRESERVATION	TOPOGRAPHY	SETTING	AMENITIES	DISTANCE TO INTERSTATE	STREET	FIRE INSURANCE RATING
Yes	Yes	Flat	Industrial Park	< 1 Mile	1 Mile	Class A Truck Route 80,000 lbs Inbound/Outbound to Site	6
UTILITY SUPPLIER	ELECTRIC ON-SITE	NATURAL GAS ON-SITE	WATER SERVICE ON-SITE	WATER CARRIER	SEWER ON-SITE	SURVEY AVAILABLE	COUNTY
AmerenIP	Adjacent-12.47 kV line along IL Rt. 111/12.47 kV 3-phase throughout Terminal Dr.	Adjacent-1.25" 30 psi line on Terminal Dr.	Yes	Village of Bethalto	Yes	Yes	Yes
SALE PRICE	LEASE PRICE	BROKER COMMISSION	FLOOD ZONE	TIF	ENTERPRISE ZONE	FRONTAGE	TRAFFIC COUNT
\$10,000-100,000/acre	\$10,000-100,000/acre	Yes-Potential	No	Potential	Yes	Yes	16,600 ADP IL Rt. 111



Site I - St. Louis Regional Airport



Legend

- Electric Line
- Gas Lines
- Water Lines
- Sewer Lines
- Development Sites

St. Louis Regional Airport Business Park

When Your Business Is Ready To Take Off

Site I – Former Wayside Estates Subdivision

A 49.6-acre site with high traffic counts and ideal for commercial development, this property is located on Highway 111 at the intersection of Highway 140 in the northwest corner of St. Louis Regional Airport.

The partially wooded tract is zoned light industrial and would also be perfect for commercial uses or a hotel. Located less than a mile off I-255, the property is available for lease with a build to suit option. The corners at this busy intersection feature Walgreens, Quick Trip, Schnucks and several successful fast-food restaurants.

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SITE NAME	ADDRESS	LOCATION	ZONING	SIZE	DIVISIBLE	BUILD TO SUIT	CONTACT
Former Wayside Estates Subdivision CC	Rt. 111	Rt. 111 and Rt. 140	Light Industrial	49.6 Acres	Yes	For Lease W/Build to Suit Option	Airport Manager-618.259.2531
PHASE 1 EPA	HISTORIC PRESERVATION	TOPOGRAPHY	SETTING	AMENITIES	DISTANCE TO INTERSTATE	STREET	FIRE INSURANCE RATING
Yes	Unknown	Flat	Potential Commercial Development/high traffic	< 1 Mile	1 Mile	Class A Truck Route 80,000 lbs Inbound/Outbound to Site	6
UTILITY SUPPLIER	ELECTRIC ON-SITE	NATURAL GAS ON-SITE	WATER SERVICE ON-SITE	WATER CARRIER	SEWER ON-SITE	SURVEY AVAILABLE	COUNTY
AmerenIP	Adjacent-single & 3-phase 34kV near Bender, 3-phase 12kV along IL 255/single phase 12.47 kV throughout	Adjacent-1.25" psi line along Ann Dr / 2" plastic 40 psi line along MayDr / high pressure 8" main along IL Rt. 111	Yes	Village of Bethalto	Yes	Yes	Madison
SALE PRICE	LEASE PRICE	BROKER COMMISSION	FLOOD ZONE	TIF	ENTERPRISE ZONE	FRONTAGE	TRAFFIC COUNT
\$10,000-100,000/acre	\$10,000-100,000/acre	Yes-Potential	No	Potential	Yes	Yes	20,000 ADP Rt. 140 16,600 ADP Rt. 111