

70 Miles on the 70s Corridor

The Region's Freight Powerhouse
**I-70 HANDLES OVER
36,000 TRUCKS
DAILY***

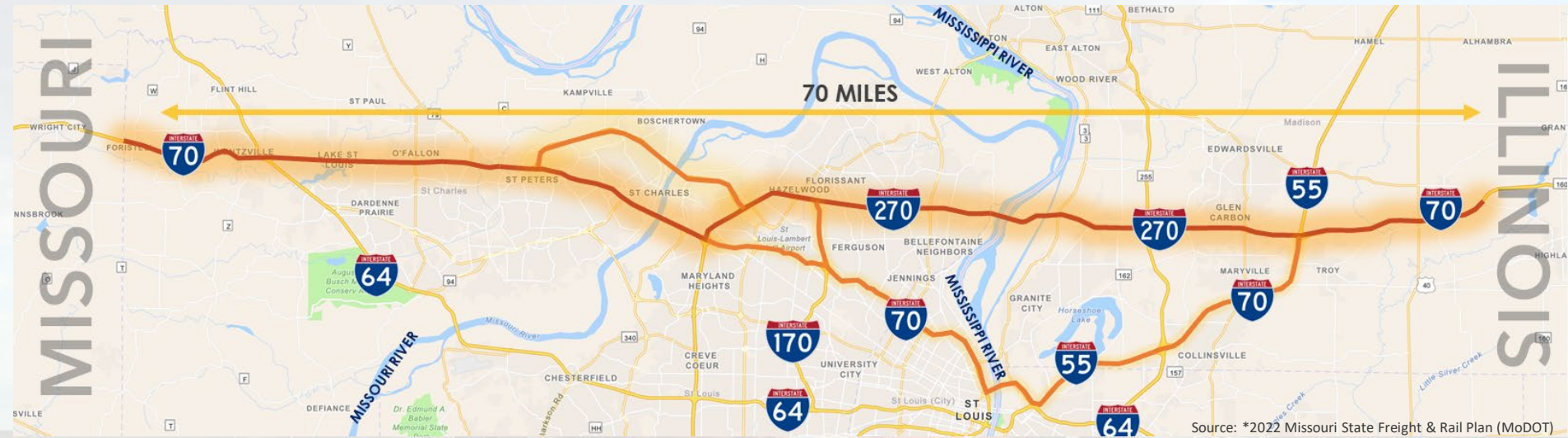
A vital link between Illinois and Missouri

The 70s interstate corridor is a key part of the national freight distribution system spanning over 2,150 miles and connecting the Midwest to the coasts.

The Bi-State region relies heavily on this essential corridor of interstates as a crucial transportation thoroughfare, with numerous companies having locations on both sides of the Mississippi River and conducting business with suppliers and customers across state lines. This results in a constant flow of goods and materials.

There are 70 miles between Foristell, MO and Marine, IL, along the 70s corridor (including I-70, I-170, I-270, and I-370) running through major logistics hubs and distribution centers.

The corridor is adjacent to St. Louis Lambert International Airport, making it an ideal location for freight distribution. This location's easy access to major highways, interstates, and rail and water transportation networks makes it a strategic location for companies looking to move goods efficiently and cost-effectively.



Source: *2022 Missouri State Freight & Rail Plan (MoDOT)

Learn more at the St. Louis Regional Freightway [website](#).

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**ST LOUIS REGIONAL
FREIGHTWAY**

Easy Accessibility

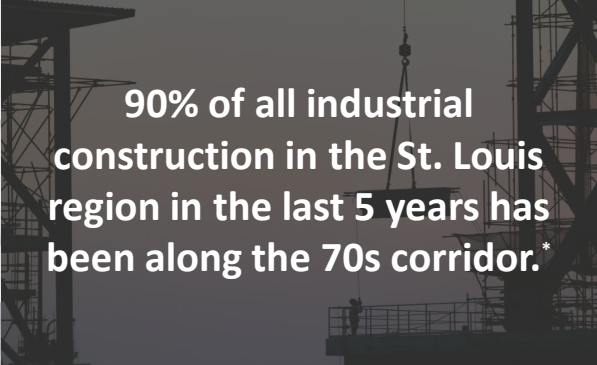
The 70s corridor is a major east-west artery for the region and the nation. It's a vital connection between Missouri & Illinois and connects the St. Louis region to other major markets across the country.

Major Investment Attractor

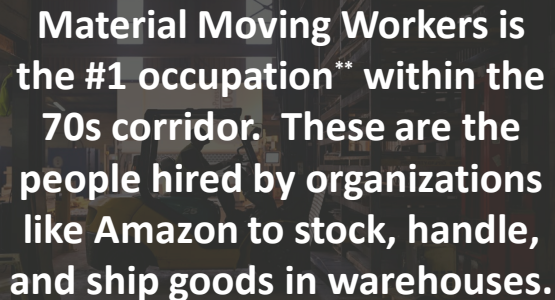
The top owners of industrial buildings along this corridor are institutional grade developers, including NorthPoint Development, EQT AB Group, GIC Real Estate, Panattoni Development Company, and Plymouth Industrial REIT.

Space Availability

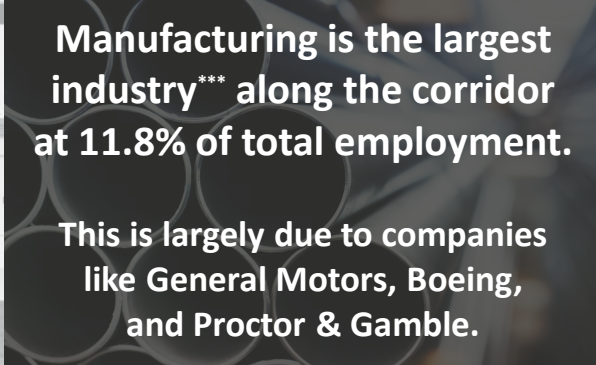
The high level of construction along the corridor provides the space that growing companies need. The 70s corridor attracts growth, whether at existing companies or by drawing new companies to the region.



90% of all industrial construction in the St. Louis region in the last 5 years has been along the 70s corridor.*



Material Moving Workers is the #1 occupation within the 70s corridor. These are the people hired by organizations like Amazon to stock, handle, and ship goods in warehouses.**

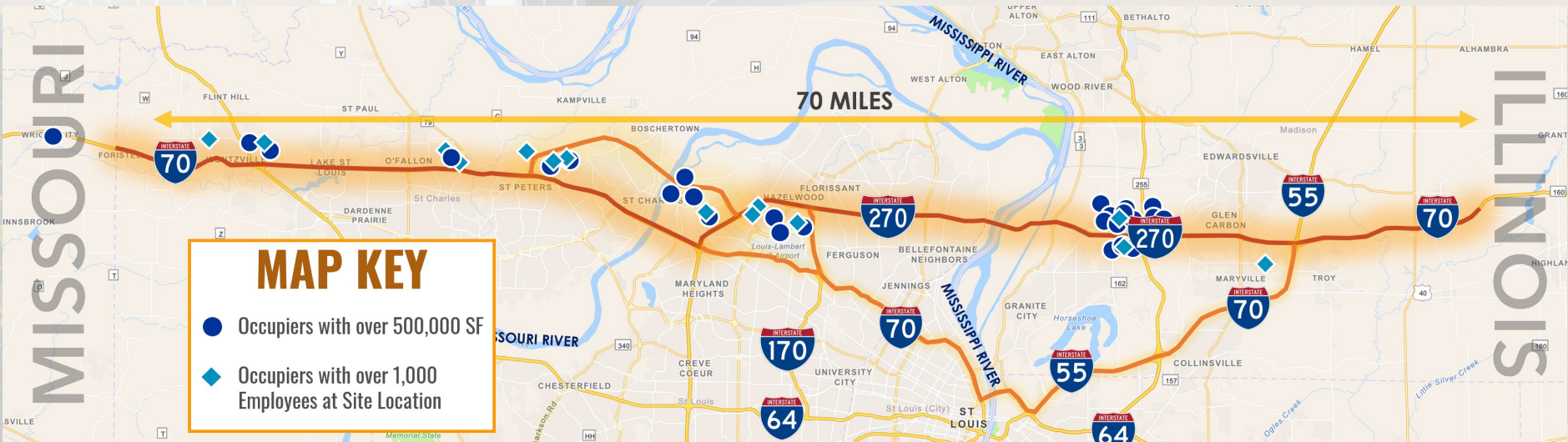


Manufacturing is the largest industry* along the corridor at 11.8% of total employment.**

This is largely due to companies like General Motors, Boeing, and Proctor & Gamble.

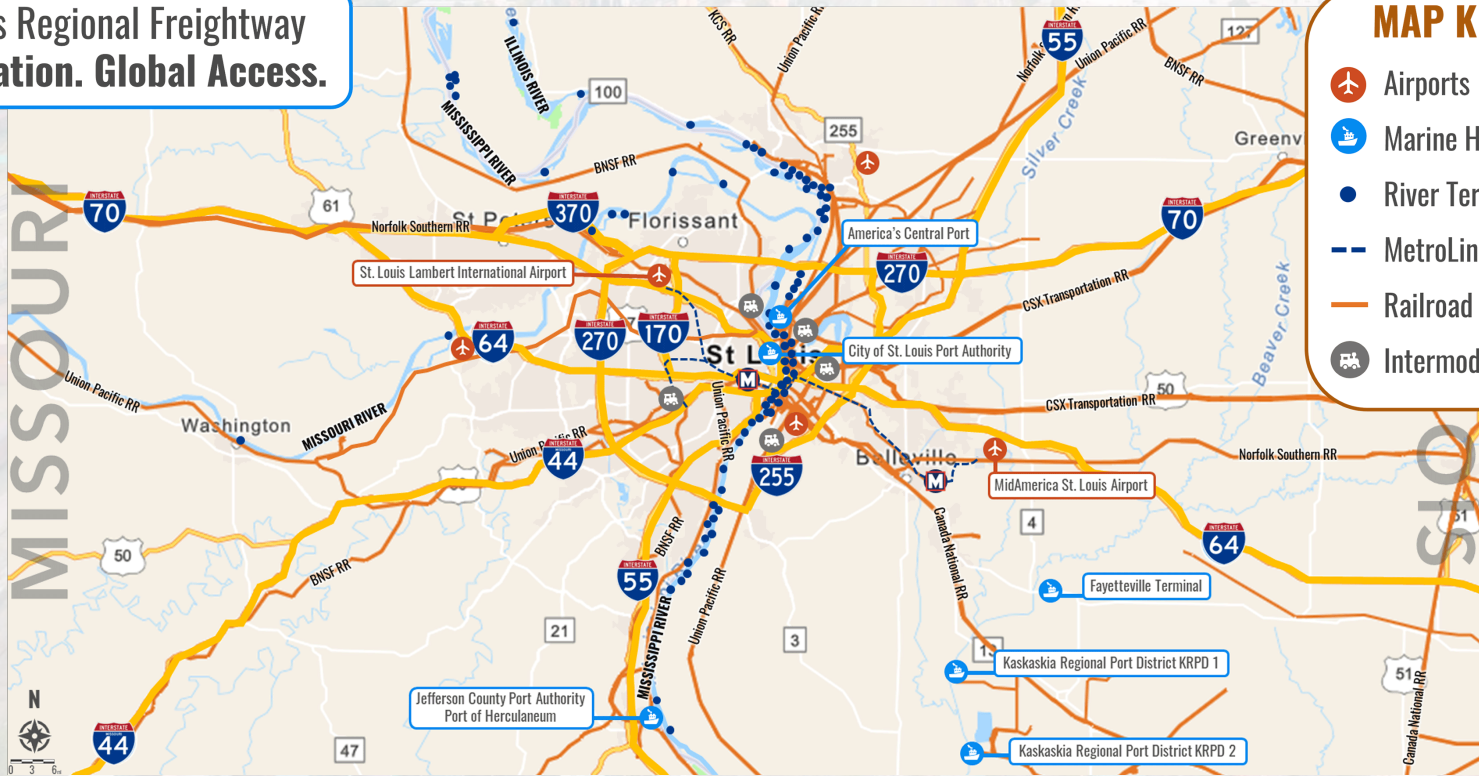
Concentration of Mega Industrial Users

- 70% of the St. Louis Region's industrial occupiers that have more than 500,000 SF* of space are located within a 10-minute driving time of the highlighted 70s corridor.
- Over 75% of the St. Louis Region's industrial occupiers with more than 1,000* employees are located within a 10-minute driving time of the highlighted 70s corridor.
- The top 6 leases signed in 2022 were all signed with companies along the 70s corridor.**
(Gilmour, Reaction Auto Parts, Inc, Spectrum Brands, Tesla, Tempur Sealy, & Trane)
- The St. Louis Region has full service industrial real estate brokerage focused offices including CBRE, JLL, Colliers International, and Cushman Wakefield, as well as additional national, regional and local brokerage offices focusing on serving industrial clients.



Click here to learn more about the Bi-State's Regional Advantages

St. Louis Regional Freightway
One Location. Global Access.



MAP KEY

- Airports
- Marine Highway Ports
- River Terminal Operators
- MetroLink Light Rail
- Railroad Lines
- Intermodal Site