

70 Miles on the 70s Corridor

Data Matrix

Highlights of the impact of the 70 miles along the 70s interstate corridor - the backbone of the industrial market



Easy Accessibility

The 70s interstate corridor is a major east-west artery both regionally and nationally.

Why it Matters: The 70s Corridor seamlessly connects the St. Louis region to key markets across the country, and its strategic location and excellent infrastructure is perfect for freight distribution and manufacturing companies seeking optimal connectivity and accessibility.

Over 90% of new construction in the region over the last five years have been within a 10-minute drive time of the 70s corridor.⁽¹⁾

Why it Matters: Developers, site selectors, and businesses recognize the 70s Corridor as a pivotal regional asset, actively seeking to strategically position their facilities in proximity.

The 70s corridor boasts convenient access to three airports, including one international airport, a prominent inland waterway port, and several rail lines.

Why it Matters: Seamless and swift transitions between transportation modes are easily achievable, making the 70s Corridor a singular location with global reach. One location, global access.

Major Investment Attractor

There has been over 25 million SF of total construction in the region since 2018 and over 90% of it is concentrated along the 70s corridor.⁽¹⁾

Why it Matters: Site selectors and developers perceive the 70s Corridor as an attractive area rich in diverse assets and brimming with future potential.

The 70s corridor contains 70% of the St. Louis Region's industrial occupiers that have more than 500,000 SF of space and over 75% of the region's industrial occupiers with more than 1,000* employees.⁽²⁾

Why it Matters: The 70s corridor offers assets and options for a variety of industries, and this high concentration means companies/developers see it as a solid investment.

Almost \$1.45 billion in funding has been committed for recently completed and future improvements along the 70 miles of the 70s corridor in the St. Louis region.

Why it Matters: The bi-state region recognizes the importance of this corridor and puts forth the resources to ensure it remains an asset/success.

Space Availability

The real estate available along the 70s corridor makes it easy for companies to expand production and enter the St. Louis bi-state market.

Why it Matters: The 70s Corridor serves as a magnet for growth, attracting both established enterprises and new ventures to thrive in the region, unencumbered by obstacles.

The 70s corridor provides not only build-to-suit opportunities, but also existing facilities tailored to accommodate a diverse range of company and industry needs.

Why it Matters: The multiple options that fit a variety of needs means limited or no constraints to finding suitable space for each group's needs.

More than 39,000 businesses are located within a 10-minute drive time of the 70s corridor (nearly half of all the businesses in Bi-State's 8-county region).⁽³⁾

Why it Matters: The 70s corridor boasts a high concentration of businesses, yet there is ample room for further expansion. This presents not only a thriving environment but also opportunities for vertical integration.

Location Quotient (LQ):

In economics, LQ is a measure of the concentration of a particular industry or occupation in a region compared to its concentration at the national level.

It helps assess the specialization of a region in a specific industry or occupation with an LQ over 1.2 indicating a regional concentration.

Top Industries by LQ**

Industry	Empl	Avg Ann Wages	LQ
Transportation and Warehousing	44,707	\$58,274	1.71
Manufacturing	62,213	\$95,942	1.47
Management of Companies & Enterprises	11,960	\$133,062	1.47
Information	14,893	\$128,477	1.40
Wholesale Trade	25,194	\$89,329	1.27
Finance and Insurance	25,245	\$105,904	1.20
Arts, Entertainment, and Recreation	12,210	\$48,513	1.20
Utilities	3,204	\$115,363	1.20

Top 10 Occupations by LQ*

Occupation	Empl	Mean Ann Wages	LQ
Assemblers and Fabricators	9,707	\$46,400	1.53
Printing Workers	1,036	\$46,200	1.45
Other Production Occupations	12,221	\$49,100	1.42
Metal Workers and Plastic Workers	7,603	\$51,200	1.38
Material Moving Workers	34,702	\$40,800	1.34
Supervisors of Production Workers	2,933	\$73,800	1.33
Motor Vehicle Operators	20,729	\$50,900	1.31
Material Rec., Sched., Disp., & Distributing Workers	10,503	\$50,200	1.31
Animal Care and Service Workers	1,643	\$33,200	1.31
Vehicle & Mobile Eq. Mechanics, Installers, & Repairers	7,576	\$55,200	1.25

Source: 1) CoStar & Steadfast City (Industrial construction over 100,000 square feet (sf)); 2) CoStar Industrial Tenant Data; 3) ESRI 2023 Data Axle, Inc.
* Source Chmura Economics: JobsEQ, 2023Q2, 3-Digit SOC Codes; **Source: JobsEQ, 2023Q2, 2-Digit NAICS Codes