



DEVELOPMENT READY INDUSTRIAL SITES IN SAUGET, IL

# SAUGET BUSINESS PARK.COM

## ROAD • RIVER • RAIL • RUNWAY



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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.





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# WHY SAUGET?



## KEY BENEFITS



ELECTRIC, NATURAL GAS,  
WATER, SEWER, TELECOM



ENTERPRISE ZONE



UNPARALLELED MUNICIPAL  
COOPERATION



ILLINOIS' THIRD BUSIEST AIRPORT  
LOCATED WITHIN THE PARK



RAIL ACCESS  
KANSAS CITY SOUTHERN



TIF DISTRICT



FLEXIBLE TRANSACTION  
STRUCTURES - SALE, LEASE, BTS



3 MILES FROM MISSISSIPPI RIVER  
ACCESS/TRANSLOAD FACILITIES



DIRECT ACCESS TO I-255  
EXIT 15



LOW FAR REQUIREMENTS =  
HIGHER NET USABLE AC



5 MINUTES FROM DOWNTOWN  
ST. LOUIS



## OCCUPIER PROFILE

Park occupiers consist of light manufacturing, logistics, office/warehouse, aviation and healthcare facilities.

### PARK STATS

1.6M SQF

BUILDINGS DEVELOPED  
TO DATE

1,000+  
JOBS CREATED

FedEx  
Ground

**AFWC**  
Affton Fabricating & Welding Co., Inc.







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Located five minutes from downtown St. Louis, the Sauget Business Park is a seven hundred (700) acre park centrally located between Rt. 3 and I-255 Interstate. The Park provides access to the Mississippi River, "Class I" railroads, Illinois Interstates 55/70/64 & 44 and the St. Louis Downtown Airport.





# AVAILABLE PARCELS



Established in 1991, the 700 acre Sauguet Business Park is home to over twenty light manufacturing, logistics fabrication and processing facilities. Strategically located, the Park provides direct access to major interstate highways, the Mississippi River, "Class 1" railroads, and sits next to the St. Louis Downtown Airport.

Protected deed restrictions include concrete tilt up buildings and utility access to property lines within the Park. These along with incentives available from the Village of Sauguet and St. Clair County, are some of the many positives to a location in the Sauguet Business Park, helping you make the "Smart Move"



# PARCELS

## 1600,1601,1605,1608,1617 Sauget Industrial Pkwy



**ACERAGE:** 18.9  
**SF:** 823,284  
**PARCEL #:** 01-36.0-102-001;002  
 01-36.0-104-007  
 01-36.0-105-006;007  
**COMMENTS:**  
 Located at the west end of Sauget Industrial Pkwy. and adjacent to Universal Air Filter and Affton Fabricating and Welding.

## 1632 Sauget Industrial Pkwy



**ACERAGE:** 4.3  
**SF:** 187,308  
**PARCEL #:** 01-36.0-103-001  
**COMMENTS:**  
 Located at the corner of Sauget Industrial Pkwy. and Sauget Business Blvd. Adjacent to Universal Air Filter and Gasket.

## 1648,1656,1664 Sauget Industrial Pkwy



**ACERAGE:** 11.8  
**SF:** 514,008  
**PARCEL #:** 01-36.0-103-003  
 01-36.0-401-001;002;006  
**COMMENTS:**  
 Fronts Sauget Industrial Pkwy. and adjacent to Gasket and Seal Fabricators.

## 1639 & 1647 Sauget Industrial Pkwy



**ACERAGE:** 10.5  
**SF:** 457,380  
**PARCEL #:** 01-36.0-403-007;008  
**COMMENTS:**  
 Fronts Sauget Industrial Pkwy. and adjacent to Midwest Non-Wovens.

## 1658,1659,1666,1673,1674,1681 Sauget Industrial Pkwy



**ACERAGE:** 24.3  
**SF:** 1,058,508  
**PARCEL #:** 01-36.0-403-002;  
 003;009;010;013;014  
**COMMENTS:**  
 Fronts Sauget Industrial Pkwy. and adjacent to Midwest Non-Wovens and Holten Meat Inc.

## 1667 Sauget Industrial Pkwy



**ACERAGE:** 6.0  
**SF:** 261,360  
**PARCEL #:** 01-36.0-402-014  
**COMMENTS:**  
 Fronts Sauget Industrial Pkwy. and adjacent to Sensient and Holten Meat Inc.



# PARCELS

## Sauget Business Blvd.

### PARCEL 7



**ACERAGE:** 27.7  
**SF:** 1,206,612  
**PARCEL #:** 01-36.0-402-015

**Potential for Rail Service**

**COMMENTS:**  
 Located off Sauget Business Blvd. and adjacent to Stellar Manufacturing, Amazon and Sensient

## Sauget Business Blvd.

### PARCEL 8



**ACERAGE:** 17  
**SF:** 544,500  
**PARCEL #:** 01-36.0-402-015

**Potential for Rail Service**

**COMMENTS:**  
 Located off Sauget Business Blvd. and adjacent to Amazon and Sensient

## 1735 Sauget Industrial Pkwy

### PARCEL 9



**ACERAGE:** 13.9  
**SF:** 605,484  
**PARCEL #:** 02-31.0-100-016

**COMMENTS:**  
 Located on Sauget Industrial Pkwy. and adjacent R&L Carriers, Amazon and Sensient.

## Church Rd

### PARCEL 10



**ACERAGE:** 6.9  
**SF:** 300,564  
**PARCEL #:** PART OF 02-31.0-300-012

**COMMENTS:**  
 Located at the corner of Sauget Business Blvd. and Sauget Industrial Pkwy. Adjacent to R&L Carriers.

## Church Rd & 1688 Sauget Industrial Pkwy

### PARCEL 11



**ACERAGE:** 124.2  
**SF:** 5,410,152  
**PARCEL #:** 02-31.0-300-012  
 01-36.0-401-005  
 07-06.0-300-047

**COMMENTS:**  
 Fronts Sauget Business Blvd. and adjacent Holten Meat Inc. and R&L Carriers.

## Mousette Ln., Camp Jackson Rd. & 1945 Grizzlie Bear Blvd.

### PARCEL 12



**ACERAGE:** 73+/-  
**SF:** 3,179,880+/-  
**PARCEL #:** 07-06.0-100-004  
 07-06.0-200-005;006;012

**COMMENTS:**  
 Adjacent the Grizzlies Stadium with frontage on Sauget Bus. Blvd. and Gooselake Rd.



# PARCELS

## 2320 Sauguet Industrial Pkwy



**ACERAGE:** 10.4  
**SF:** 453,024  
**PARCEL #:** PART OF:  
07-06.0-200-043

**COMMENTS:**  
Adjacent to Hulcher with frontage on Sauguet Bus. Blvd. and Sauguet Industrial Pkwy.

## 2320 Sauguet Industrial Pkwy



**ACERAGE:** 0.74  
**SF:** 32,234  
**PARCEL #:** PART OF:  
07-06.0-200-043

**COMMENTS:**  
Adjacent to Hulcher and Peterbilt. Frontage on Sauguet Bus. Blvd. and Sauguet Ind. Pkwy.

## Sauguet Industrial Pkwy



**ACERAGE:** 0.93  
**SF:** 40,511  
**PARCEL #:** 07-06.0-200-034

**COMMENTS:**  
Located at the corner of Moussette Ln. and Sauguet Bus. Blvd. Adjacent to Peterbilt.

## Moussette Ln



**ACERAGE:** 4.27  
**SF:** 186,001  
**PARCEL #:** 07-06.0-200-020;  
022;024

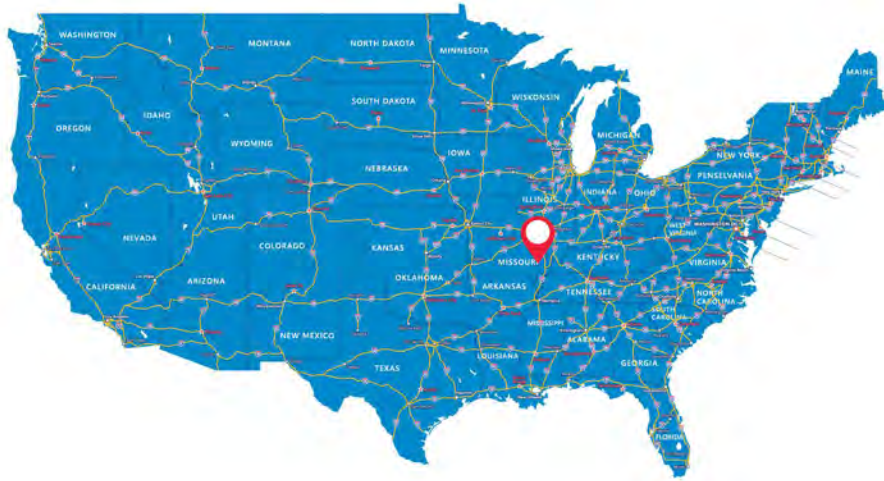
**COMMENTS:**  
Fronts Sauguet Bus. Blvd., the I-255 exit ramp and Moussette Ln.

- Land favorable for warehouse, distribution and light manufacturing.
- Rail service available to some sites.
- Sauguet Business Park provides utility access to all development parcels.

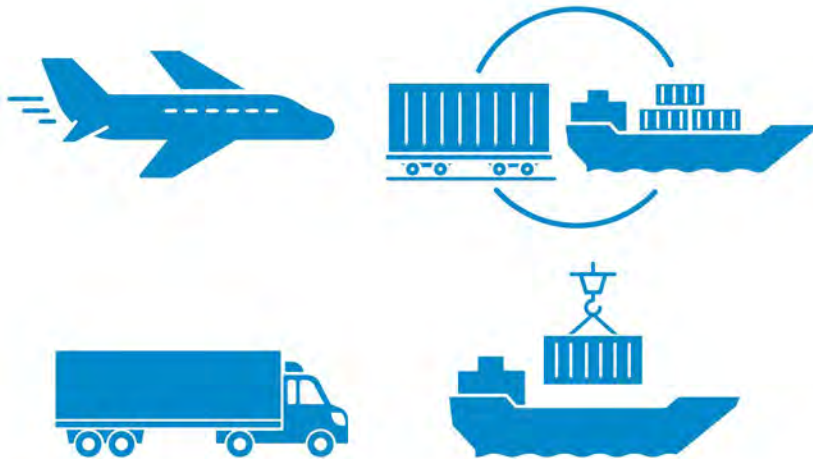


# LOGISTICS

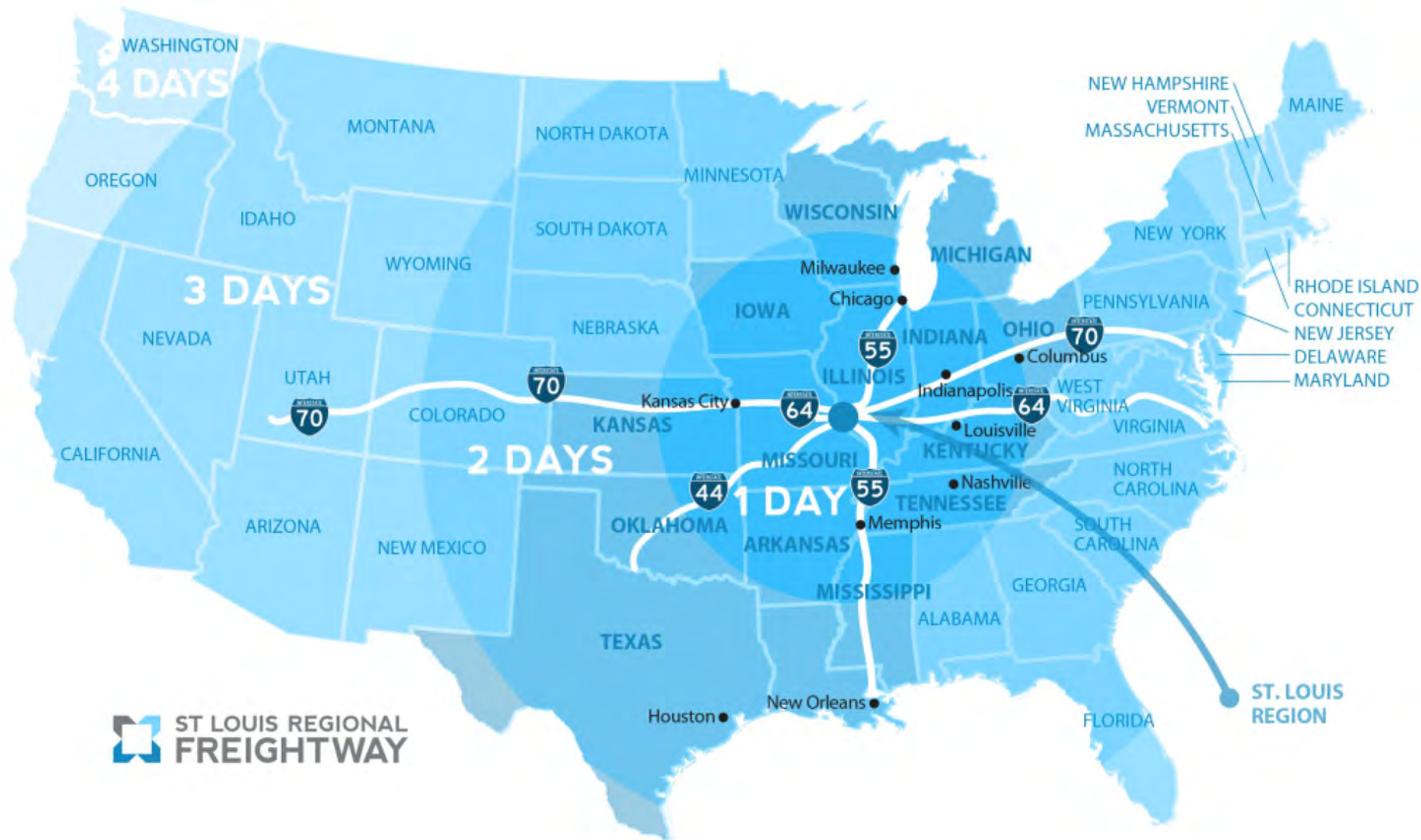
## ROAD • RIVER • RAIL • RUNWAY



**FROM HERE TO THERE**  
**SAUGET INDUSTRIAL PARK**  
**IS A CENTRALLY LOCATED**  
**LOGISTICS HUB.**







 **ST LOUIS REGIONAL  
FREIGHTWAY**



## **ECONOMIC DEVELOPMENT PROGRAMS AND INCENTIVES**

### **VILLAGE OF SAUGET TAX INCREMENT FINANCING**

*The Sauget Business Park is located within the Village of Sauget TIF District. The Village may reimburse a tenant's qualified expenditures based on project eligible costs as to be determined by the TIF Administrator. These benefits and the appropriate qualifications would be negotiated with the Mayor and TIF Administrator.*

#### **Contact information:**

Lisa Bowman, TIF Administrator  
618-407-1949  
lisak.bowman@gmail.com



### **AMERICAN BOTTOMS ENTERPRISE ZONE**

The Sauget Business Park is located within the American Bottoms Enterprise Zone. The Zone exempts sales taxes on all building materials used in the construction of a facility. St. Clair County administers the Zone. For additional information, please feel free to contact Lisa Bowman or Chris Anderson, Enterprise Zone Specialist, St. Clair County Economic Development, 618-825-3218 or canderson@co.st-clair.il.us.

### **SOUTHWESTERN ILLINOIS DEVELOPMENT AUTHORITY (SWIDA)**

SWIDA represents the Madison - St. Clair County areas for industrial development bonds. For additional information, please email: [info@swida.org](mailto:info@swida.org) or call 618-345-3400.



## ECONOMIC DEVELOPMENT PROGRAMS CONTINUED

### ST. CLAIR COUNTY ECONOMIC DEVELOPMENT OFFICE

The County offers incentives such as low interest loans and workforce development, in addition to the Enterprise Zone. For additional information, regarding economic development please feel free to contact Rick Stubblefield, Director, at 618-825-3203 or [rstubblefield@co.st-clair.il.us](mailto:rstubblefield@co.st-clair.il.us). Regarding Workforce Development, please contact Lee Reese, Coordinator, 618-825-3259 or [lee.reese@co.st-clair.il.us](mailto:lee.reese@co.st-clair.il.us).

### STATE OF ILLINOIS

The Village TIF Administrator, Lisa Bowman, can provide information regarding State programs or reach out to the appropriate contact at the State.

In early 2023, the State of Illinois greatly expanded business incentives in order to attract and retain job creators looking to locate or expand their business in Illinois. New changes include:

**\$400 Million Closing Fund:** Discretionary cash assistance available for major job creators with significant investments through the Invest in Illinois Fund.

- Expanding and improving Illinois' premier incentive programs, including:
- Reimagining Energy and Vehicles (REV Illinois)
- Economic Development for a Growing Economy (EDGE)
- Manufacturing Illinois Chips for Real Opportunity (MICRO)
- High Impact Businesses (HIB)







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## ROAD



Immediate access to I-255 connects you to the region's robust network of highways with I-44, I-64, I-55 and I-70. The park is 3 miles from IL Route 3 which runs parallel to the Mississippi River and is the backbone of a 60-mile-long logistics and manufacturing corridor with access points to six class 1 railroads, five airports with capacity, four interstates with national access and Americas' third largest inland port.

## RIVER



The Park is less than 3 miles to the Mississippi River where SCF Marine & Watco have Marine Terminals available for servicing barge traffic.

## RAIL



Alton & Southern Gateway Yard adjacent to the business park provides access to (3) Class I Railroads; The Alton & Southern, Kansas City Southern and Union Pacific.

## RUNWAY



St. Louis Downtown Airport is a public-use airport located in Greater St. Louis. It is owned by the Bi-State Development Agency. The airport is used by many business aircraft visiting the St. Louis region. Airport service's include one full service 24-hour fixed-base operator, an instrument landing system, an FAA air traffic control tower, and it's own dedicated Index B aircraft rescue and firefighting ARFF service.



## CENTRALLY LOCATED STRATEGICALLY CONNECTED

Located near all four transportation hubs - road, river, rail and runway.



No other community in the St. Louis Market offers accessibility to all four means of transportation.



With unparalleled transportation offered through our road, river, rail and runway, Sauget Business Park can help you reach your target market no matter how far away they are.



*Where river powers, roads traverse,  
rail intersects, runways reach and  
people unite.*

