

RTE3

INDUSTRIAL

Land Sale Opportunities | **±73 - 715 ACRE** | I-270 & IL-3, Granite City, IL (Metro St. Louis)

RTE 3 Industrial is a ±715 acre, three site, industrial development area along the IL RTE 3 Corridor between downtown St. Louis and Interstate 270. With unmatched rail access, available utilities and heavy industrial zoning, the sites can handle nearly all distribution and manufacturing needs.

Located in the path of progress, the sites offer companies and developers access to large-scale development sites, with excellent market connectivity and road access, in a business-friendly environment.



Sites available
for sale



Divisible



Excellent rail
access



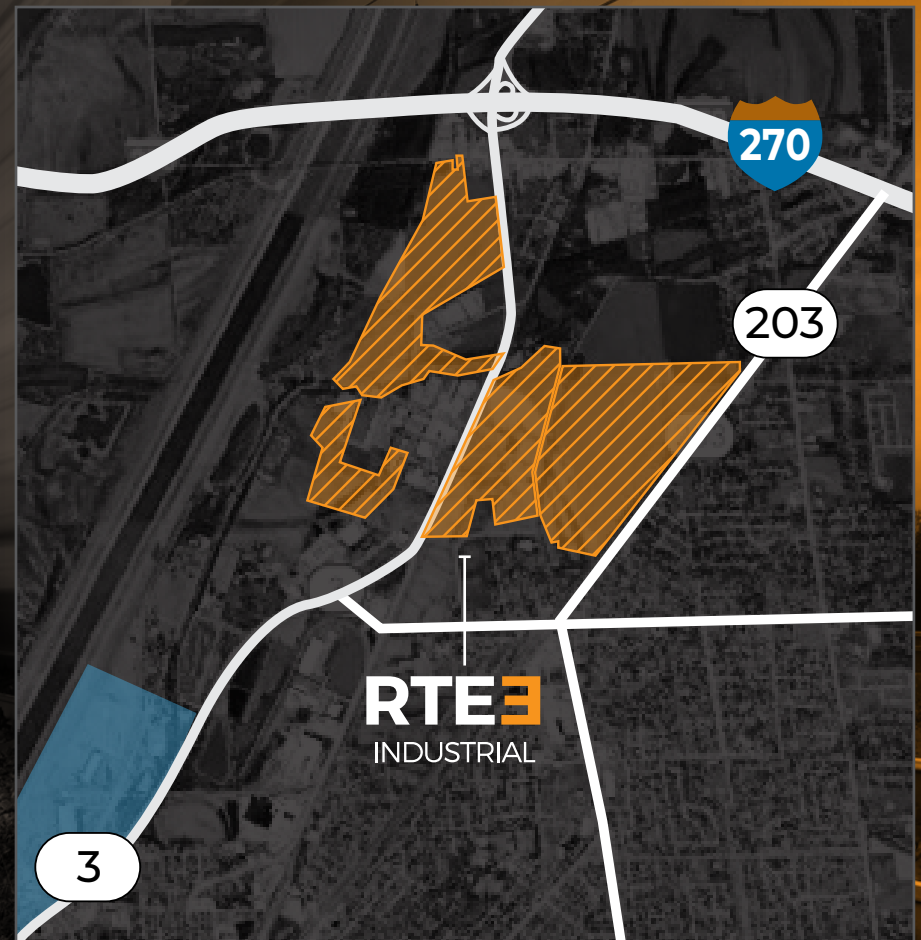
Building sizes
up to ±1MM SF



All utilities
available



Incentives
available



Jones Lang LaSalle Brokerage, Inc.



IN THE PATH OF PROGRESS

Located less than 1-mile from I-270 and between several of the region's most successful industrial development areas, the RTE3 INDUSTRIAL sites are in the path of progress. This well-connected location is just a 5-mile drive to Gateway Commerce Center, 10 miles to Downtown St. Louis, 15 miles to Hazelwood and 20 miles to Earth City.

I-270	<1 MI
I-255	5 MI
GATEWAY COMMERCE CENTER	5 MI
DOWNTOWN ST. LOUIS	10 MI
HAZELWOOD (US-67)	15 MI
ST. LOUIS LAMBERT INT'L AIRPORT	19 MI
EARTH CITY (MO-141)	20 MI

The sites' excellent market connectivity and road access make them ideally suited for **local and regional distribution** companies. As well, the sites' location on the Route 3 Corridor and on two Class-1 rail lines (East Site) make them ideally suited for **manufacturing**.



ROUTE 3

THE INDUSTRIAL CORRIDOR OF THE ST. LOUIS REGION

The Illinois Route 3 corridor is the backbone of a 60-mile-long logistics and manufacturing corridor with access to 6 Class-1 railroads, 5 airports, 4 interstates, and America's 3rd largest inland port.

A pro-business and pro-growth climate has been carefully developed by the City of Granite City and the Madison County Board. Having strong partnerships with County government and the state of Illinois, Granite City ensures a competitive and business friendly operating environment.



Accessible & Highly Skilled Workforce

The Route 3 Corridor has employees from 3 states and over 1,000 Zip Codes.



Optimized for Manufacturing & Logistics

Existing sites with heavy infrastructure already in place (power, water, rail, roads) reducing location costs for manufacturers.



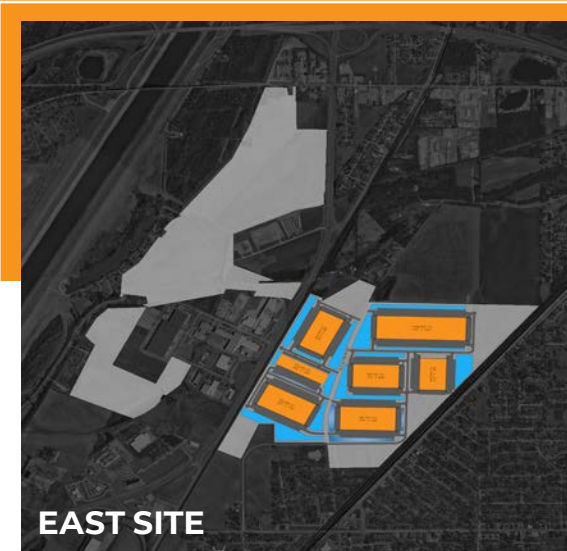
Economically Impactful & Successful Business Climate

The 60-mile Corridor spans across 19 zip codes with 6,170 businesses, 76,715 employees, and 198,004 residents.



THE SITES

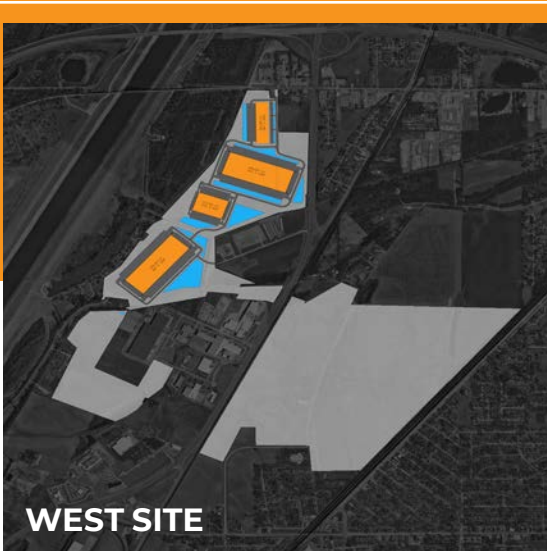
- + Rail access via Norfolk Southern & Union Pacific (East sites)
- + Zoned M4-Planned Industrial
- + TIF, Enterprise Zone and Foreign Trade Zone incentives available



EAST SITE

- ±392 acres
- Divisible
- Building sizes up to ±1MM SF
- Rail Access via UP & NS
- Zoned M4-Planned Industrial
- TIF, Enterprise Zone and Foreign Trade Zone
- Utilities at or near site
- Levee protected

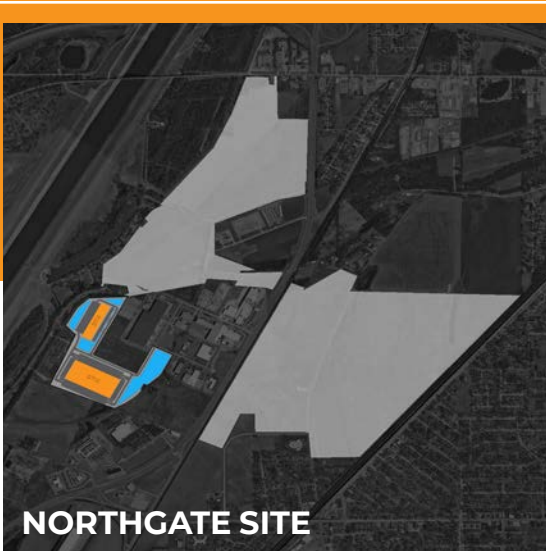
SALE PRICE: \$44,000/ acre (\$1.00/ SF)



WEST SITE

- ±249 acres
- Divisible
- Building sizes up to ±850K SF
- Zoned M4-Planned Industrial
- TIF, Enterprise Zone and Foreign Trade Zone
- Utilities at or near site
- Levee protected

SALE PRICE: \$44,000/ acre (\$1.00/ SF)



NORTHGATE SITE

- ±73 acres
- Divisible
- Building sizes up to ±550K SF
- Zoned M4-Planned Industrial
- TIF, Enterprise Zone and Foreign Trade Zone
- Utilities at or near site
- Levee protected

SALE PRICE: \$44,000/ acre (\$1.00/ SF)

RTE3

INDUSTRIAL

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