

CUSHMAN & WAKEFIELD NATIONAL INDUSTRIAL ADVISORY GROUP

GATEWAY COMMERCE CENTER

ST. LOUIS MSA



INVESTMENT-GRADE TENANT | 5-YEARS OF TERM | PREMIER LOCATION | MODERN CONSTRUCTION



The Offering

Cushman & Wakefield's National Industrial Advisory Group has been retained as exclusive advisor for the sale of **The Gateway Commerce Center** (the "Property") located at 3050 Gateway Commerce Center Drive in Edwardsville, IL.

Spanning 717,250 square feet in the Metro East submarket of St. Louis, the subject facility is 100% leased to an investment-grade tenant with 5.0 years of term remaining and 2.5% annual escalations. The tenant has occupied this modern facility since construction completion in 2016 and uses the Property as a fulfillment center.

This offering represents the opportunity to acquire an institutional-quality Class-A cross-dock configured building with heavy power access (10,000 amps) in a well-established business park.



Property Snapshot



Property Size:
717,250 SF



% Leased:
100%



Tenant:
Investment-Grade



S&P Credit Rating:
AA



Remaining Lease Term:
5.0 Years



Annual Escalations:
2.5%

Property Summary

Gateway Commerce Center

PROPERTY SUMMARY

| | |
|---------------------------|---|
| Address | 3050 Gateway Commerce Center Drive, Edwardsville, IL |
| Market / Submarket | St. Louis / Metro East |
| Square Feet | 717,250 SF |
| Year Built | 2016 |
| Clear Height | 36' |
| Office % | 4.5% |

TENANCY OVERVIEW

| | |
|--|------------------|
| % Leased | 100% |
| Tenant | Investment-Grade |
| Remaining Term (as of 9/1/26) | 5.0 Years |
| Market \$/SF/Yr | \$4.50 Net |




**Investment-Grade Tenant
(S&P: AA)**


**10,000
AMPS**


**Significant
Tenant Investment**


**Premier St. Louis
Business Park Location**


**High-Quality
Asset**



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