

North Riverfront Commerce Corridor

Carrie Avenue Industrial Park | Building 2



St. Louis, MO

Flex/ Light Industrial/ Manufacturing



Tax Abated New Construction

Project overview

Rail served, light industrial/manufacturing/distribution site. Land purchase or build-to-suit opportunity along with a 15-year real estate tax abatement. Located adjacent to the new Central States Thermo King – St. Louis facility on the I-70 corridor.

Possible building sizes: ±35,000 - 200,000 SF

Tax abatement: 15-year real estate tax abatement in place

Possible uses: Rail-served requirements, manufacturing, distribution, cold storage, vehicle service w/ outdoor storage

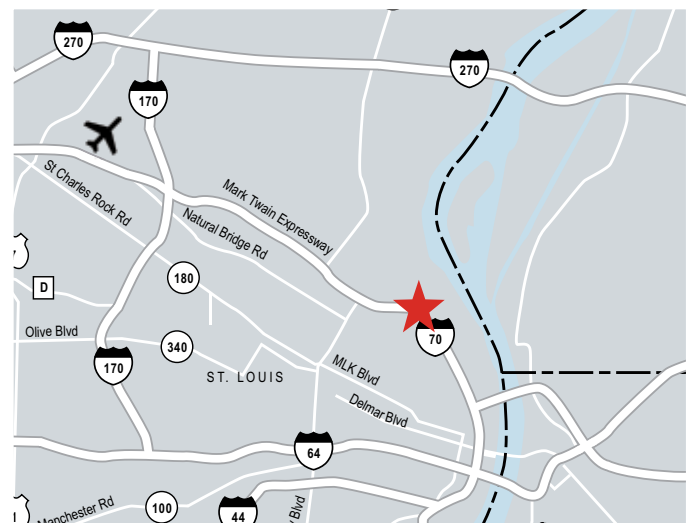
Rail service: Terminal Railroad

Trailer storage: Permitted

Outside storage: Permitted

BTS pricing: Call broker for proposal

Land pricing: Call broker for proposal



Pat Reilly

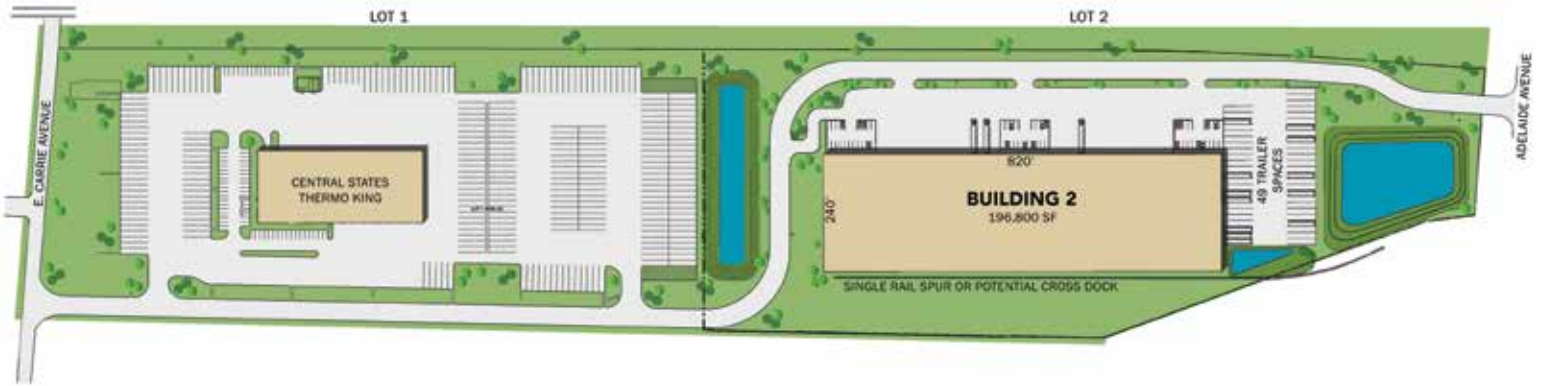
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Conceptual site plan



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