

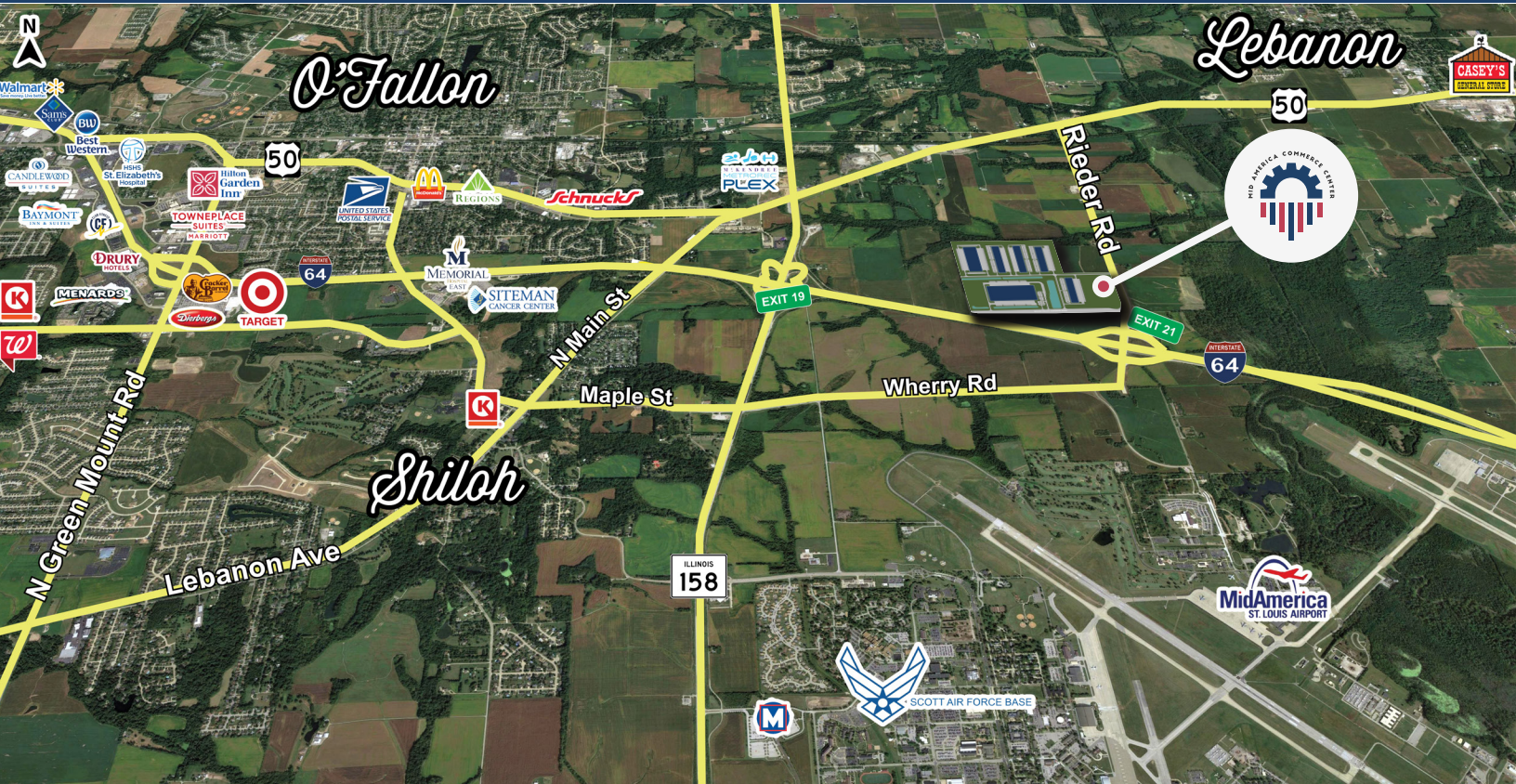


PHASE 1 MASTER PLANNED INDUSTRIAL PARK

LAND AVAILABLE FOR SALE

**BUILDINGS FOR LEASE OR BTS FROM
25,000 - 1,000,000 SF+**
10 YEAR TAX ABATEMENT

8971 SHILOH VALLEY ROAD, O'FALLON, IL



DEVELOPED BY TRISTAR, DEVELOPER OF THE 2300 ACRE GATEWAY COMMERCE CENTER

**FOR MORE
INFORMATION,
PLEASE
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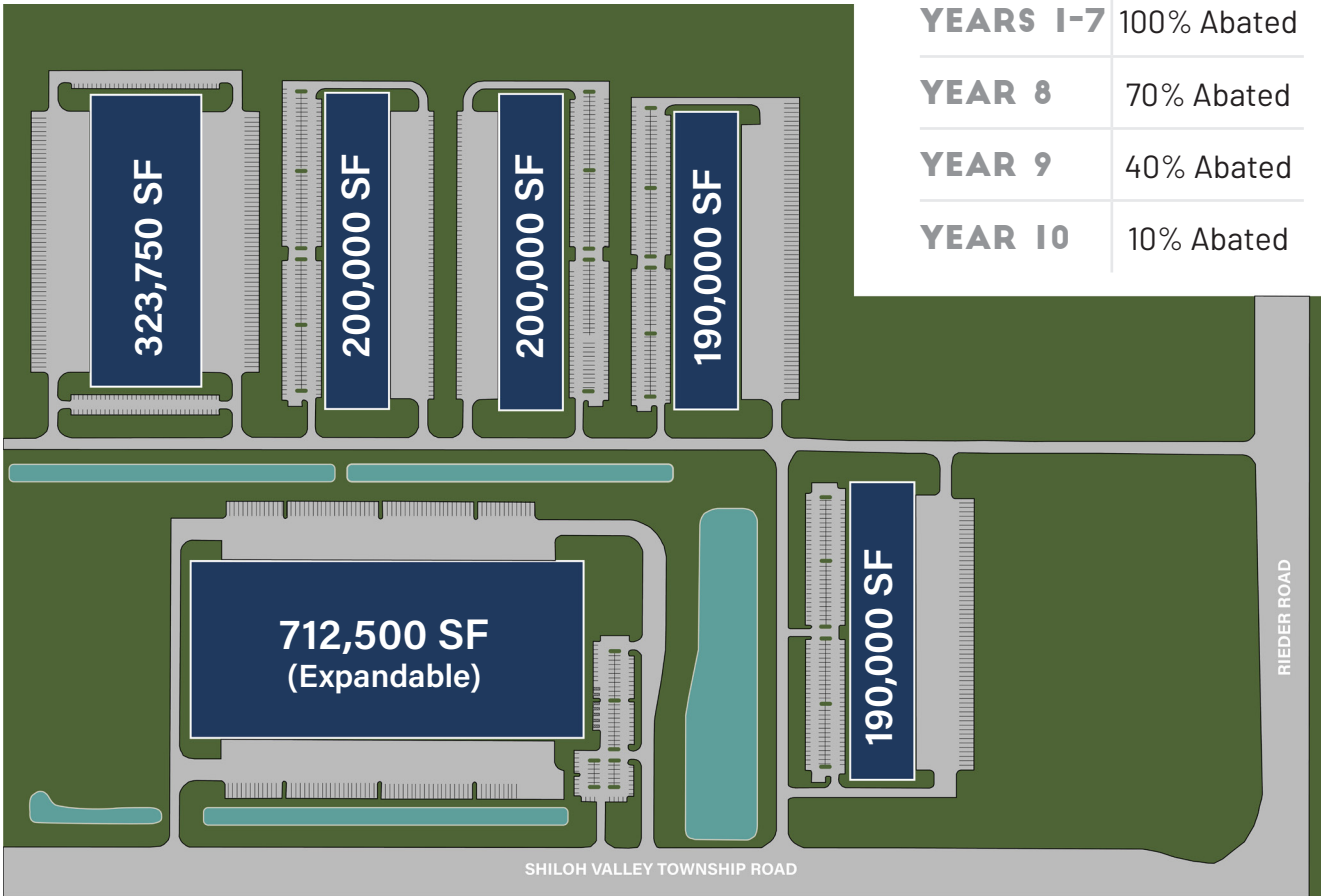


**TRISTARSM
COMPANIES**



10 YEAR TAX ABATEMENT ON IMPROVED PROPERTY STARTING ON SUBSTANTIAL COMPLETION OF EACH BUILDING.

YEARS 1-7	100% Abated
YEAR 8	70% Abated
YEAR 9	40% Abated
YEAR 10	10% Abated



Located at the intersection of Rieder Road and Shiloh Valley Road, with a full diamond interchange that provides convenient access to and from I-64



Class A concrete tilt-up industrial buildings with generous tenant improvement packages



Flexible design built to attract distribution, manufacturing and service-related tenants



Not in a flood plain or flood zone. No levee protection required.



Over 4,258 transportation and warehouse workers living within a 30 minute drive of the location



Adjacent to the site is Scott Air Force Base, with a total working force of 12,900 personnel. The base is home to the Air Mobility Command (AMC), which provides logistical support to the armed forces.



Shiloh/Scott Metro Link Station – 4 Miles located at Scott Air Force Base



Downtown St. Louis – 20 minutes



Interstate exposure from I-64 with 38,000 ADT

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