

# DEVELOPMENT READY

# RAIL

# LAND SITES

The St. Louis Region has 16 locations with 20 sites over 20 acres and rail potential ready for development. These sites can handle heavy industry and are ideal for end-users ready to take advantage of the strong rail infrastructure in the bi-state area.

## What does unparalleled rail service mean for the St. Louis region?

- It means service to all corners of the country without interchange.
- It means access to six fully-functioning rail terminals and six Class I railroads.
- It means cooperative and local carrier ownership of key rail routes.
- It means industrial growth strengthened by intermodal capacity and proximity to suppliers.

It means **ONE LOCATION.**  
**GLOBAL ACCESS.**



# INTERSTATE COMMERCE CENTER

2133 Gilmore Ln  
Wentzville, MO 63385

93 Acres

## PROPERTY DETAILS:

- 93-Acre Site
- Lots Available for Build-To-Suits, Sale or Development
- Build-To-Suits for up to 1,000,000 square feet
- Immediate ingress and egress highway access off I-70
- Outdoor storage permitted

- Planned zoning for Light or Heavy Industrial (currently zoned Agricultural)

- Marketed by Colliers

## RAIL DETAILS:

- Rail service potential through Norfolk Southern
- Concept plan for rail access available

## AREA MAP



# CARRIE AVENUE INDUSTRIAL PARK

460 E Carrie Ave  
St. Louis, MO 63147

20 Acres

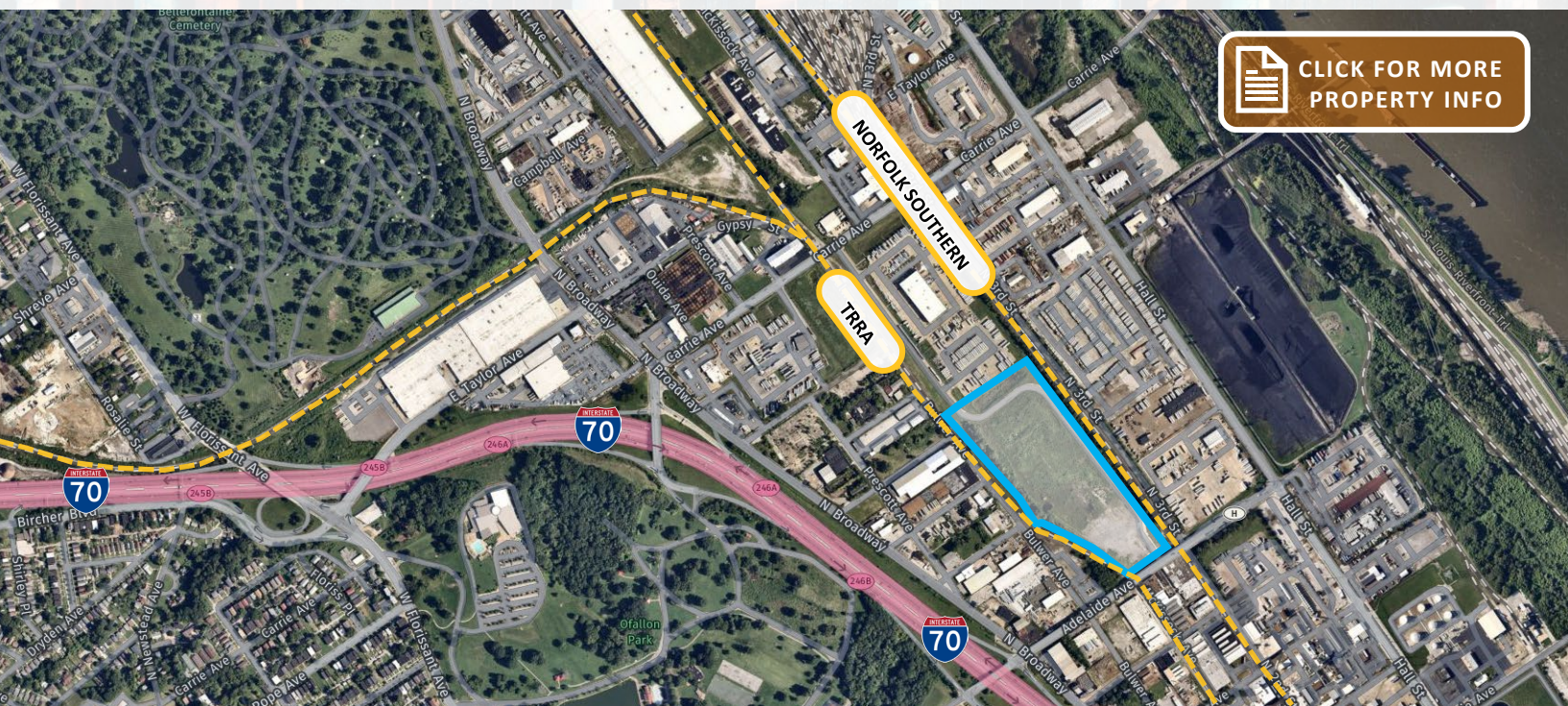
## PROPERTY DETAILS:

- 20-Acre Site
- Build-To-Suits for up to 265,000 square feet
- Shovel-ready site
- Easy access to Interstate I-70, Hall Street, and North Broadway
- Outdoor and trailer storage permitted
- 15-Year real estate tax abatement
- Marketed by Colliers International

## RAIL DETAILS:

- Rail service potential through Norfolk Southern

## AREA MAP



# RIVER CITY BUSINESS PARK III

## 230 Carondelet Commons Blvd

### St. Louis, MO 63111

# 42 Acres

## PROPERTY DETAILS:

- 42-Acre Site
- Up to 585,000-SF Building
- Proximity to both rail and Mississippi River
- Located near River City Blvd with quick access to Interstate I-55
- Shovel-Ready Site

- Tax-abated industrial park
- Marketed by Colliers International

## RAIL DETAILS:

- Rail service potential through Union Pacific Railroad

## AREA MAP



# BNSF SITE – FENTON

## 2081 Fenton Logistics Pk Blvd

### Fenton, MO 63026

# 105 Acres

## PROPERTY DETAILS:

- 105-Acre Site
- Site owner is Class I Rail operator BNSF, looking for long-term, high-volume rail user
- Additional site work needed to get to shovel-ready status
- North of the fully built-out Fenton Logistics Park

## RAIL DETAILS:

- Rail service potential from BNSF
- Conceptual plan can be created based on the following: commodities, railcars, volumes, load/unload processes, and building size requirements

## AREA MAP



# KASKASKIA REGIONAL PORT DISTRICT (KRPD 2) Red Bud, IL 62278

## 43.7 Acres

### PROPERTY DETAILS:

- 20-Acre – 23.7-Acre Sites (43.7 Acres Total)
- KRPD 2 provides access to river, road, and rail at affordable rates
- Additional site work needed to get to shovel-ready status
- Located along Highway 154 within an Enterprise Zone

### RAIL DETAILS:

- KRPD 2 is connected to rail served by Canadian National
- This facility is operated and serviced by Southern Illinois Transfer Company
- Concept plan for proposed north and south rail yards available

### AREA MAP



# TRRA – METRO EAST LAND

## Route 3

### Venice (62090) & East St. Louis (62201), IL

# 195 Acres

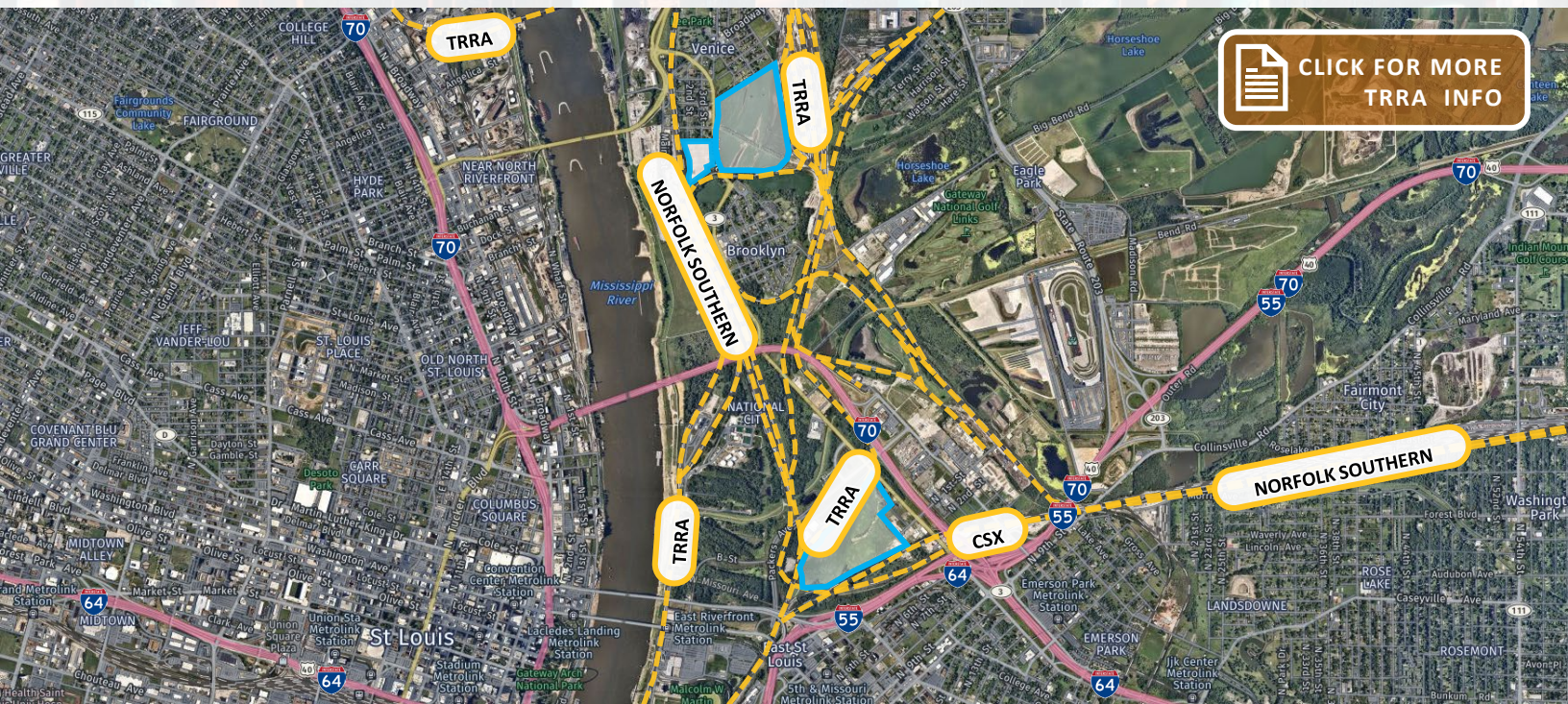
## PROPERTY DETAILS:

- 15-Acre – 90-Acre Sites (195 Acres Total)
- Land sites are owned by the Terminal Railroad Association (TRRA) of St. Louis
- Located along Route 3 and adjacent to Interstates I-55, I-70, and I-64
- NEPA and survey work completed; additional site work needed to get to shovel-ready status

## RAIL DETAILS:

- Rail service potential through TRRA or Norfolk Southern
- Conceptual rail plans can be requested

## AREA MAP





# AMERICA'S CENTRAL PORT Madison Harbor Site Granite City, IL 62040

## 24 Acres

### PROPERTY DETAILS:

- 24-Acre Site
- Suited for a multi-modal user with access to both rail and Madison Harbor
- Located along Route 3
- Full utilities available at site with shovel-ready conditions

- Located in a FTZ area and existing TIF District

### RAIL DETAILS:

- Rail serviced by TRRA
- Access to six Class-I railroads through TRRA
- Port Harbor Railroad operates the facility

### AREA MAP



# ROUTE 3 INDUSTRIAL I-270 & IL-Rte 3 Granite City, IL 62040

## 715 Acres

### PROPERTY DETAILS:

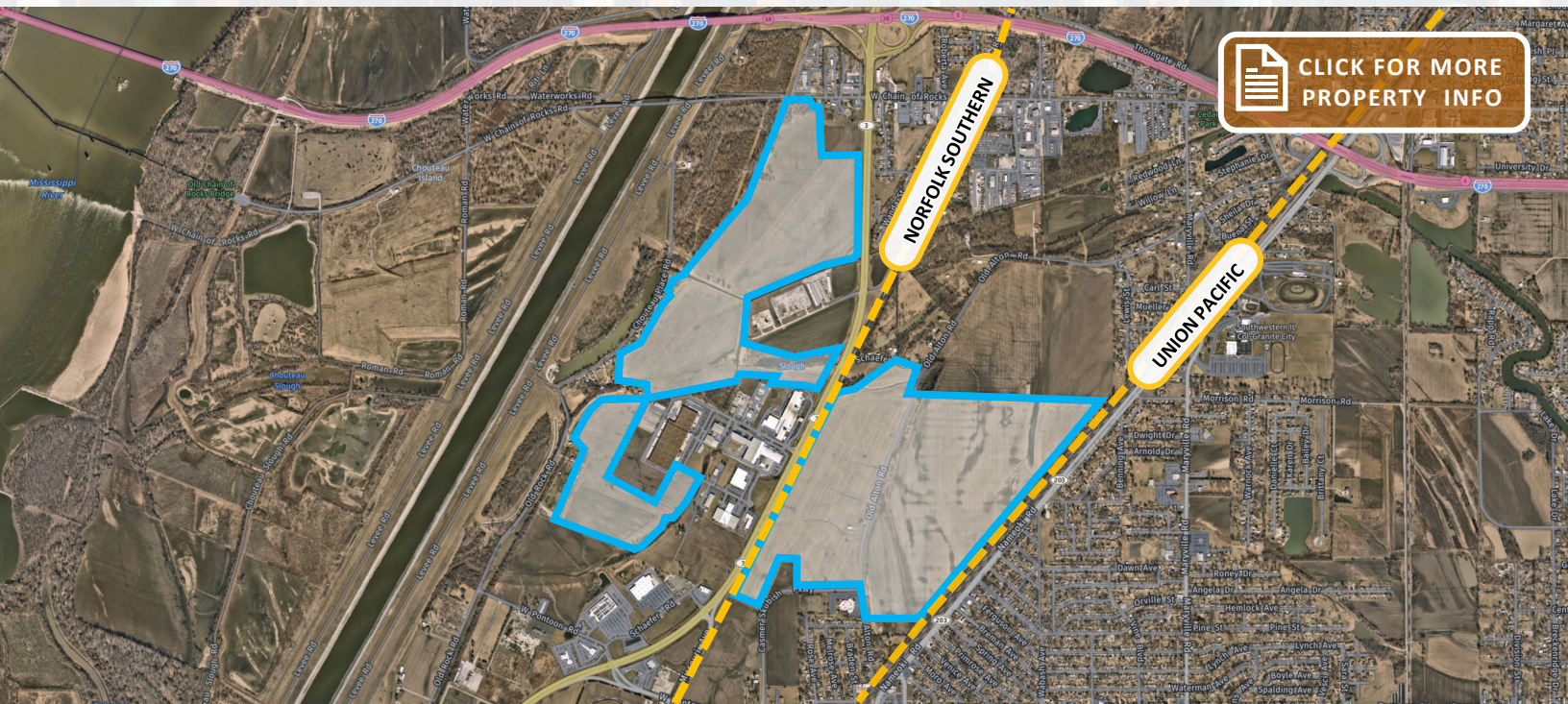
- 73-Acre – 392-Acre Sites (715 Acres Total)
- Building potential up to +1,000,000 SF
- Located along Route 3
- Utilities available at or near site
- Levee protected

- TIF, Enterprise Zone and Foreign Trade Zone incentives available
- Marketed by JLL

### RAIL DETAILS:

- Rail service potential via Norfolk Southern & Union Pacific (East Site)
- East Site is ±392 Acres

### AREA MAP



# LAKEVIEW COMMERCE CENTER

Lot 6 and Lot 9  
Edwardsville, IL 62048

123 Acres

## PROPERTY DETAILS:

- 60.6-Acre – 62.4-Acre Sites (123 Acres Total)
- Building potential from 600,000 SF to +1,000,000 SF
- Located at IL Highway 111 and New Poag Rd and at the intersection of Interstates I-270 and I-255
- Shovel-Ready Site within a fully leased industrial park

- Located in an Enterprise Zone and a TIF District

## RAIL DETAILS:

- Rail service potential through Union Pacific
- Conceptual rail site plans available

## AREA MAP



# GATEWAY PANATTONI

## Gateway Commerce Center Dr Edwardsville, IL 62025

### 240 Acres

#### PROPERTY DETAILS:

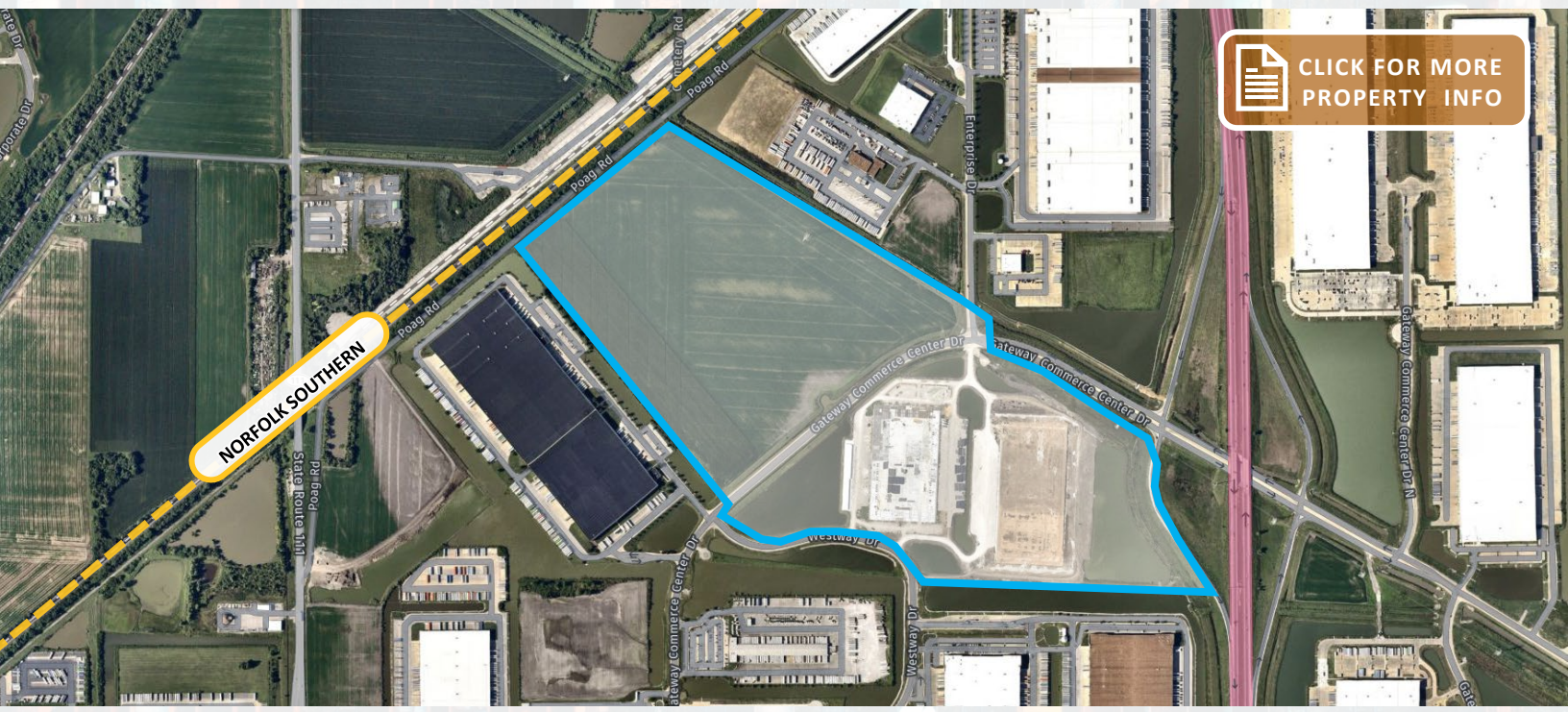
- 240-Acre Site
- Buildings options from 376,000 SF to more than +1,300,000 SF
- Shovel-Ready Site located in Gateway Commerce Center
- Located at IL Highway 111 and the interchange for interstates I-255 and I-270

- 10-year tax abatement available

#### RAIL DETAILS:

- Rail service potential through Norfolk Southern
- Conceptual rail site plans available

#### AREA MAP



# MID-AMERICA INTERNATIONAL GATEWAY

Jerseyville, IL 62052

1,600 Acres

## PROPERTY DETAILS:

- +1,600-Acre Site
- Site is certified in the Illinois Super Site program
- Utilities are at site
- Located at US Highway 67 with a 4-lane expansion planned
- Shovel-Ready Site

- Part of newly formed Enterprise Zone and TIF District

## RAIL DETAILS:

- Rail service potential through Kansas City Southern
- Kansas City Southern Premier Site

## AREA MAP



# JOHN W. KELSEY BUSINESS AND TECHNOLOGY PARK

## Greenville, IL 62246

### 439 Acres

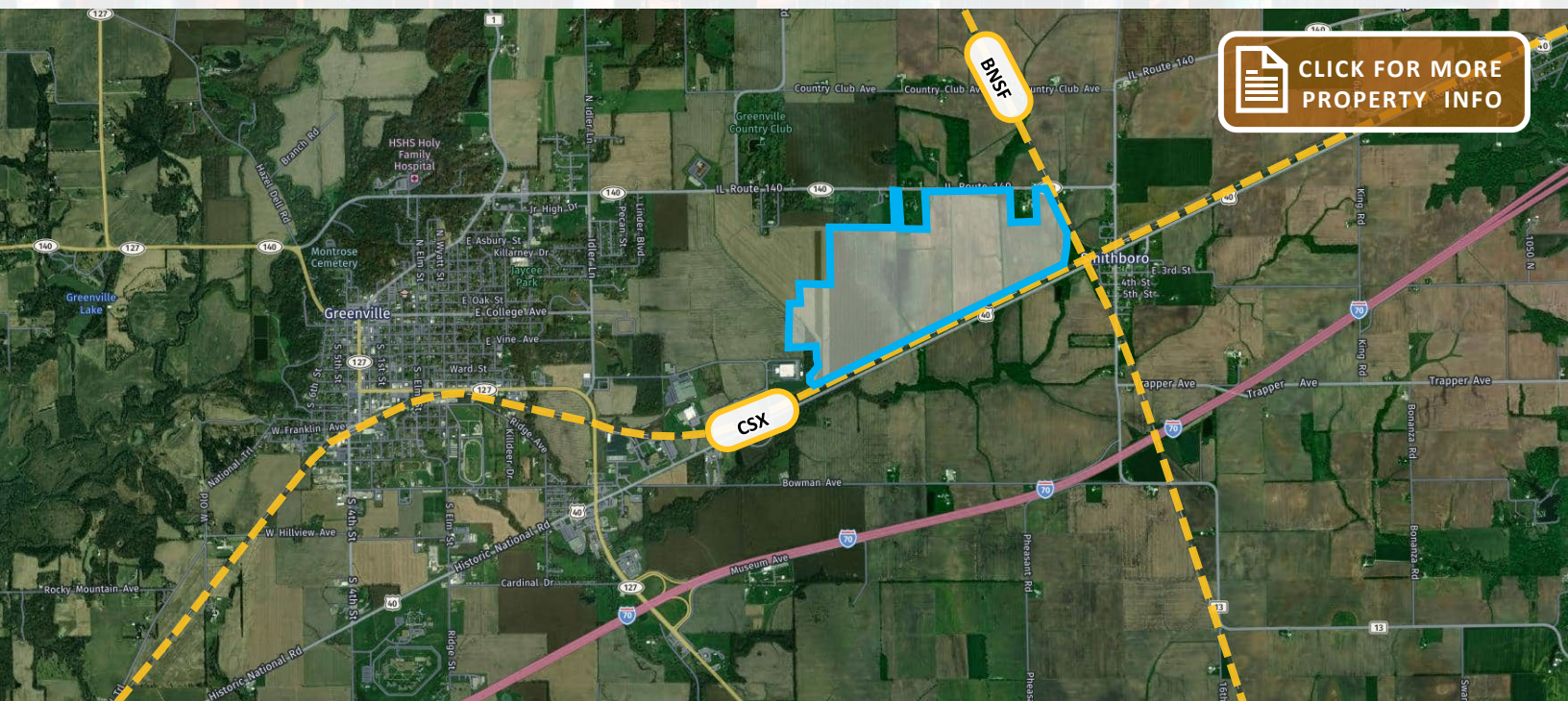
#### PROPERTY DETAILS:

- 439-Acre Site
- Utilities are at site
- Located at Interstate I-70 and at IL Route 40, Route 140, and Route 127
- Shovel-Ready Site
- Located in an Enterprise Zone and a TIF District

#### RAIL DETAILS:

- Rail service potential through BNSF and CSX
- CSX Select Site
- BNSF Certified Site

#### AREA MAP



# HERCULANEUM PORT SITE

881 Main St  
Herculaneum, MO 63048

## 300 ACRES

### PROPERTY DETAILS:

- 300-Acre Site with a 200-Acre adjacent buffer to the west and south
- Former manufacturing site with two miles of frontage along the Mississippi River
  - Doe Run previously operated smelter on-site
  - Brownfields Voluntary Cleanup remediation underway with planned completion in 2024

- Located less than two miles from I-55
- Existing port with two docks
- Site surveys, grading plan, and infrastructure engineering complete

### RAIL DETAILS:

- More than 30,000 linear feet of Class I rail operated by Union Pacific Railroad

### AREA MAP



# Granite City Buildings & Land

## 122 & 204-208 East Chain of Rocks Road

### Granite City, IL 62040

# 31.82 ACRES

### PROPERTY DETAILS:

- 2 Parcels - 31.82 Acres
- Parcel 1 - 8.93 Acres
  - Bldg. 1: 14,700 SF covered storage
  - Bldg. 2: 6,300 SF office
- Parcel 2 - 22.89 Acres
  - Bldg. 3: 12,050 SF covered storage
  - Bldg. 4: 41,400 SF

warehouse, including some office space

- Bldg.5: 12,000 SF warehouse
- Excellent access to Interstate 270 with 51,800 vehicles per day
- Marketed by Avison Young

### RAIL DETAILS:

- Existing rail spur serviced by Alton & Southern Railway Co.

### AREA MAP





# ADMIRAL PARKWAY Dupo Development Dupo, IL 62239

## 1,000 Acres

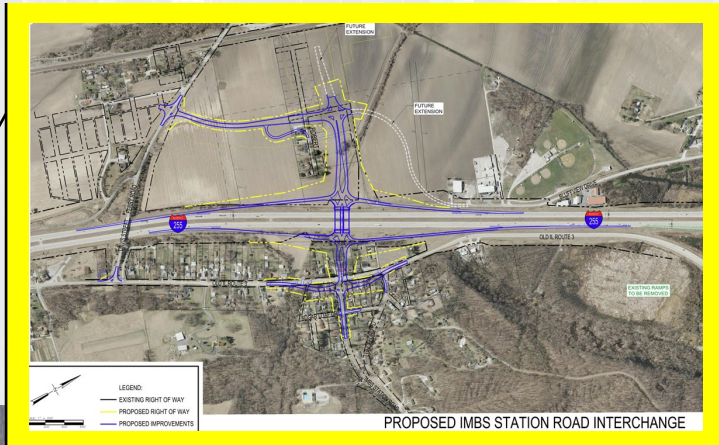
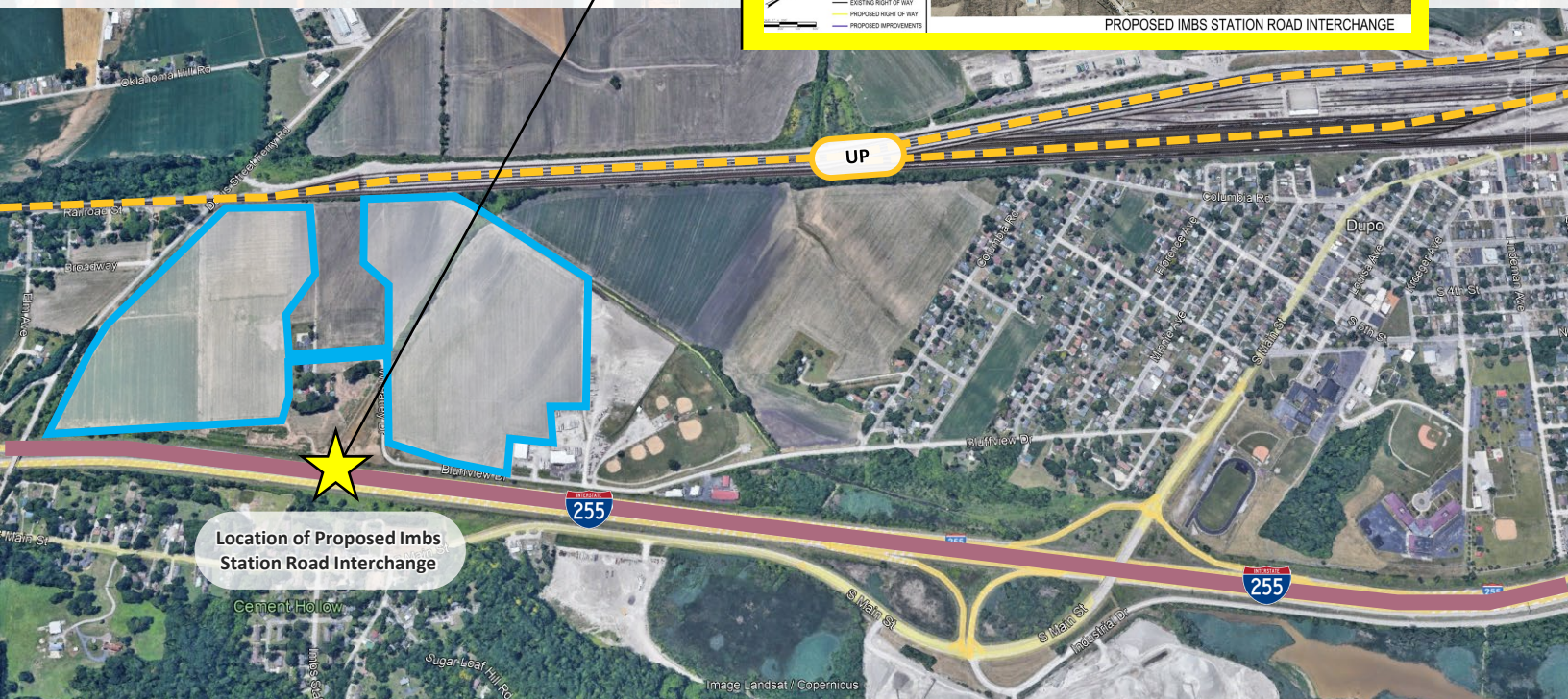
### PROPERTY DETAILS:

- 1,000-Acre Site
- Located in an Enterprise Zone and a TIF District
- Located adjacent to I-255; easy access to I-255 upon completion of new interchange

### RAIL DETAILS:

- Rail service potential through Union Pacific
- Conceptual plans can be requested

### AREA MAP



# FOREST BLVD SITE

## Forest Blvd

### East Saint Louis, IL 62204

# 125 ACRES

## PROPERTY DETAILS:

- 3 Parcels – 125 Acres
  - Parcel 1 – 54.30 Acres
  - Parcel 2 – 54.93 Acres
  - Parcel 3 – 15.85 Acres
- Access:
  - 1 Mile east of IL Route 111
  - 2 Miles west of I-255
  - 3.5 Miles North of I-64
  - 3.7 Miles South of I-55

- Located in an Enterprise Zone and a TIF District
- Owned and marketed by Alton & Southern Railway

## RAIL DETAILS:

- Rail service potential through Alton & Southern Railway Co.
- Conceptual rail plans can be requested

## AREA MAP



# DEVELOPMENT READY

# RAIL

# LAND SITES

To learn more about industrial development opportunities in the St. Louis Bi-State region and how the region is poised for further expansion, please contact:

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# ONE LOCATION. GLOBAL ACCESS.