

# AVAILABLE FOR SUBLEASE AT A BELOW MARKET RATE

22 Gateway Commerce Center Dr, Ste 104, Edwardsville, IL 62025

Up to 30,000 SF Available on a 1-3 Year Term



Rare Outdoor Storage Opportunity

Call 312-212-0933 Now for More Information



**CAMERON WHEELER**

Director of Midwest Operations

D: 312-229-0453

E: Cam@Nationwide-RE.com

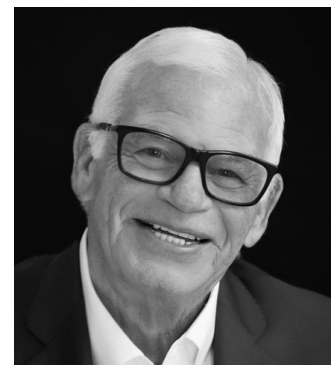


**JIM SIEGEL, SIOR**

President & CEO

D: 312-212-0930

E: Jim@Nationwide-RE.com



**PERRY RUDA, SIOR**

Senior Advisor, Founder & Chairman, Emeritus

D: 312-212-0239

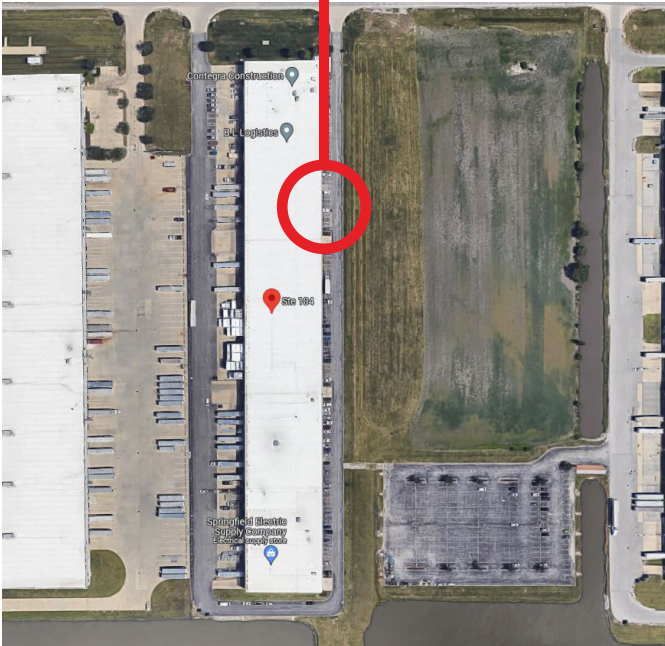
E: Perry@Nationwide-RE.com

# AVAILABLE FOR SUBLEASE AT A BELOW MARKET RATE

22 Gateway Commerce Center Dr, Ste 104, Edwardsville, IL 62025

Up to 30,000 SF Available on a 1-3 year term

## BUILDING SPECIFICATIONS



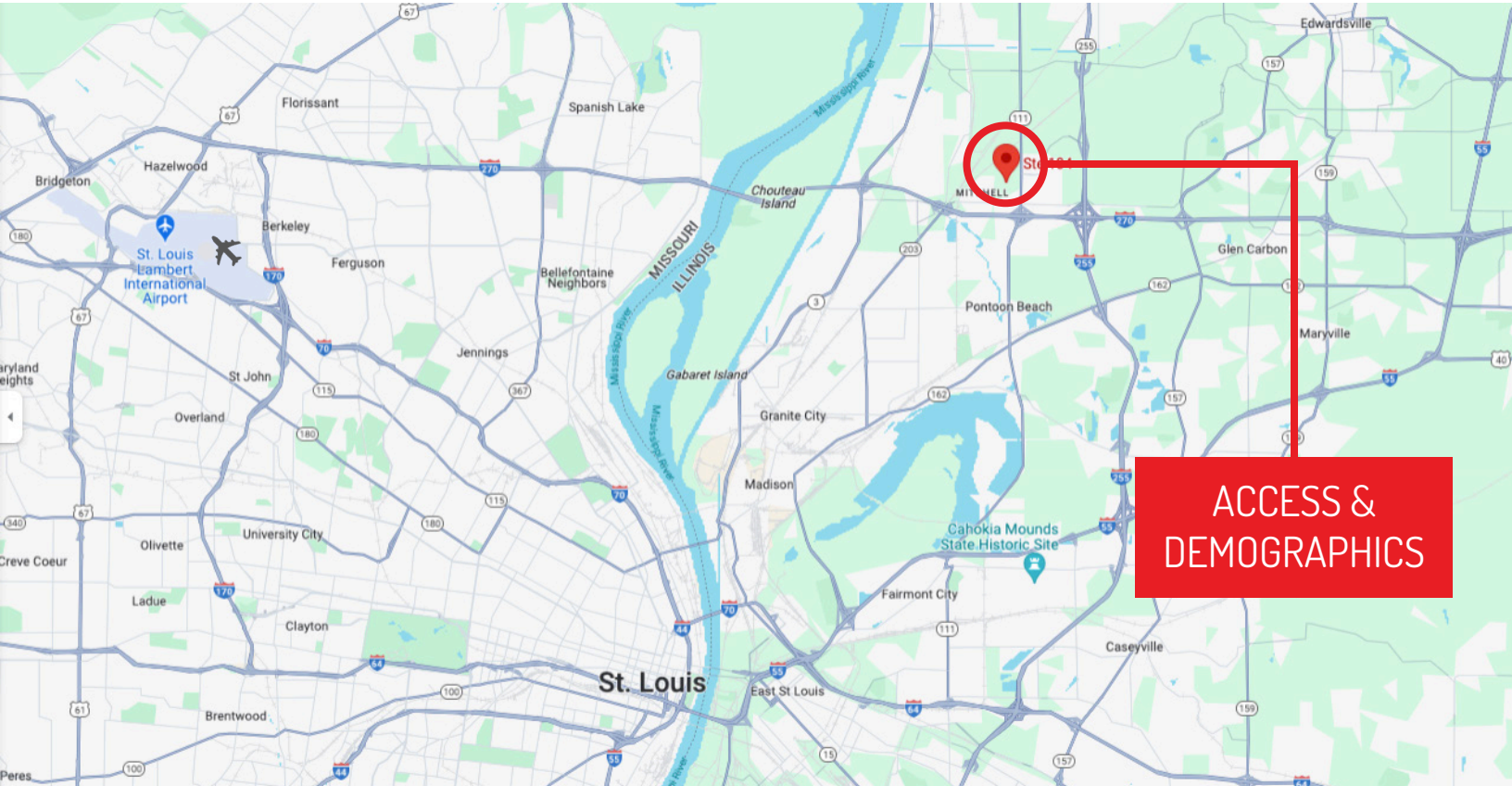
- Asking Rate of \$6.24 PSF NNN
- TICAM of \$2.59 PSF
- Up to 30,000 SF Available
- 28' Clear Ceiling Height
- 50' x 50' Column Spacing
- Advanced ESFR Sprinkler System
- Oversized (20' x 20') Drive-in doors
- Heavy 200a/480v 3p Power
- Rare Outdoor Storage Opportunity



# AVAILABLE FOR SUBLEASE AT A BELOW MARKET RATE

22 Gateway Commerce Center Dr, Ste 104, Edwardsville, IL 62025

Up to 30,000 SF Available on a 1-3 year term



- 22 Miles to St. Louis Lambert International Airport
- Excellent access to I-270 and I-255
- 16 Miles from Downtown St. Louis
- Average Household Income of \$77,214 within a 10-mile radius