

DEVELOPMENT READY

RAIL

LAND SITES

The St. Louis Region has 20 locations with 25 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)

RAIL DETAILS:

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

UTILITY DETAILS:

- Gas: Ameren Missouri
- Electricity: Ameren Missouri
- Wastewater: City of Wentzville
- Water: PWSD #2 St. Charles County



CARRIE AVENUE INDUSTRIAL PARK

460 E Carrie Ave
St. Louis, MO 63147

20 Acres

PROPERTY DETAILS:

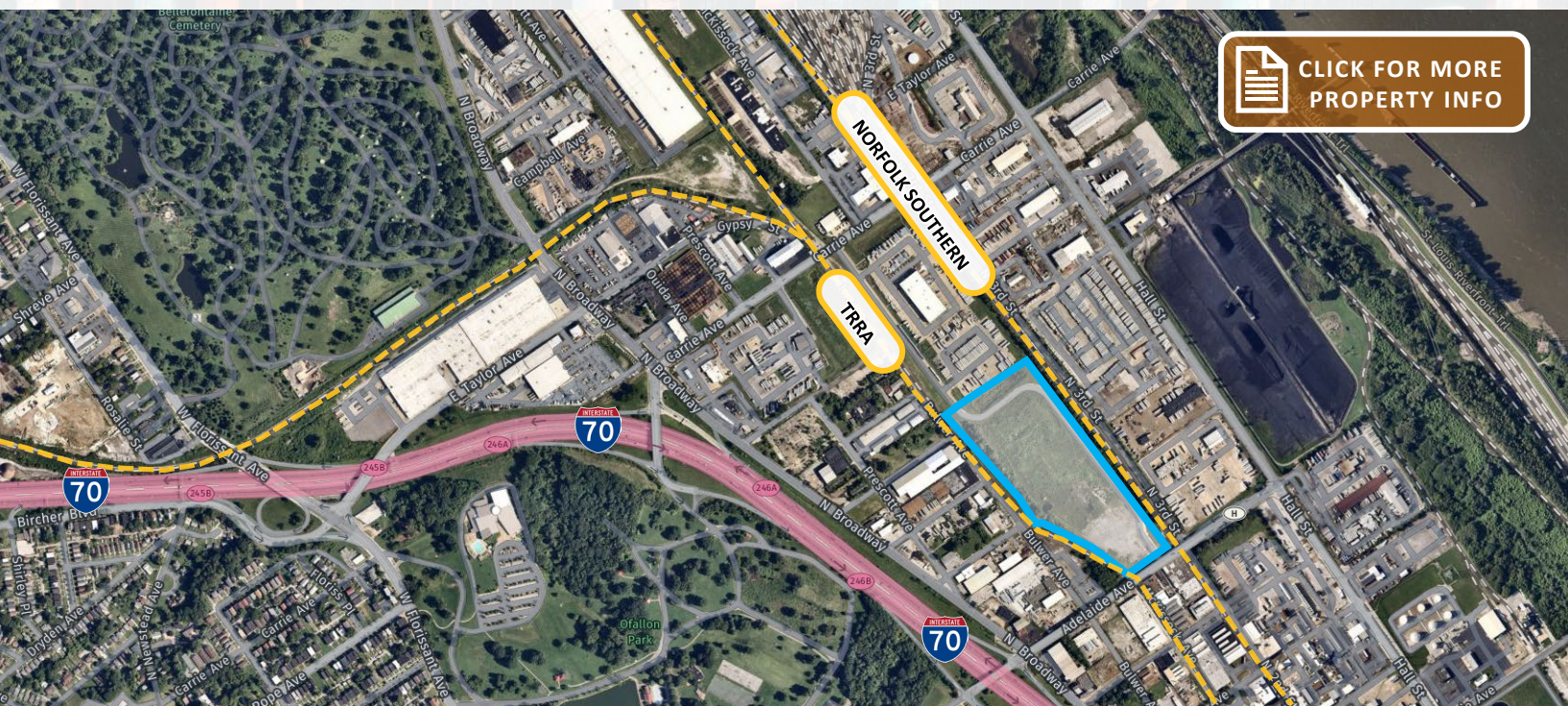
- 20-Acre Site
- Build-To-Suits for up to 265,000 square feet
- Shovel-ready site
- Easy access to Interstate I-70, Hall Street, and North Broadway
- Outdoor and trailer storage permitted
- 15-Year real estate tax abatement

RAIL DETAILS:

- Rail service potential through Norfolk Southern

UTILITY DETAILS:

- Gas: Spire Missouri, Inc
- Electricity: Ameren Missouri
- Wastewater: St. Louis MSD
- Water: St. Louis City Water Division



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

RAIL DETAILS:

- Rail service potential through Union Pacific Railroad

UTILITY DETAILS:

- Gas: Spire Missouri, Inc
- Electricity: Ameren Missouri
- Wastewater: St. Louis MSD
- Water: St. Louis City Water Division



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

UTILITY DETAILS:

- Gas: Spire Missouri, Inc
- Electricity: Ameren Missouri
- Wastewater: Northeast Public Sewer District
- Water: Missouri-American Water



KASKASKIA REGIONAL PORT DISTRICT (KRPD 2) Fayetteville, IL 62258

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

UTILITY DETAILS:

- Gas: City of Red Bud
- Electricity: Electric System of the City of Red Bud
- Wastewater: City of Red Bud Sanitary System
- Water: City of Red bud



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

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

UTILITY DETAILS:

- Gas: Southwestern Electric Cooperative Inc.
- Electricity: Ameren Illinois
- Wastewater: Illinois-American Water & MESD Wastewater Treatment
- Water: Illinois-American Water



ROUTE 3 INDUSTRIAL

I-270 & IL-Rte 3

Granite City, IL 62040

715 Acres

PROPERTY DETAILS:

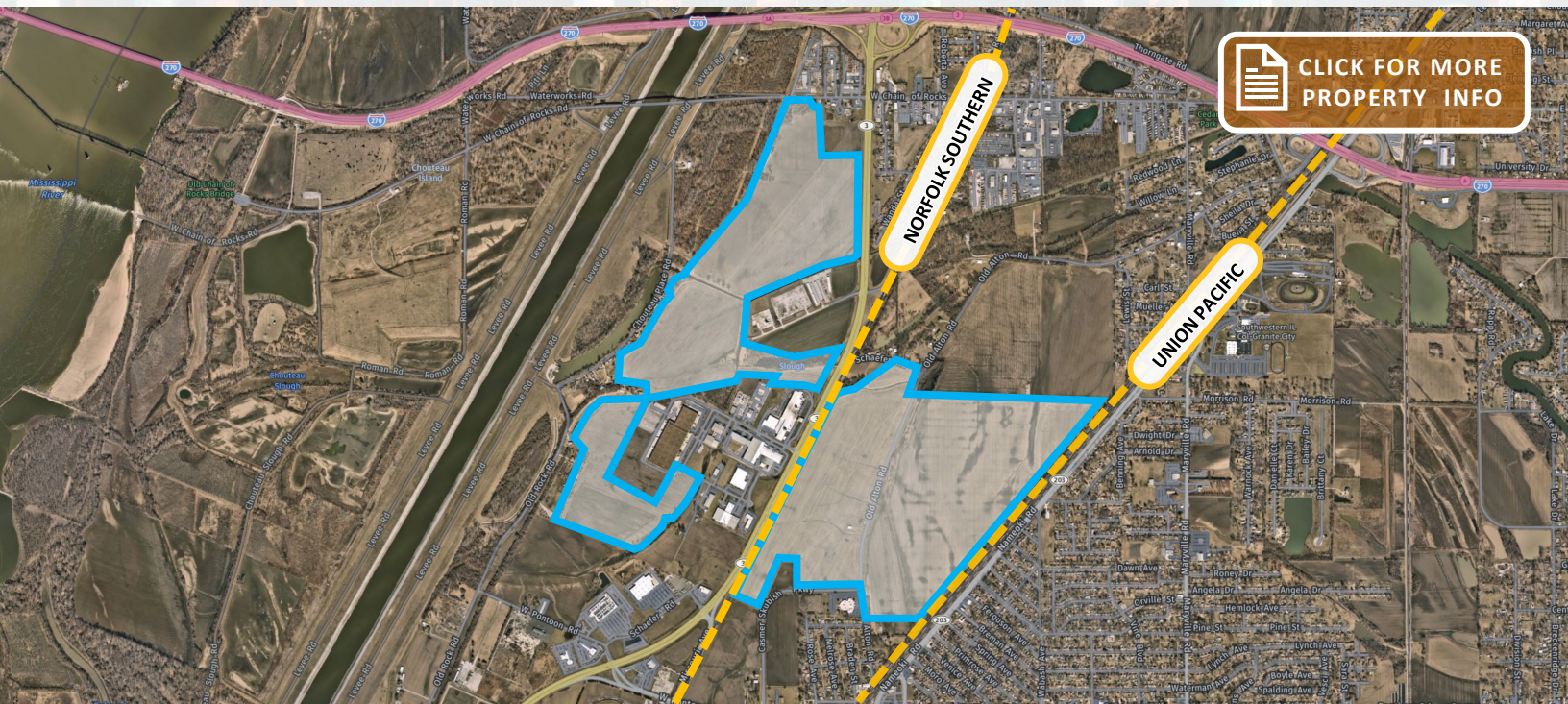
- 73-Acre – 392-Acre Sites (715 Acres Total)
- Building potential up to +1,000,000 SF
- Located along Route 3
- Utilities available at or near site
- Levee protected
- TIF, Enterprise Zone and Foreign Trade Zone incentives available
- Marketed by JLL

RAIL DETAILS:

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

UTILITY DETAILS:

- Gas: Southwestern Electric Cooperative Inc.
- Electricity: Ameren Illinois
- Wastewater: Illinois-American Water & MESD Wastewater Treatment
- Water: Illinois-American Water



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

UTILITY DETAILS:

- Gas: JustEnergy
- Electricity: Ameren Illinois
- Wastewater: City of Edwardsville
- Water: City of Edwardsville



GATEWAY PANATTONI

Gateway Commerce Center Dr Edwardsville, IL 62025

240 Acres

PROPERTY DETAILS:

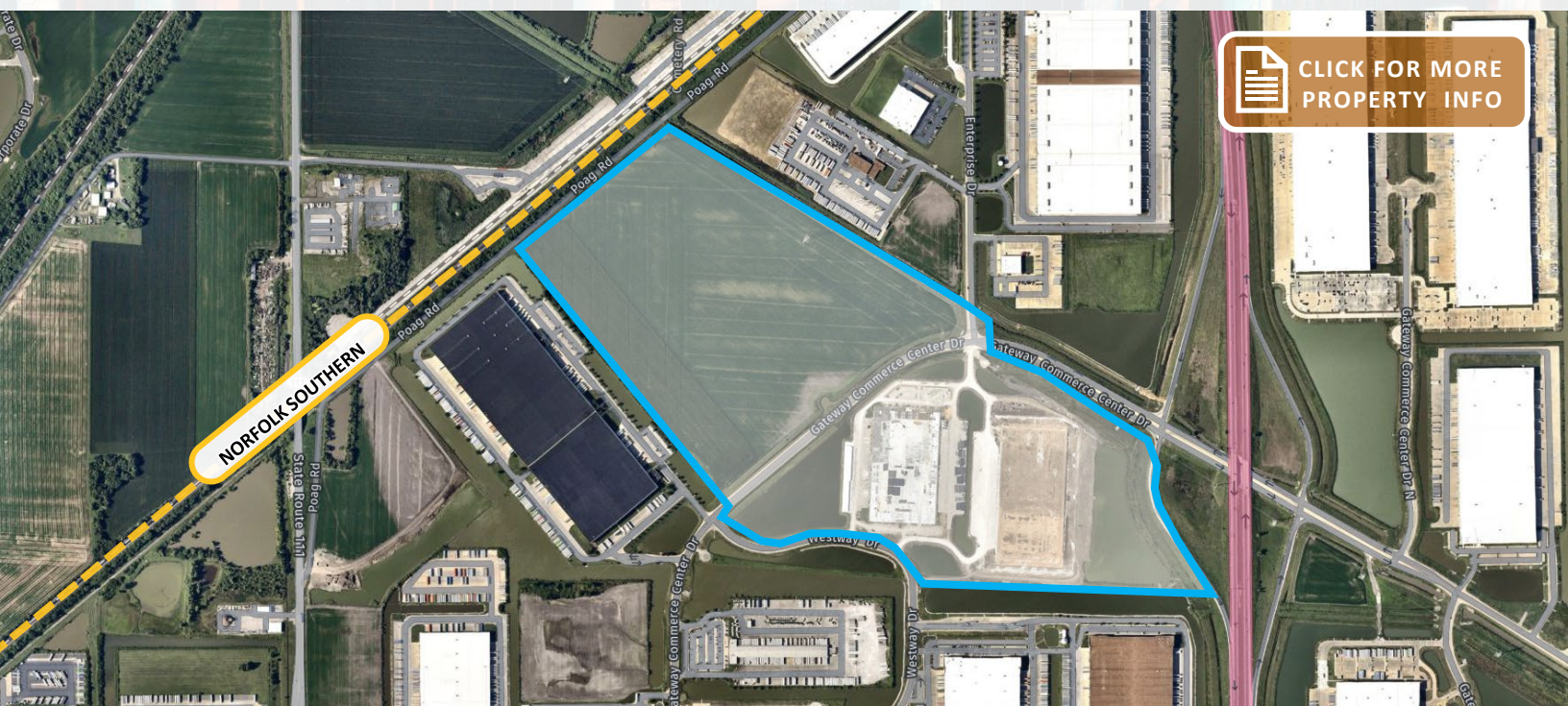
- 240-Acre Site
- Buildings options from 376,000 SF to more than +1,300,000 SF
- Shovel-Ready Site located in Gateway Commerce Center
- Located at IL Highway 111 and the interchange for interstates I-255 and I-270
- 10-year tax abatement available

RAIL DETAILS:

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

UTILITY DETAILS:

- Gas: JustEnergy
- Electricity: Ameren Illinois
- Wastewater: City of Edwardsville
- Water: City of Edwardsville



MID-AMERICA INTERNATIONAL GATEWAY

Jerseyville, IL 62052

1,600 Acres

PROPERTY DETAILS:

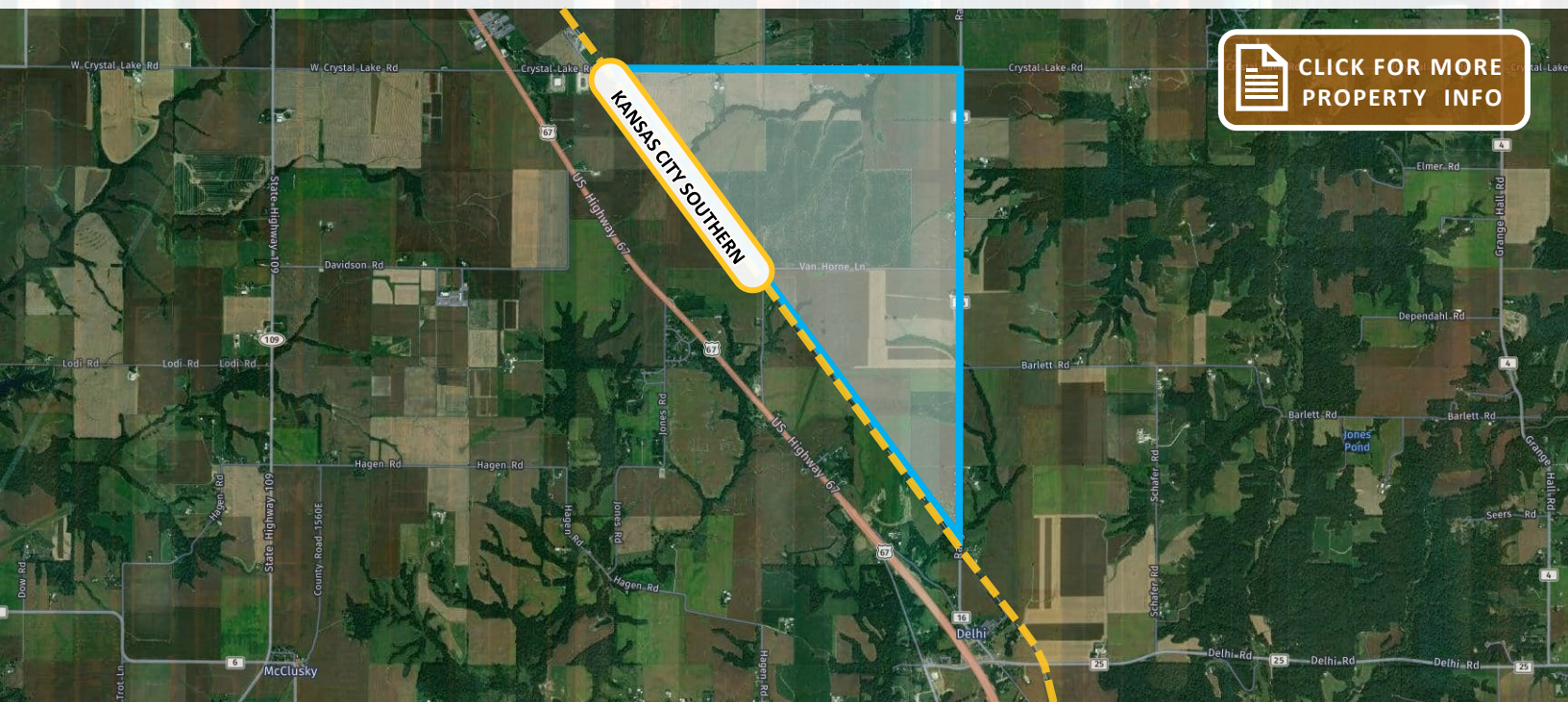
- +1,600-Acre Site
- Site is certified in the Illinois Super Site program
- Utilities are at site
- Located at US Highway 67 with a 4-lane expansion planned
- Shovel-Ready Site
- Part of newly formed Enterprise Zone and TIF District

RAIL DETAILS:

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

UTILITY DETAILS:

- Gas: Ameren Illinois
- Electricity: Ameren Illinois
- Wastewater: Illinois-American Water
- Water: Illinois-American Water



JOHN W. KELSEY BUSINESS AND TECHNOLOGY PARK

Greenville, IL 62246

439 Acres

PROPERTY DETAILS:

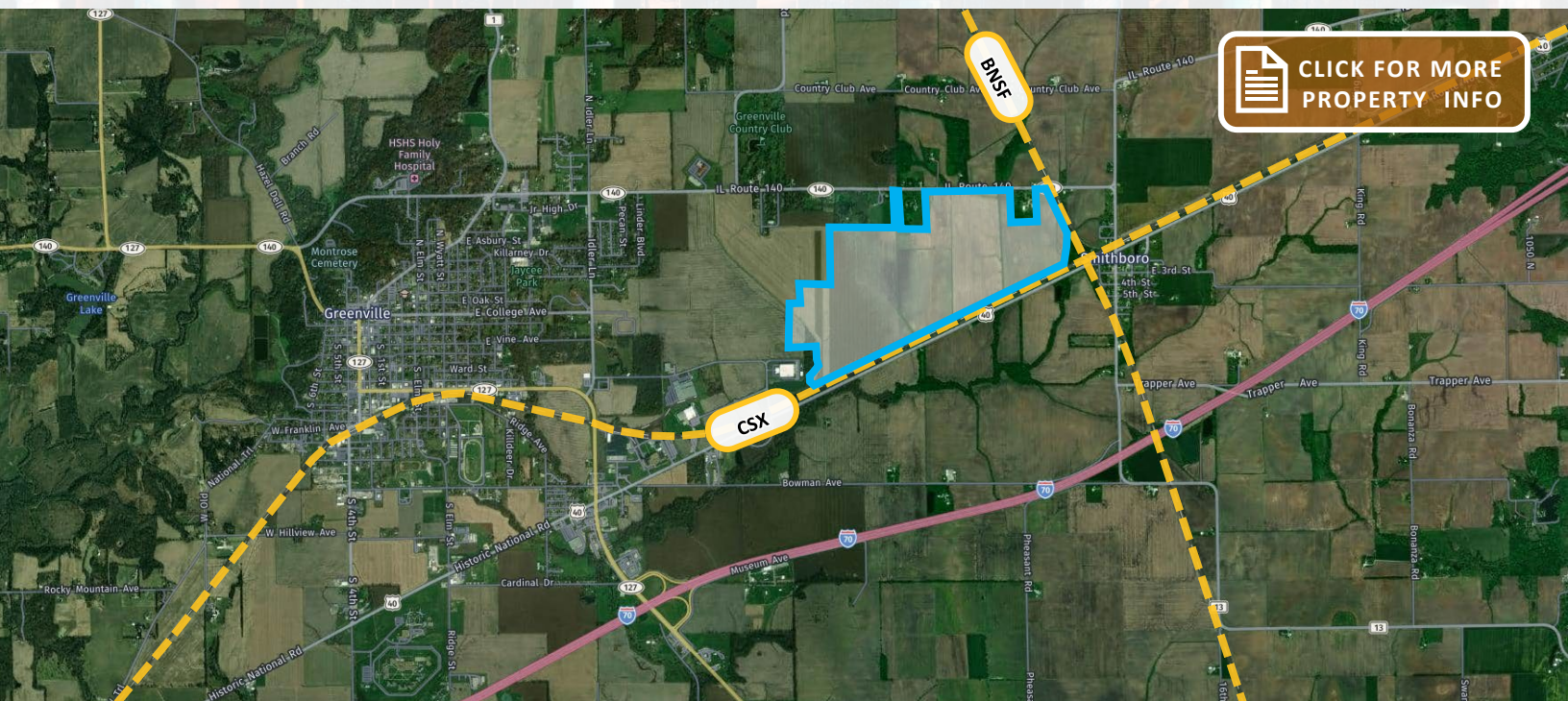
- 439-Acre Site
- Utilities are at site
- Located at Interstate I-70 and at IL Route 40, Route 140, and Route 127
- Shovel-Ready Site
- Located in an Enterprise Zone and a TIF District

RAIL DETAILS:

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

UTILITY DETAILS:

- Gas: JustEnergy
- Electricity: Ameren Illinois
- Wastewater: The City of Greenville Illinois
- Water: The City of Greenville Illinois



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

UTILITY DETAILS:

- Gas: Spire Missouri
- Electricity: Ameren Missouri
- Wastewater: City of Herculaneum
- Water: Jefferson County Water Authority



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.

UTILITY DETAILS:

- Gas: Southwestern Electric Cooperative Inc
- Electricity: Ameren Illinois
- Wastewater: Illinois American Water & MESD Wastewater Treatment
- Water: Illinois-American Water



ADMIRAL PARKWAY Dupo Development Dupo, IL 62239

1,000 Acres

PROPERTY DETAILS:

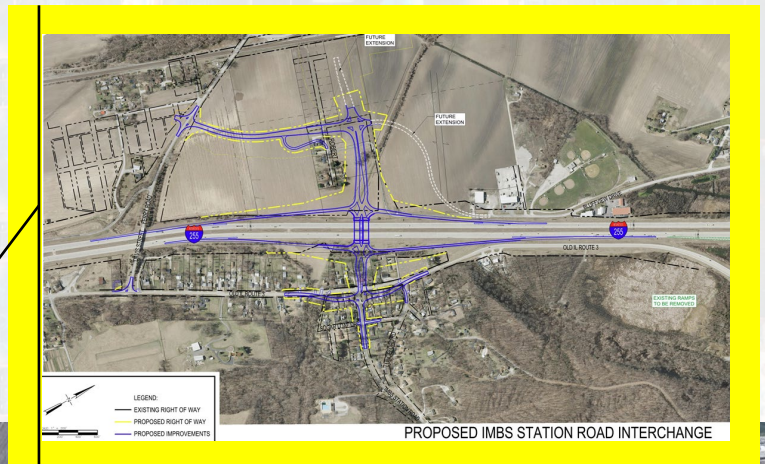
- 1,000-Acre Site
- Located in an Enterprise Zone and a TIF District
- Located adjacent to I-255; easy access to I-255 upon completion of new interchange

UTILITY DETAILS:

- Gas: Municipal
- Electricity: Ameren Illinois
- Wastewater: The Village of Dupo
- Water: The Village of Dupo

RAIL DETAILS:

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



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

UTILITY DETAILS:

- Gas: Ameren Illinois
- Electricity: Ameren Illinois
- Wastewater: St. Louis MSD
- Water: Illinois-American Water



TRRA – METRO EAST LAND

Route 3

Venice, IL 62090 & East St. Louis, IL 62201

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 IL Route 3 and adjacent to Interstates I-55, I-70, & I-64
- NEPA and survey work completed; additional site work needed to obtain shovel-ready status

RAIL DETAILS:

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

UTILITY DETAILS:

- Gas: Ameren Illinois
- Electricity: Ameren Illinois
- Wastewater: Metropolitan St. Louis Sewer District (MSD)
- Water: Illinois-American Water



Wiggins Industrial Lead East St. Louis, IL 62201

45 Acres

PROPERTY DETAILS:

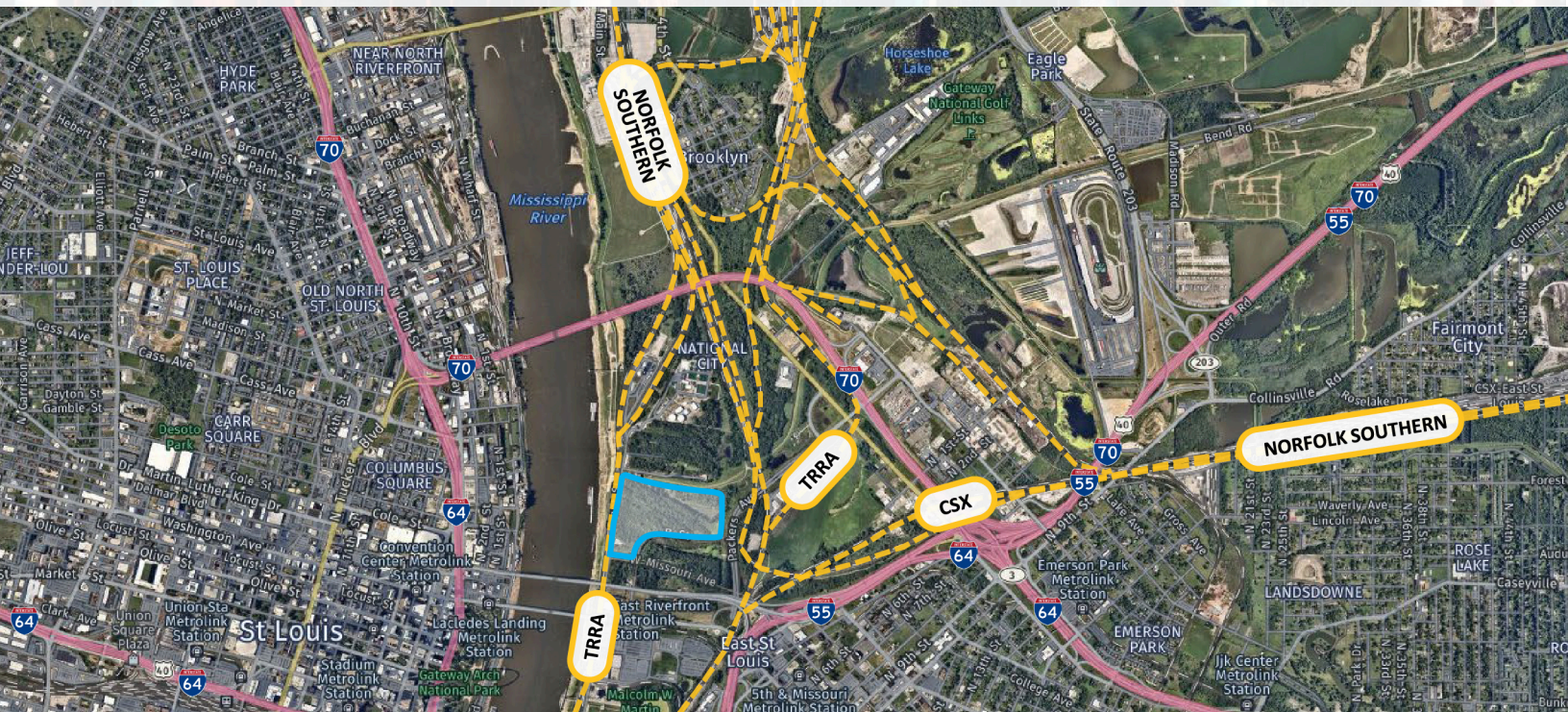
- 45 acres owned by the Terminal Railroad Association (TRRA) of St. Louis
- Truck access via Front Street with close proximity to IL-3, I-64, I-70, I-55, & I-44
- River access through riparian rights
- Opportunity Zone
- Levee protection

RAIL DETAILS:

- Rail access via TRRA with connections to all six Class I railroads

UTILITY DETAILS:

- Gas: Ameren Illinois
- Electricity: Ameren Illinois
- Wastewater: Metropolitan St. Louis Sewer District (MSD)
- Water: Illinois-American Water



Madison Yard Farm Field Venice, IL 62090

140 Acres

PROPERTY DETAILS:

- 100-acre parcel and 40-acre parcel (140 acres total)
- Land sites are owned by the Terminal Railroad Association (TRRA) of St. Louis
- Truck access via IL-3 with close access to I-70, I-64, I-44, & I-55
- Opportunity Zone
- Access to all major utilities

RAIL DETAILS:

- Rail access by TRRA with connections to all six Class I railroads

UTILITY DETAILS:

- Gas: Ameren Illinois
- Electricity: Ameren Illinois
- Wastewater: Metropolitan St. Louis Sewer District (MSD)
- Water: Illinois-American Water



Wiggins 2 Yard East St. Louis, IL 62201 & Brooklyn, IL 62059

80 Acres

PROPERTY DETAILS:

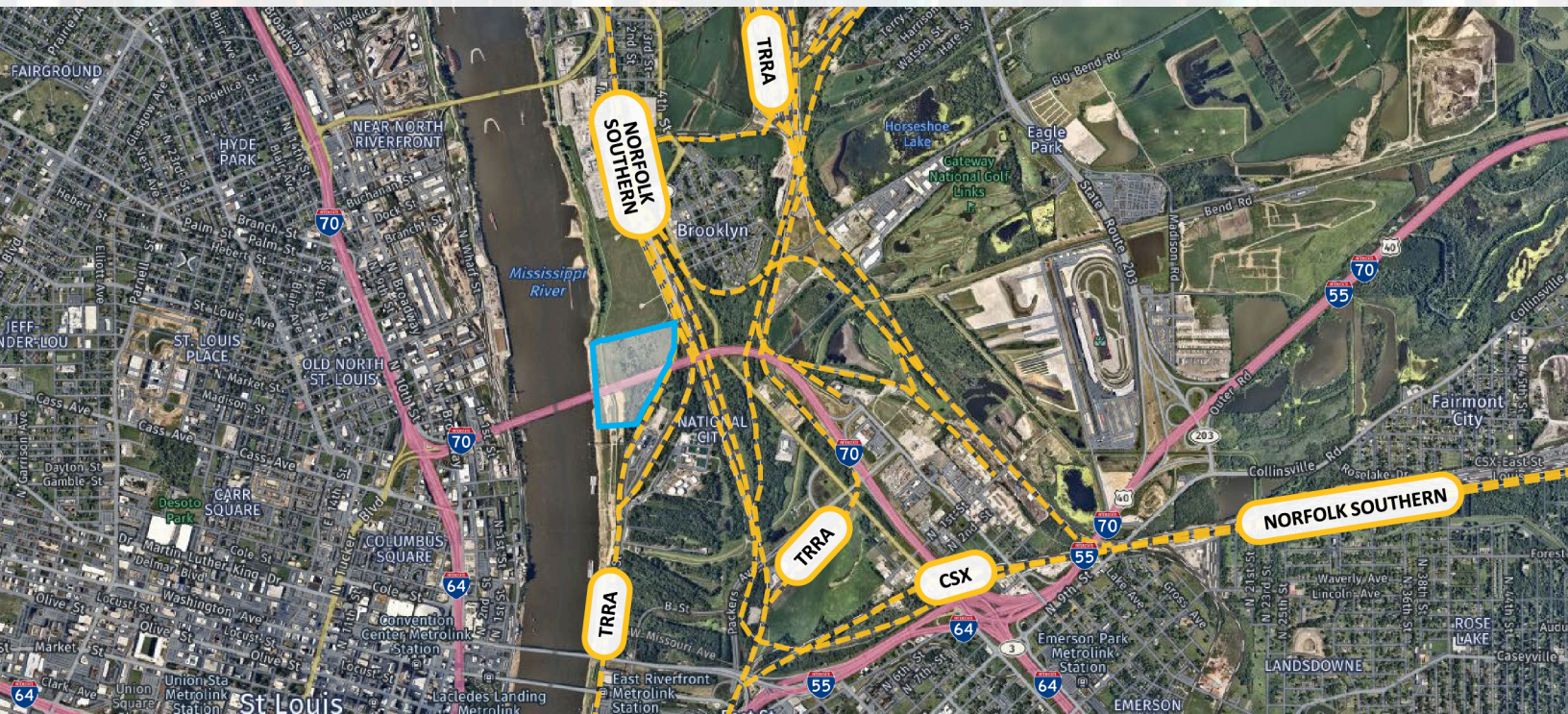
- 80 total acres, 55 acres buildable
- Land sites owned by the Terminal Railroad Association (TRRA) of St. Louis
- Truck access via IL-3 with close access to I-70, I-64, I-44, & I-55
- Barge access through TRRA riparian rights
- Levee protection on eastern 55 acres
- Opportunity Zone

RAIL DETAILS:

- Rail access through TRRA with connections to all six Class I Railroads

UTILITY DETAILS:

- Gas: Ameren Illinois
- Electricity: Ameren Illinois
- Wastewater: Metropolitan St. Louis Sewer District (MSD)
- Water: Illinois-American Water



Wiggins 5 East St. Louis, IL 62201

56 Acres

PROPERTY DETAILS:

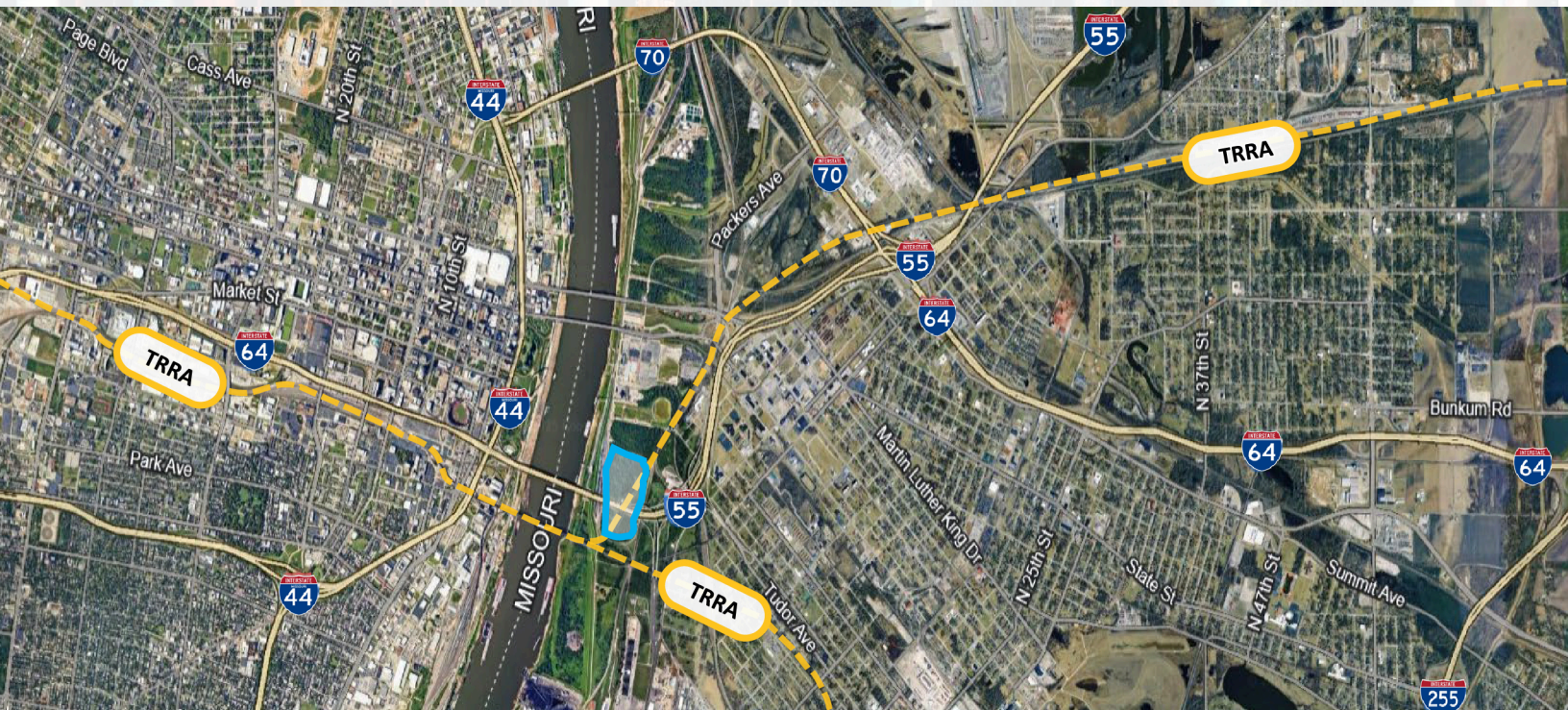
- 56 acres owned by the Terminal Railroad Association (TRRA) of St. Louis
- Additional contiguous 20 acres to the north owned by others (with environmental restrictions) available for sale
- Truck access via IL-3, I-44, I-55, I-64, & I-70
- Barge access via TRRA riparian rights
- Opportunity Zone
- Levee protection

RAIL DETAILS:

- Served by TRRA with access to all six Class I carriers

UTILITY DETAILS:

- Gas: Ameren Illinois
- Electricity: Ameren Illinois
- Wastewater: Metropolitan St. Louis Sewer District (MSD)
- Water: Illinois-American Water



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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Bi-State Development

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ONE LOCATION. GLOBAL ACCESS.