

LAND SALE OPPORTUNITY

43± ACRES AVAILABLE

TRI-CITY SPEEDWAY
5100 Nameoki Road | Granite City, IL 62040



Paul Nagel

Vice President

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GUNDAKER
COMMERCIAL GROUP

55 Westport Plaza Drive, Ste. 200

St. Louis, MO 63146

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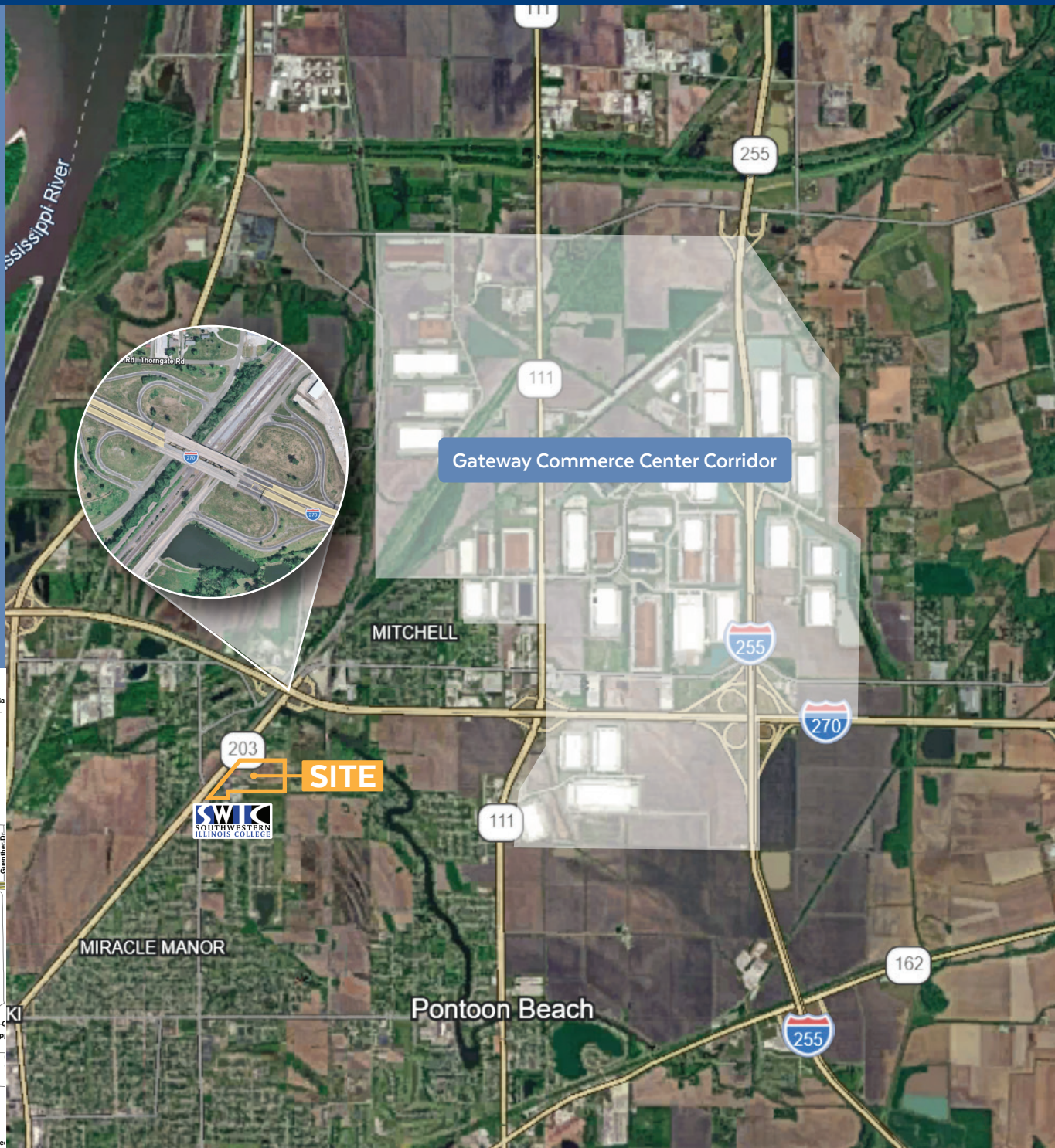
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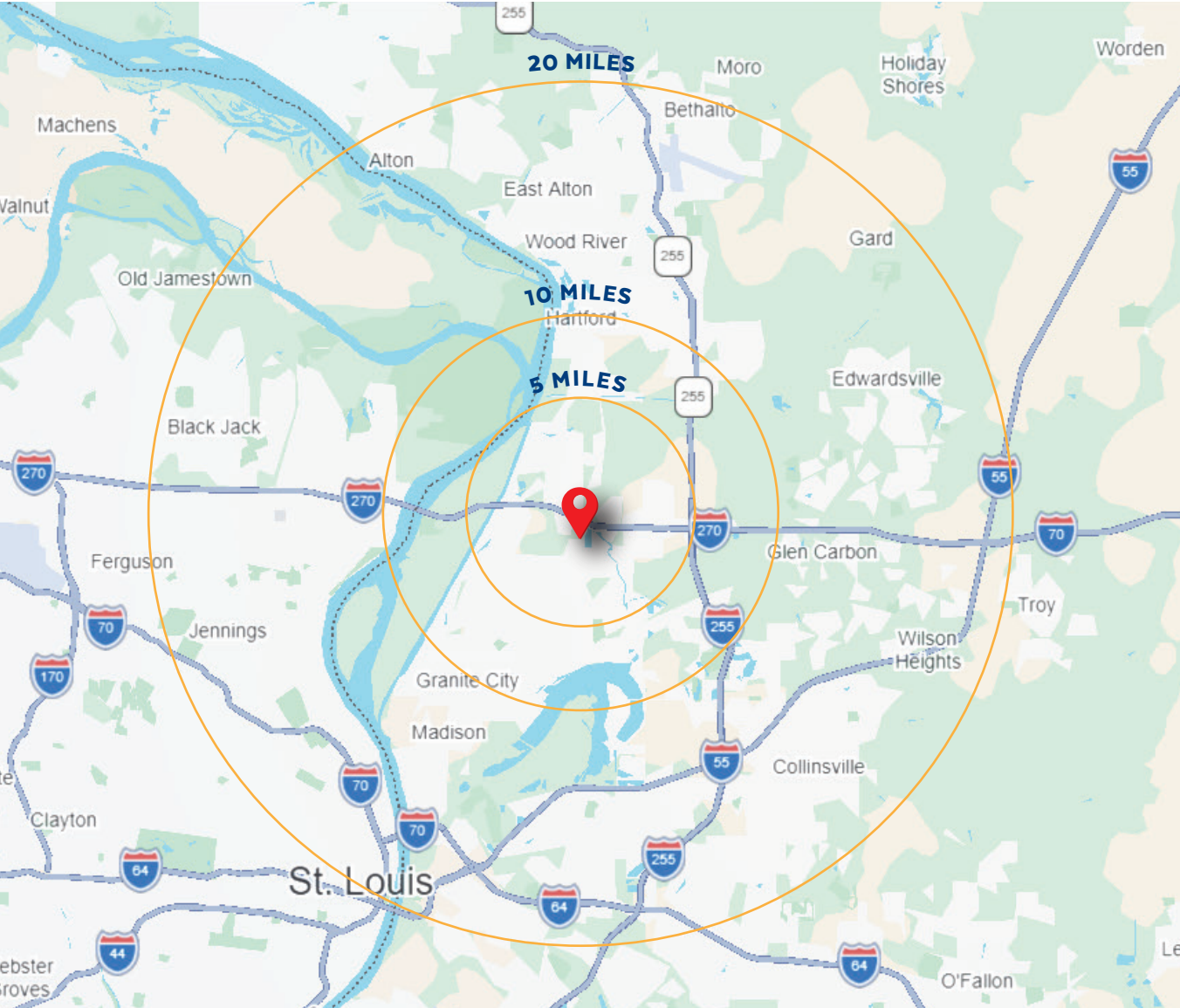
43± ACRE DEVELOPMENT SITE ALONG I-270 / GATEWAY COMMERCE CENTER

This **43± acre development site** offers exceptional warehouse and distribution connectivity, with efficient access to multiple transportation modes that support streamlined logistics operations.

Situated just 2 miles from the 2,300-acre Gateway Commerce Center—the largest logistics and distribution facility in the St. Louis region—it provides immediate proximity to a major industrial hub.

Additionally, Americas Central Port is only 6 miles away, offering access to the third-largest inland port system in the United States. With two multi-modal harbors, connections to 6 Class-I railroads, and proximity to one of the Midwest's largest freight hubs.





CONNECTIVITY

This property provides excellent connectivity throughout the St. Louis region, with convenient access to major interstates, downtown St. Louis, and multiple regional airports. Its strategic location provides strong accessibility for businesses, visitors, and future development.

I-270/Rt 203 Interchange	<1 MI
I-270/I-55 Interchange	<3 MI
Downtown St. Louis via Rt. 3	10 MI
St. Louis Regional Airport	13 MI
St. Louis Lambert International Airport	19 MI
St. Louis Downtown Airport	19 MI

PROPERTY HIGHLIGHTS

- The property's connectivity with all transportation modalities makes it well suited for local and regional distribution
- 43.47± Acres
- Located on designated truck route
- B-2 Zoning: General Office, Planned Business Centers, Planned Multi Family, Express Operations, Warehouse, Auto Storage
- 8,000± SF building; offices, commercial kitchen, restrooms
- Former dirt racetrack 1/3 mile, bleachers for 5,000, Go Cart Track
- All utilities on site, including 3-phase electric
- Levee protected
- ADT Rt 203 - 15,400
- ADT I-270 - 55,000
- **PRICE: \$3,200,000**



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