

5715 Inner Park Drive

Edwardsville, IL

Key Facts

Property type Industrial space

Building size 674,752 SF

Space available 674,752 SF



Contact Us

Learn more about this property or schedule a tour by reaching out to our local investment and leasing officer.

Ben Haas

+1 (314) 448-0768

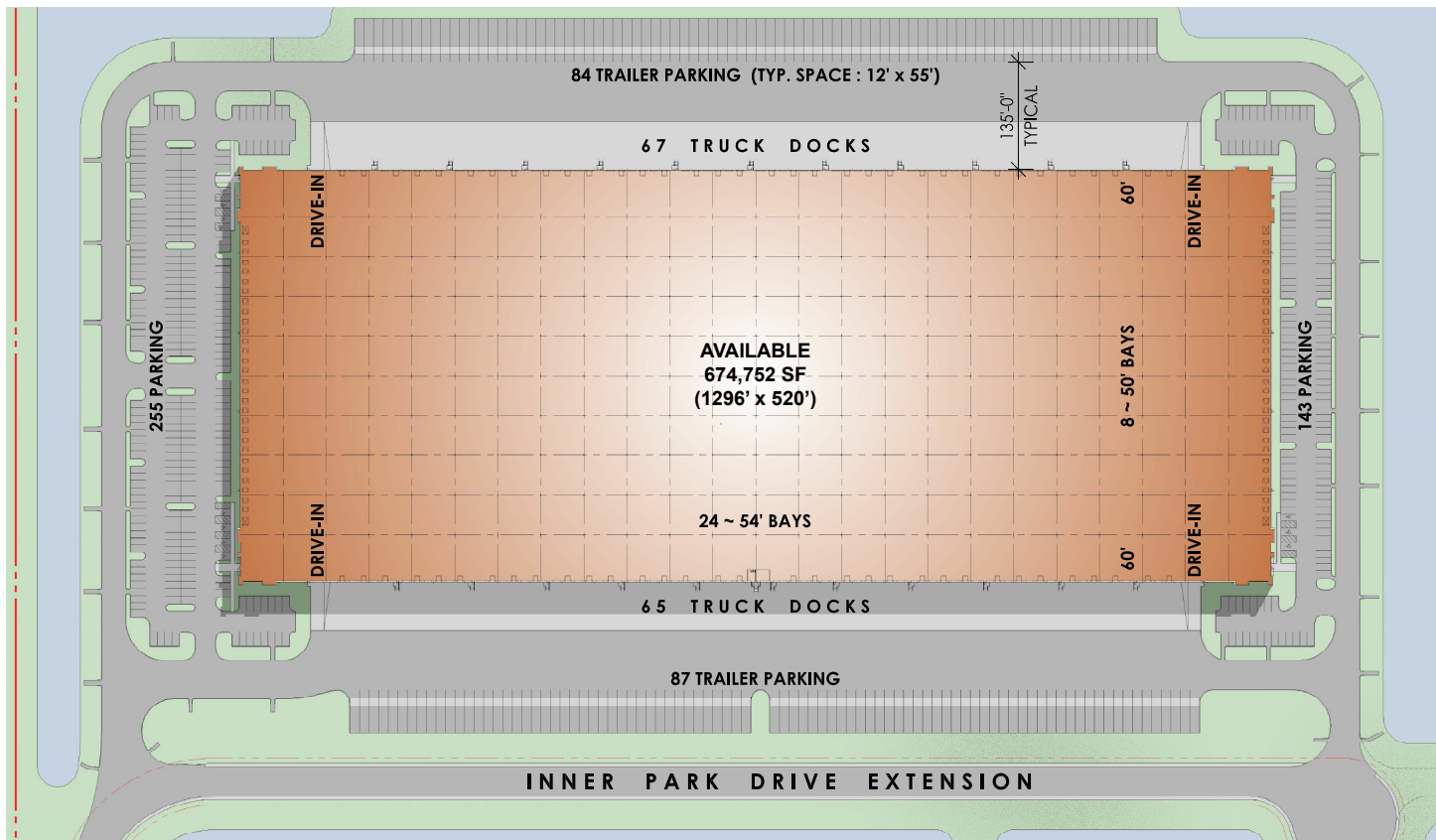
ben.haas@eqtpartners.com

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BUILDING SPECIFICATIONS

674,752 SF industrial building - Class A construction	36' clear height
Available February 2026	54' x 50' column spacing with 60' speed bays
Concrete tilt-up building (1,296' wide x 520' deep)	LED high bay lighting fixtures on motion sensors
3,280 SF of office space	398 car parking spaces
67 dock doors equipped with 35,000 lb. mechanical levelers	171 trailer stalls
Expandable to 132 dock doors	Eight (8) 24' diameter HVLS fans
4 drive-in doors (14' x 16')	ESFR sprinkler
Cross-dock with 135' deep truck court on each side of building	4,000A; 277/480V, 3-phase



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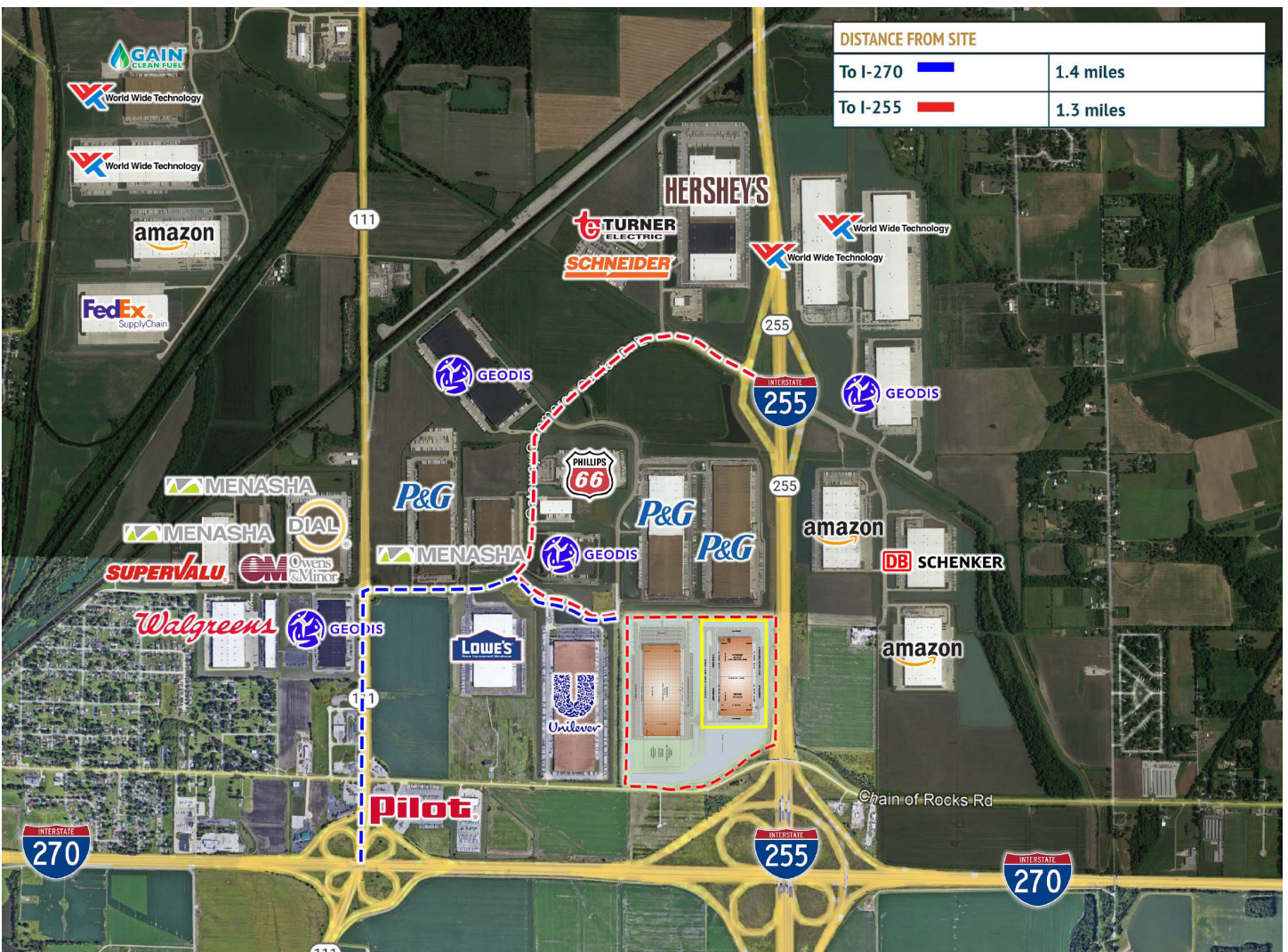
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PROPERTY HIGHLIGHTS

Property benefits from a 10 year real estate tax abatement; total estimated 2025 NNN expenses of \$0.58 PSF

Located in Gateway Commerce Center, the premier industrial park in the St. Louis region

Excellent access and visibility to I-255 & I-270



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