

# Gateway TradePort 2

I-270 & I-255 | Pontoon Beach, IL | US | Madison County  
Available SF: 543,227 | Lease Rate: \$3.85 | Lease Terms: Negotiable



|                     |                                      |
|---------------------|--------------------------------------|
| Building Type:      | Industrial, Warehouse & Distribution |
| Available SF:       | 543,227                              |
| Total SF:           | 325,994                              |
| Number of Stories:  | 1                                    |
| Expandable:         | Yes                                  |
| Zoning:             | Industrial-Light                     |
| Site Size:          | 7.48 Acres                           |
| Year Built:         | 2021                                 |
| Can Subdivide:      | Yes                                  |
| Within City Limits: | Yes                                  |
| Construction Type:  | Concrete Tilt-up                     |
| Lease Rate:         | \$3.85                               |
| Lease Terms:        | Negotiable                           |
| Lease Rate Note:    | Negotiable                           |
| Last Updated:       | Apr 10, 2025                         |

## Economic Development Contact

Walt Williams  
Madison county  
130 Hillsboro Ave  
Edwardsville, Illinois 62025  
| wdwilliams@co.madison.il.us

## Realtor/Owner Contact

David Branding  
JLL  
314.338.2084 | david.branding@am.jll.com

## Property and Area Description

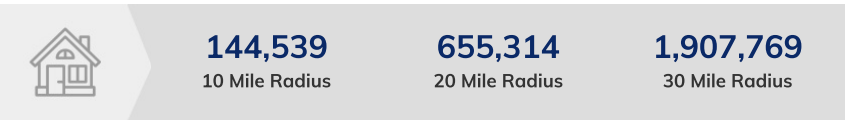
Gateway TradePort is a ±7,500,000 SF, ±600 acre, master planned industrial park, providing unmatched incentives, interstate access and labor supply. Located in Metro St. Louis, Gateway TradePort delivers the right combination of better access, better incentives and better buildings, at the right time.

## Population



Source: ESRI®, 2024

## Households



Source: ESRI®, 2024

## Transportation

Rail Served: Unknown  
Rail Served By: Unknown  
Rail Accessible: Unknown  
Rail Infrastructure in Place: Unknown

Property Images

