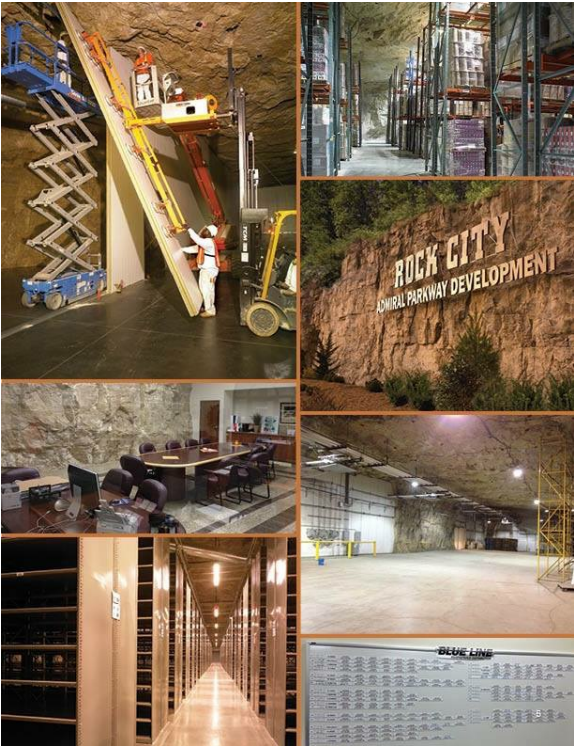


Rock City Business Complex

1429 Boulder Blvd. Road | Valmeyer, IL | US | Monroe County
Available Acres: 137 | Lease Rate: \$3 | Lease Terms: Negotiable |



Zoning:	Industrial
Topography:	Underground
Setting:	Industrial Park
Within City Limits:	Yes
Specialty Features:	TIF District
Sale Price Note:	n.a.
Lease Rate:	3
Lease Terms:	Negotiable
Lease Rate Note:	\$3/SF/Year to \$9/SF/Year
Last Updated:	Aug 8, 2023


Realtor/Owner Contact

Joe Koppeis
Admiral Parkway Inc.
(618) 281-3400 | joek@admiralparkway.com

Property and Area Description

Re-purposed limestone quarry that has been converted into a state-of-the-art underground storage, refrigeration, processing, and business complex. Offers speed to market via minimal permitting, quick build time, and 100% customization. Energy efficient by nature with 58 degrees year round ambient temperature (cold storage capabilities to -15 degrees), natural humidity controlled environment, 40% energy saving over above ground structures; physically secure from natural and man-made disasters; naturally ventilated with multiple airways; rock ceiling and floors provide unlimited load bearing capacity; insulated and fireproof wall systems. Business Complex features a 100 million gallon in-cavern lake & Mississippi River aquifer, along with 25' to 40' ceiling heights. Roads, street lights, sewer, fire suppression, electric, and fiber optic included. Current occupants: National Archives/Records, Blue Line Food Service Distribution, Branding Iron Holdings Inc., Cargill Meat Solutions.

Population

	1,129,819 25 Mile Radius	2,765,512 50 Mile Radius	3,229,602 75 Mile Radius
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Source: ESRI®, 2024

Households

	490,219 25 Mile Radius	1,151,382 50 Mile Radius	1,340,343 75 Mile Radius
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Source: ESRI®, 2024

Transportation

Nearest Highway: IL-3 (10 mi.)
Nearest Interstate: I-255 (12 mi.)
Nearest Airport: MidAmerica St. Louis Airport (29 mi.)
Nearest Commercial Airport: Lambert International Airport (30 mi.)
Distance to Mass Transit: 8
Rail Served: Possible
Rail Served By: Union Pacific Railroad
Rail Type: Greenfield
Rail Accessible: Yes
Rail Infrastructure in Place: No
Rail Contact: Ryan Wee
Rail Contact Phone: 262-277-8725
Rail Contact Email: rwwee@up.com

Utilities

Electric: Ameren Illinois
Natural Gas: Ameren IL
Water: Village of Valmeyer
Sewer: Village of Valmeyer
Telecommunications: Harrisonville Telephone Company

Joe Dickerson | Director, Business Attraction | Greater St. Louis, Inc.
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