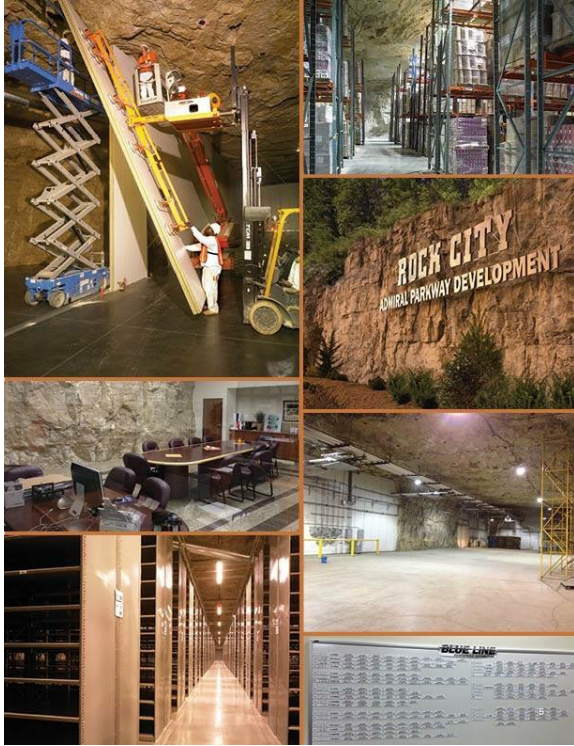


## Rock City Business Complex

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

### Economic Development Contact

Edie Koch

Monroe County Economic Development Corporation  
(618) 806-4739 | [ekoch@mciledc.com](mailto:ekoch@mciledc.com)

### Realtor/Owner Contact

Joe Koppeis

Admiral Parkway Inc.  
(618) 281-3400 | [joe@admiralparkway.com](mailto:joe@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



**113,642**

10 Mile Radius

**607,094**

20 Mile Radius

**1,614,487**

30 Mile Radius

Source: ESRI®, 2024

## Households



**44,115**

10 Mile Radius

**254,143**

20 Mile Radius

**691,535**

30 Mile Radius

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](mailto:rwwee@up.com)

## Utilities

**Electric:** Ameren Illinois

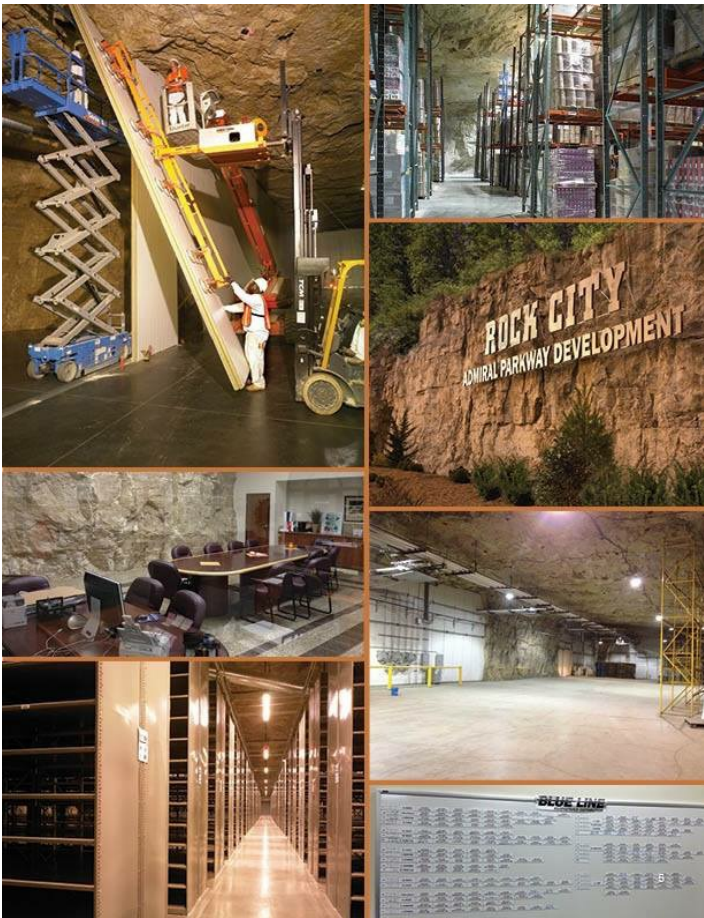
**Natural Gas:** Ameren IL

**Water:** Village of Valmeyer

**Sewer:** Village of Valmeyer

**Telecommunications:** Harrisonville Telephone Company

Property Images

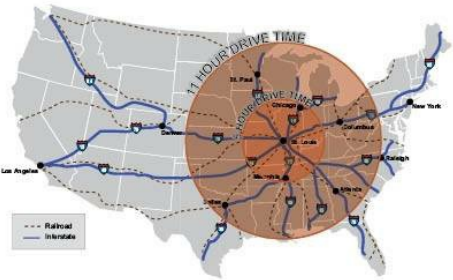


Subsurface Complex. Nationwide Access.

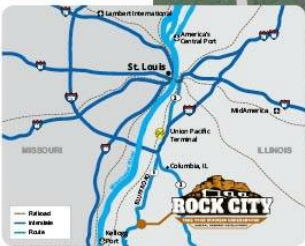
Six million square feet of space located within a one-day drive of 29 states equaling 70.3% of the U.S. Population\*.

This historic site was once the location of a limestone mine that served the Midwest and points beyond. Later it was transformed into a rural organic farm and harvesting area. Today the site is home to one of the nation's largest underground storage, refrigeration and business complexes.

Located just minutes from numerous cross-country interstate corridors, rail and air freight hubs, Rock City is ideal for companies requiring an affordable, centrally located geographic location.



St. Louis is home to four modes of transportation — air, rail, road and water, a rare find among metropolitan areas. Coupled with its central location, it provides the ideal facility for savvy businesses.



\*Source: 2000 US Census.



# Energy Efficient By Nature

Sustainability, green, energy efficiency, reduced carbon footprint – Rock City offers all of this. And it all adds up to savings for your company bottom line.

The Rock City advantage is clear:

	Rock City	Typical Above Ground Warehouse
• 50 percent Less Building Material Costs	✓	-
• 40 percent Savings on Heating and Cooling Costs	✓	-
• Lowest Square Footage Lease Rate	✓	-
• No Personal Property, Manufacturing Earnings or Equipment Taxes	✓	-
• Protection from Natural Events (Tornadoes, Wind, Rain, Floods, Ice, Earthquakes)	✓	-
• Rock Ceiling and Floors Providing Unlimited Load Bearing Capacity	✓	-
• No or Low Water Costs	✓	-
• Minimal Common Area Costs	✓	-
• No Roof Repair / Replacement Costs	✓	-
• No Landscape Maintenance Costs	✓	-

Apparently, it is EASY being Green and saving green!

Rock City houses or services these major organizations:



Daily service with these and many other logistics providers.

