

# St. Louis Commerce Center<sup>LLC</sup>

INDUSTRIAL



The 20-acre St. Louis Commerce Center (SLCC) was developed in response to long overlooked demand for new industrial space in the City of St. Louis. Located at Dr. Martin Luther King Jr. Dr. and 20th Street, this modern 487,000 square foot office warehouse/distribution complex is just west of the downtown St. Louis core.

Both buildings feature 28' clear ceilings, an ESFR sprinkler system, excellent loading and employee parking in a safe and secure business park environment. Important benefits to tenants include 25-year property tax abatement and Brownfield State Income Tax Credits.

The project has been virtually 100% leased since the day each building opened and tenants have been extremely loyal. Tenants include Sigma Aldrich, Killark Electrical Products, Gateway CDI and GPX. SLCC won the Phoenix Award from the EPA in 2002 as an example of successful Brownfield redevelopment.

**St. Louis Commerce Center**  
909 N 20th Street  
St. Louis, MO 63106

Completed 2001

Building I - 150,000 sf  
Building II - 337,000 sf

**Balke Brown Associates**  
Developer

**Don Land**  
Development Principal

**Holleran Duitsman  
Gray Design Group  
The Henderson Group**  
Architects

**ARCO Construction**  
General Contractor



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15 N. Gore | St. Louis, MO 63119  
dland@landrealtygroup.com  
314.397.9299 | www.landrealtygroup.com