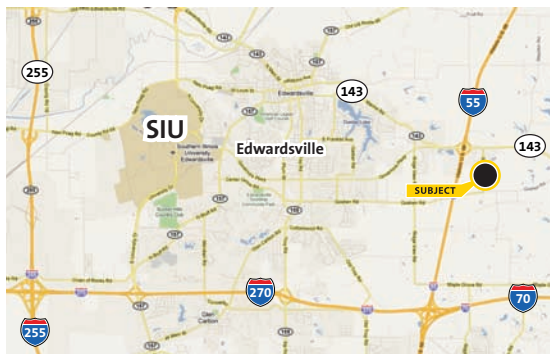


For Sale
Edwardsville Corporate Centre

1 Horticultural Lane • Edwardsville, IL 62025



GRUBB & ELLIS
Gundaker Commercial



Corporate Centre East

- 2-6 +/- acres
- Fully improved
- Office sites
- **Sale Price: \$3.00 PSF**

Corporate Centre West

- Up to 154 acres
- Semi improved
- Commercial lots
- **Sale Price:**
\$4.50 PSF - 22 Acres Retail
\$1.50 PSF - 132 Acres Commercial

Build-to-Suit Opportunities Available
www.edwardsvillecorporatecentre.com

To learn more, please contact:

Andrew Bagy
314-719-2041
abagy@gundakercommercial.com

Paul Nagel
314-719-2062
pnagel@gundakercommercial.com

Rudy Stinnett
314-719-2017
rstinnett@gundakercommercial.com

New! Scott Credit Union



Regional Map

PROPERTY OVERVIEW

Edwardsville Corporate Centre consists of 203 acres and has all the covenants, amenities and economic development incentives to ensure and secure a profitable investment. The Centre is a Planned Business Community anchored by Hortica's corporate headquarters and will be the highest quality office/retail site in Southwestern Illinois. Edwardsville Corporate Centre is strategically located at I-55 and Highway 143 on the eastern side of Edwardsville and is only 20 minutes from downtown St. Louis. Home to Southern Illinois University, Edwardsville offers a highly educated work force as well as a quality lifestyle.

CORPORATE CENTRE EAST

6 acres of fully improved land is priced competitively at **\$3.00 per square foot**. The Corporate Centre East is defined by Hortica's corporate headquarters, a 62,000 square foot 300 employee high tech "Green" building. The Centre East is set among a natural setting with amenities such as on-site maintenance, landscaping and a walking trail around a scenic lake with geyser fountain. Edwardsville Corporate Centre also offers full utilities including T-Lines and Fiber Optic connections.

CORPORATE CENTRE WEST

This 154 acre site is ready for commercial / retail development and is reasonably priced at **\$4.50 per square foot** for the 22 acres of *retail land* at the intersection of I-55 and Hwy. 143. The remaining 132 acres of *commercial land* will be sold at a discounted price of **\$1.50 per square foot**. Centre West is perfect for retail that requires large development projects, high visibility and traffic counts. This sight also has great frontage on I-55 and easy access off of Staunton Road.

GOVERNORS' PARKWAY

The new Governors' Parkway connects the I-55/Rt. 143 interchange directly to the SIUE Campus, University Research Park and Edwardsville's Commercial Hub.

Additional Information

Features

- Covenants in place
- Governors' Parkway
- Available Economic Development Incentives
- Fast approval process
- Direct access to I-55
- 3 miles north of I-270
- Fiber Optics

About Edwardsville

- County Seat for Madison County
- High Quality Labor Force
- Home of Southern Illinois University Edwardsville
- Edwardsville School District in top 5 Statewide
- High Quality and Diverse Housing Opportunities
- Family Circle Magazine's Top 10 Places to Live

Average Household Income

- \$78,320

Population of Madison county

- 260,000



Edwardsville Corporate Centre East
33 Acres

Corporate Amenities District
9 Acres

Highway Hospitality District
13 Acres



For Sale



Class A Office Park District
50 Acres

Class B Office/Flex Space District
70 Acres



143

Wowski Road

Horticultural Lane

Staunton Road

Goshen Road