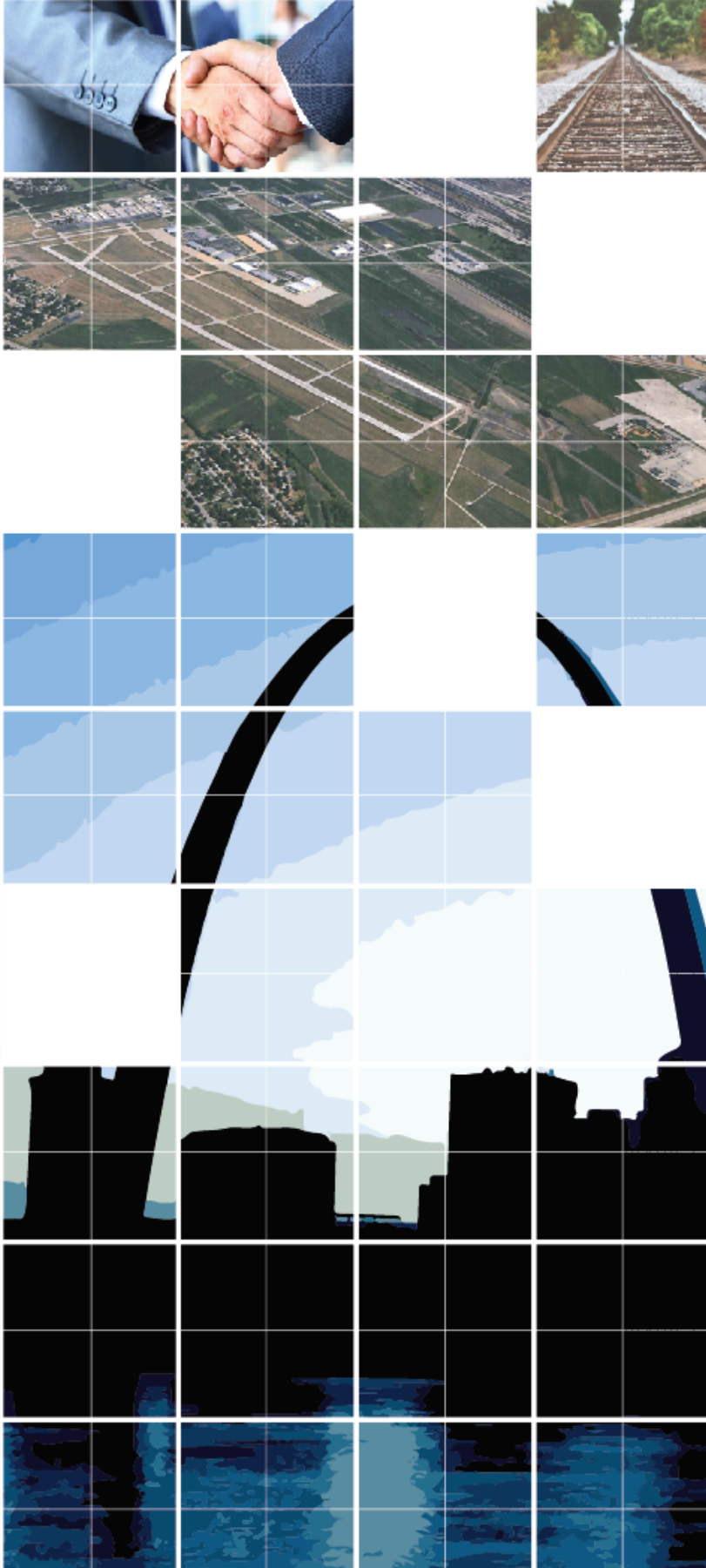


# ROAD. RIVER. RAIL. RUNWAY.



SAUGET BUSINESS PARK



# SAUGET BUSINESS PARK

2041 Goose Lake RD. Suite 2A, Sauget, IL - 62206

Established in 1991, the 700 acre Sauget Business Park is home to over twenty light manufacturing, logistics, fabrication and processing facilities. Strategically located, the Park provides direct access to major interstate highways, the Mississippi River, "Class 1" railroads, and sits next to the St. Louis Downtown Airport. Protected deed restrictions include concrete tilt up buildings and utility access to property lines within the Park. These along with incentives available from the Village of Sauget and St. Clair County, are some of the many positives to a location in the Sauget Business Park, helping you make the "Smart Move".



## KEY BENEFITS



Located 5 minutes from downtown St. Louis, Mo.



Direct access to Interstate-255 exit #15



Acreage available, various sized lots



Build-to-suit & land sales



Favorable warehouse, distribution & light manufacturing sites



TIF & enterprise zone incentives



ROAD. RIVER. RAIL. RUNWAY.

[SAUGETBUSINESSPARK.COM](http://SAUGETBUSINESSPARK.COM)

## CONTACT

For additional information please contact:

Jay Dinkelmann

618.274.2990 | [jaydink@aol.com](mailto:jaydink@aol.com)

or explore [www.saugetbusinesspark.com](http://www.saugetbusinesspark.com)



## STADIUM OFFICE COMPLEX

AT THE SAUGET BUSINESS PARK



The Stadium Office Complex in the Sauget Business Park is a growing real estate development. Introduced in 2002, this campus is home to a diverse tenant list – office buildings, healthcare facilities, Illinois' first licensed medical marijuana dispensary and a professional minor league baseball franchise. The Complex offers pre-paved parking and space available from 2,000 to 25,000 square feet. The Stadium Office Complex at the Sauget Business Park is a homerun for your prospective endeavor.

- > HIGHWAY FRONTAGE ON I-255, EXIT #15
- > 10 MINUTES FROM DOWNTOWN ST. LOUIS
- > TRIPLE NET LEASES WITH TIF INCENTIVES
- > VARIABLE SPACE FOR LEASE AVAILABLE
- > OFFICE PARK ENVIRONMENT
- > PROGRESSIVE TENANT LIST



## VILLAGE OF SAUGET

The Stadium Office Complex is located on the eastern edge of the Sauget Business Park, within the Village of Sauget. Access to rail, highway, river and airport transportation are just some of the amenities to this locale. Tax Increment Financing (TIF) and Enterprise Zone benefits are available as well.

*For more information, please contact:*

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618-407-1949 (cell)



SAUGET BUSINESS PARK

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