

FOR SUBLEASE

COLD STORAGE & FOOD PROCESSING

1429 Boulder Blvd | Valmeyer, IL 62295

105,017 SF AVAILABLE

 Refrigeration

 Processing

 Freezer

 Office

ANDY PORT Sior

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314.973.0454 MOBILE
andy.port@colliers.com

GEOFF ORF Sior

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101 S Hanley Rd, Ste. 1400
St. Louis, MO 63105
314.863.4447
colliers.com/stlouis



INCENTIVES

- > Illinois EDGE Tax Credit
- > Manufacturing Machinery & Equipment Sales Tax Exemption
- > Enterprise Zone Designation Application in Progress (potential effective date Jan. 2020)
Illinois Angel Investment Tax Credit Program
- > Foreign Trade Zone (Alternative Site Framework)
- > Southwest IL workNet Workforce Recruitment & Training Assistance
- > Illinois Community Development Block Grant EDP – Direct Assistance
- > Illinois Specialty Crop Grant
- > Fueling Growth Services
- > IL DCEO Advantage Illinois Participation Loan
- > USDA Rural Development Business & Industry Guaranteed Loan Program
- > Ameren UE Act on Energy

ADVANTAGES

- > Low energy costs. Year-round 58 degrees ambient temperature.
- > Low water costs.
- > No site maintenance cost.
- > No street, parking or staging area cost.
- > No roof repair or replacement.
- > Low common-area maintenance costs.
- > Disaster-proof location.



WORKFORCE

Greater St. Louis is home to a skilled, diverse and well-trained workforce. The area's workforce is more than 1.4 million people. Average wages are slightly below the national average.

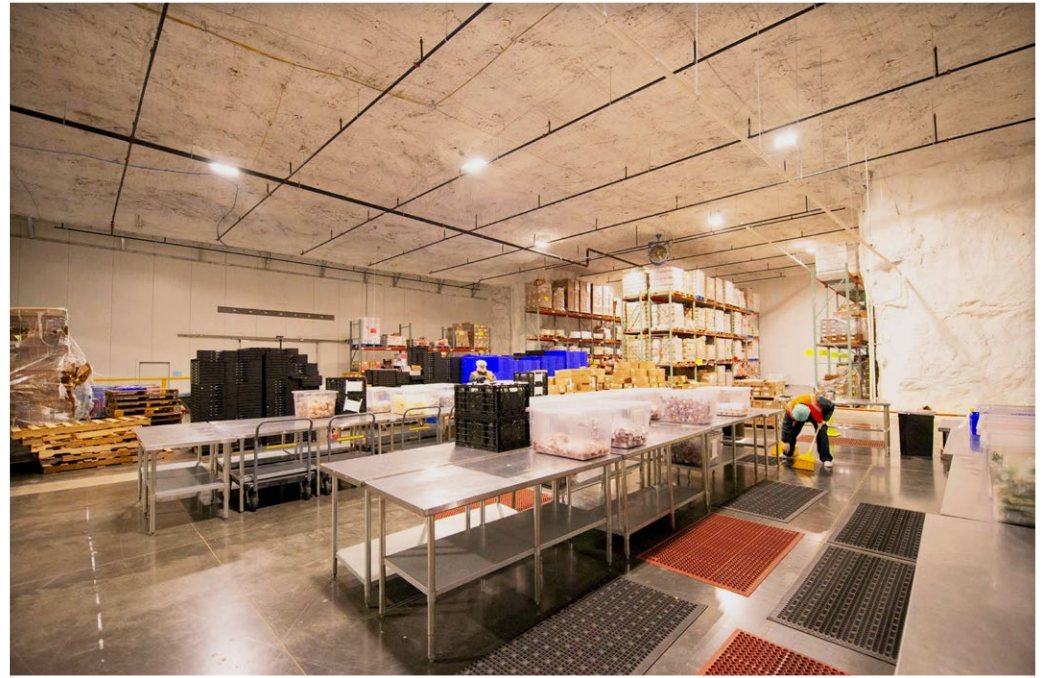
The former food industry tenant at this facility employed nearly 300 people with skills in operations, management, production and more.

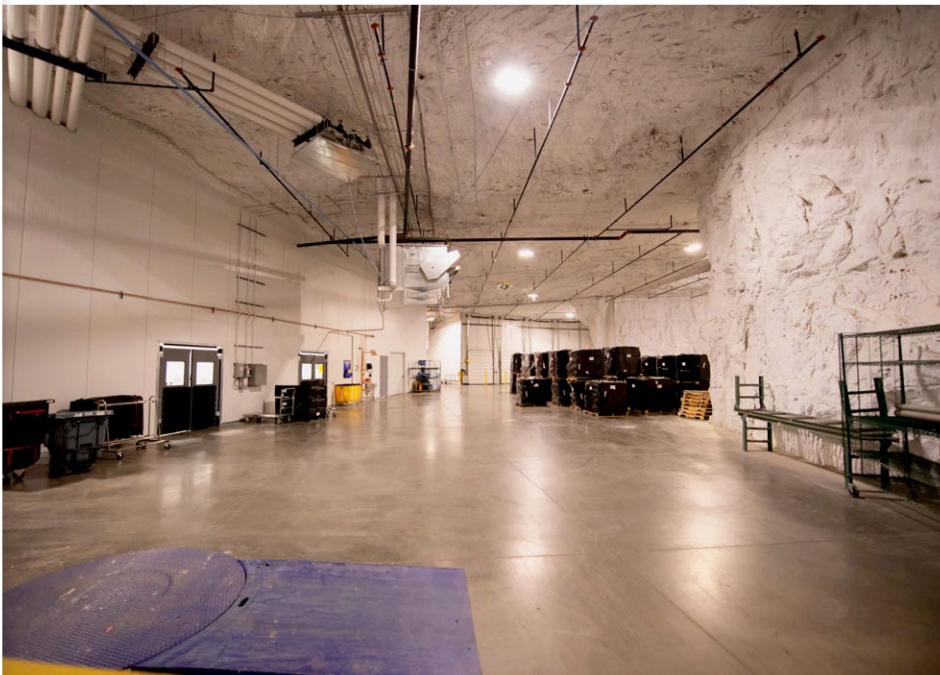


1.4 MILLION
St. Louis Area Workforce

UTILITIES

- > Ameren UE Electric
- > Ameren UE Natural Gas
- > Redundant fiber - 10 Gbps service capability





LEASE RATE

\$9.60 PSF / NNN

sublease through February 1, 2028

EXPENSES

REAL ESTATE TAXES \$0.55 PSF

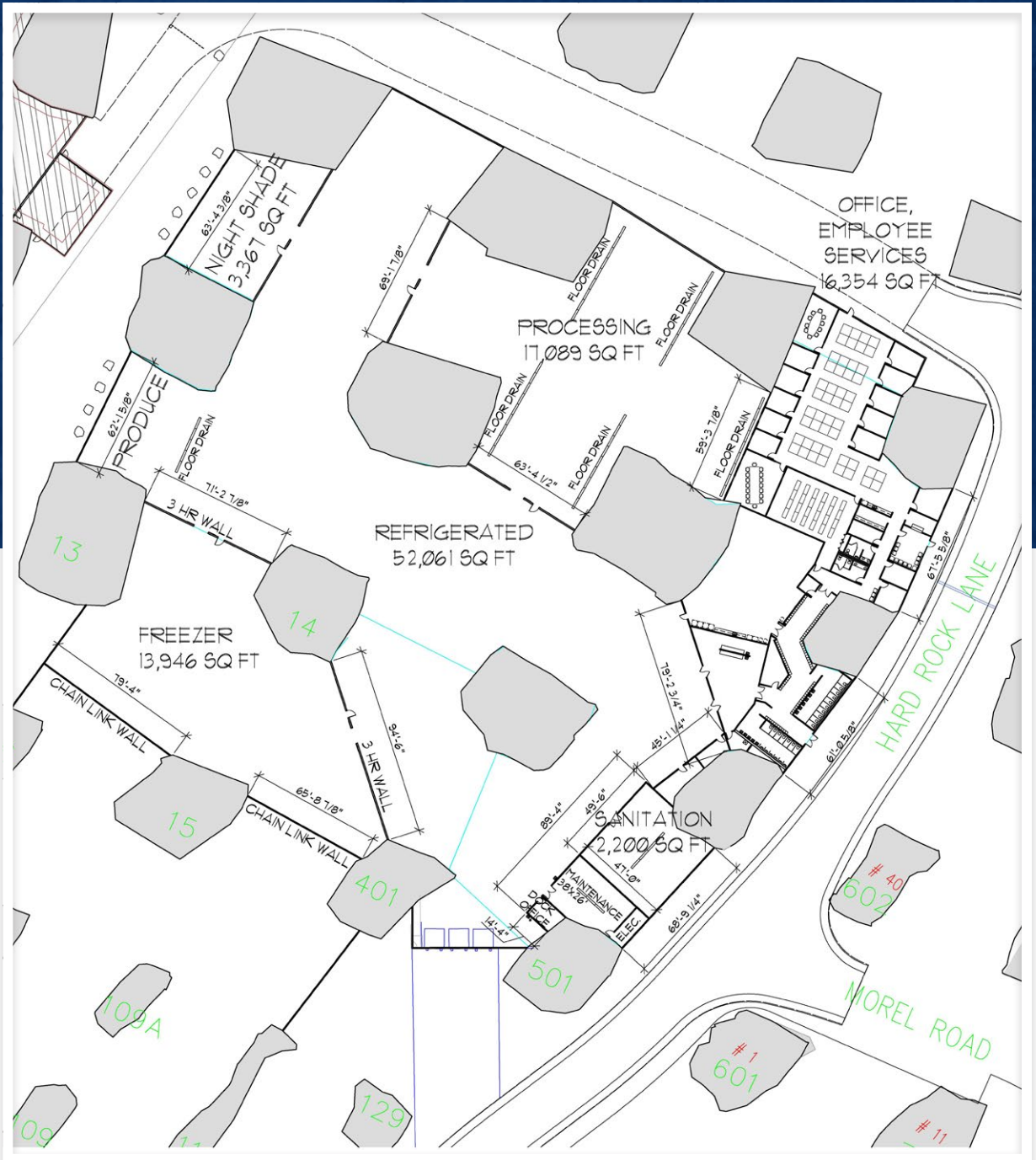
INSURANCE \$0.20 PSF

CAM \$0.20 PSF

EQUIPMENT MAINTENANCE \$0.07 PSF

TOTAL \$1.02 PSF

ESTIMATED AVERAGE ELECTRIC COST
\$1.78 PSF / PER YEAR



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