











INVENTORY REPORT March 2008

Property	Suite	Total SF	Available SF	Price PSF (NNN)	Loading	Ceiling Height	Comments
Union Seventy Center  3901 Union Boulevard St. Louis, MO 63115 Suite 102 Flyer Suite 135/235 Flyer Suite 140 Flyer Suite 150 Flyer Suite 160 Flyer Suite 175/275 Flyer	Suite 102	128,060	128,060	\$2.70	14 Docks 1 Drive-in Ramp	14' – 26' Clear	<ul style="list-style-type: none"> Safe, Secure, Business Park Environment Central location, close to downtown St. Louis, and Lambert Airport Can combine contiguous suites Ideal for manufacturing, assembly, processing, and warehousing uses Flexible space arrangements Upper floors for slow moving products or dead storage
	Suite 135/235	122,086	29,656 1 st Floor 92, 430 2 nd Floor	\$1.86 Blended	10 Docks	Up to 21' Clear	
	Suite 140	43,425	43,425	\$3.00	5 Docks	Up to 21' Clear	
	Suite 150	25,875	25,875 (Available)	\$3.00	4 Docks	Up to 21' Clear	
	Suite 160	31,200	31,200	\$2.50	2 Docks	13' - 20'	
	Suite 175/275	152,800	52,800 1 st Floor 100,000 2 nd Floor	\$1.85 Blended	10 Docks	Up to 20' Clear	
	Build to Suit sites	1.0 acre 2.0 acre 3.6 acre	Asking \$2.75/sf	N/A	N/A	N/A	<ul style="list-style-type: none"> Build to suit, pad ready sites Tax Abatement Metal building permitted
	Trailer Parking		Must need 10 or more spots \$55/spot/month	N/A	N/A	N/A	<ul style="list-style-type: none"> Paved, Lighted, and Fenced Utility hook-ups for modular office possible
Pagedale Business Center  1400 North Pennsylvania Avenue Pagedale, Missouri 63133	- FOR SALE -			<ul style="list-style-type: none"> Former Unilever Plant site 20± Acres and 323,400 SF existing buildings For Sale at \$3.2 million which would include an environmentally clean site and the existing facility removed or “as is, where is” for \$2.15 Million. No environmental related deed restrictions TIF possible with City of Pagedale & St. Louis County. 			

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<p>Plymouth Industrial Park</p>  <p>6440 Page Avenue Wellston, MO 63133</p>	13 acres	2.4 to 13 acres	Sale or Build to Suit \$2.50	N/A	N/A	<ul style="list-style-type: none"> ▪ Pad ready sites divisible from 2.4 acres ▪ Excellent, central location ▪ Next door to MetroLink stop ▪ New signage, street, and landscaping ▪ Fiber optics and all other utilities at the site ▪ Job creation requirements have changed. ▪ Economic incentives available at county, state and federal levels <p> View Property Flyer</p>
<p>Alton Center Business Park</p>  <p>1400 Discovery Parkway Alton, Illinois 62002</p>	450,400	263,660	\$2.95	1 dock/ 10,000 SF	23' – 25' Clear	<ul style="list-style-type: none"> ▪ Excellent highway access and visibility ▪ Office, service center, assembly and distribution / warehousing uses ▪ ESFR fire sprinkler system ▪ Rail available ▪ Dual fiber optics ▪ Ample parking and storage ▪ Economic Incentives possible at City, County, and State levels <p> View Property Flyer</p>
<p>Alton Center Business Park</p>  <p>1400 Discovery Parkway Alton, Illinois 62002</p>	75 Acres	75 Acres	Call for details	N/A	N/A	<ul style="list-style-type: none"> ▪ Build to suit site(s) ▪ Excellent development opportunity for Restaurant, Entertainment, Retail, Hotel ▪ Illinois Enterprise Zone ▪ Potential funding for new job creation and infrastructure improvements ▪ City of Alton TIF District <p> View Property Flyer</p>

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<p>Riverview Industrial Center</p>  <p>9215 Riverview Drive St. Louis, Missouri 63137</p>	211,000	84,418	\$2.75 Modified Gross	6 Docks 1 Short Dock	28' Clear	<ul style="list-style-type: none"> ▪ 4 minutes to I-270 ▪ 28' Clear ceiling height ▪ Wet sprinkler system ▪ 2,400 SF break room and dock office ▪ Outside storage possible ▪ Large parking/staging area ▪ Rail service possible – Burlington Northern <p> View Property Flyer</p>