



# North Broadway Distribution Center

## North Broadway Distribution Center

6500 Prescott Ave.  
St. Louis, MO 63147

Completed January 2008

420,000 sf

**Balke Brown Associates**  
Developer

**Forum Studio**  
Architect

**Clayco, Inc.**  
General Contractor

1001 Highlands Plaza Dr. W  
St. Louis, MO 63110

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- Newly constructed and efficient distribution building
- Excellent I-70 Interchange accessibility at North Broadway
- Center of St. Louis Metro Area location
- 10 Year Property Tax Abatement
- Rail served by the Terminal Rail Association
- Expansive truck maneuvering area
- Excellent lease economics
- Upgraded energy efficient 2' x 4' T5-HO warehouse lighting
- Low cost per cubic square foot
- Identity signage on North Broadway



*Vision.*