



downtown St. Louis, access to the interstate (in this case, I-255) and a 20-year tax abatement.

According to Balke Brown principal Mike Donovan, these are all elements that tenants are looking for in an industrial space in the metro area.

The \$18 million project, with a projected completion date during January 2008, is certainly a centerpiece for the Sauget Business Park.

It boasts more than 500,000 square feet of distribution space built with the needs of potential tenants in mind. Amenities include 32-foot ceiling clearance height, 50-by-50 column spacing, 48 truck docks, 75 trailer spaces and a state-of-the-art fire protection sprinkler system.

Depending on a tenant's needs, the space can also be expanded to up to 800,000 square feet.

Besides Clayco, others working on the project are architect Forum Studio Inc., civil engineer Stock & Associations and structural engineer Alper Audi.

Planning for the project began about 18 months ago in response, Donovan said, to a need for affordable, state-of-the-art facilities.

At present, many of the types of tenants the Logistics Center will attract are currently operating in antiquated industrial buildings in downtown St. Louis. Balke Brown, which Donovan calls the lowest cost provider of institutional-quality, bulk industrial space in the St. Louis area, aims to create modern, low-cost alternatives.

Though based in St. Louis, the developers have previously worked on projects on the Illinois side in Fairview Heights and O'Fallon, and have more plans for development in Sauget Business Park. Having already acquired additional property in the park, the company has the potential to build "another couple million square feet" of industrial space - which can also be built to suit - over the next three to four years.

Selecting a location for the 255 Logistics Center project was easy for development partners Clayco and Balke Brown Associates. Sauget Business Park, located in the small village of Sauget had all the right features - inexpensive property, proximity to