



RIVER VALLEY
LOGISTICS CENTER

NOW LEASING

BUILDING 1 & 3, MARYLAND HEIGHTS, MO 63017
91.2 Acres, ±785,688 SF Masterplanned Industrial Park



VINCE BAJARDI, CCIM, SIOR
314.727.6664
vbajardi@sansonegroup.com

JAKE CORRIGAN, SIOR
314.727.6664
jcorrigan@sansonegroup.com



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BUILD-TO-SUIT OPPORTUNITY

River Valley is a ±91.2-acre industrial development site strategically positioned in the heart of the St. Louis industrial market. Located in Maryland Heights, one of the region's most established and accessible logistics submarkets, River Valley offers an exceptional opportunity for users seeking a customized, build-to-suit solution designed to support operational efficiency and long-term growth.

The site's location provides immediate access to the region's most critical transportation corridors, including I-70 and I-270, placing tenants within minutes of Lambert-St. Louis International Airport and offering seamless connectivity to the greater St. Louis metro area and national distribution networks. This unrivaled accessibility makes River Valley ideally suited for distribution, manufacturing, and logistics users requiring speed to market and reliable supply-chain performance.



UNPARALLELED CENTRAL LOCATION has access to one of the region's best labor pools



CONNECTS SEAMLESSLY to the region's extensive interstate network



7 MINUTE DRIVE TIME to I-70 and I-270



12 MINUTE DRIVE TIME to UPS & FedEx



18 MINUTE DRIVE TIME to STL Lambert International Airport

UNPARALLELED CENTRAL LOCATION

River Valley is surrounded by a strong amenity base that supports employee satisfaction and operational ease. The Maryland Heights area offers a wide range of dining, retail, hospitality, and service options, along with proximity to hotels, conference facilities, and fitness and entertainment destinations.





River Valley Dr

FULLY LEASED

BUILDING 1
± 527,688 SF
520' x 1,008'

BUILDING 2
± 357,056 SF
284' x 1,248'

BUILDING 3
± 271,370 SF
260' x 1,040'

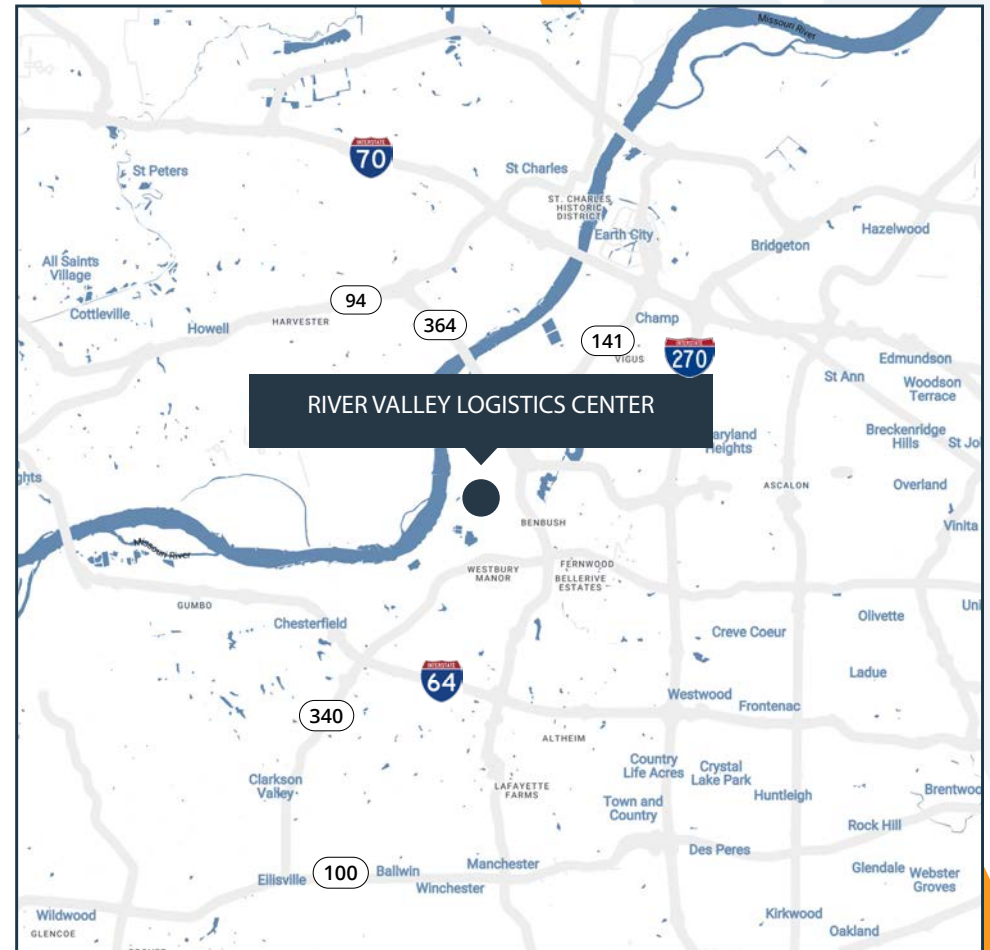
Hog hollow Rd

Waterworks Dr

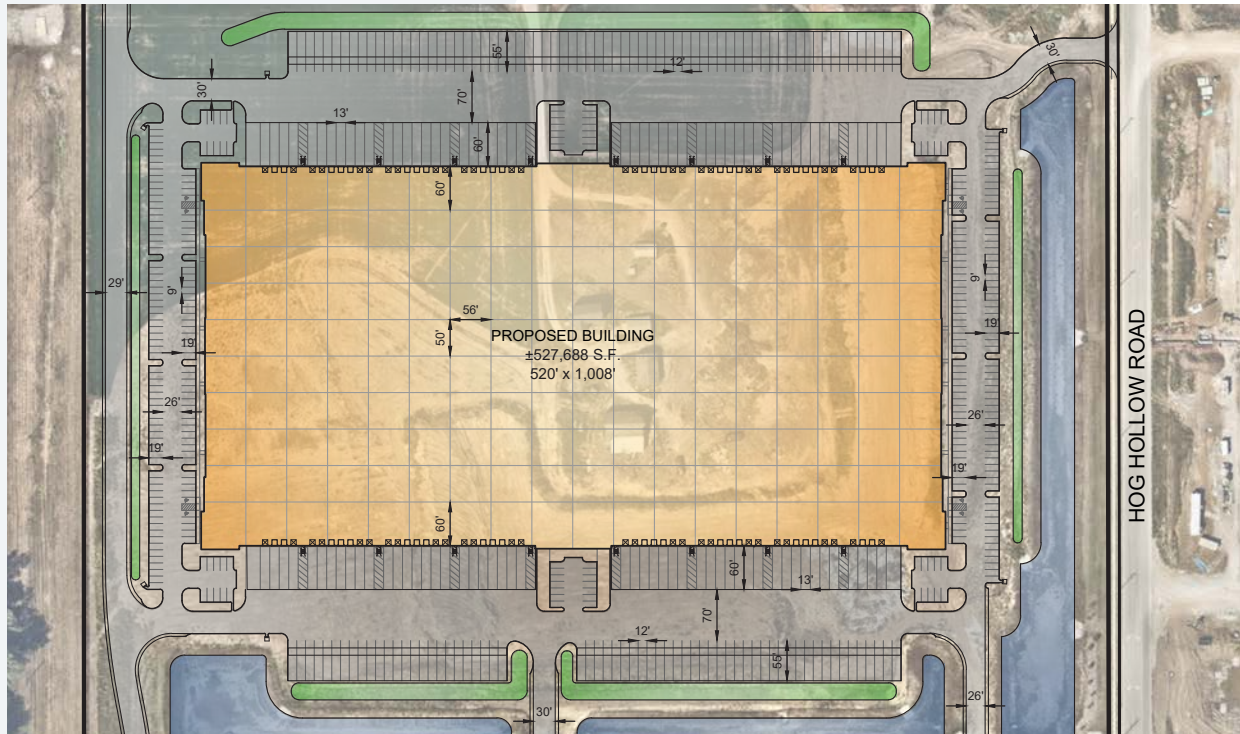
DESIGN ADAPTED TO YOUR NEEDS

River Valley's build-to-suit approach offers flexible, purpose-built facilities tailored to each tenant's operational needs, allowing for customized layouts, infrastructure, and future expansion to support long-term performance.

- RIVER VALLEY LOGISTICS CENTER is a world class industrial development consisting of up to 1.1 million SF
- 15 YEAR real estate tax abatement
- STANDARD DOCK PACKAGES include 45,000 lb levelers with bumpers, seals, aligners, and lights
- ABOVE STANDARD BUILDING FEATURES include Big Ass Fans, LED lighting, ESFR sprinklers, 52'x56' column spacing, and high bay windows for natural light.
- LOWER COST OF OCCUPANCY through NorthPoint's extensive economies to scale



BUILDING 1



±527,688

SQUARE FEET

±44

DOCK DOORS

±4

DRIVE-INS

±307

CAR PARKING

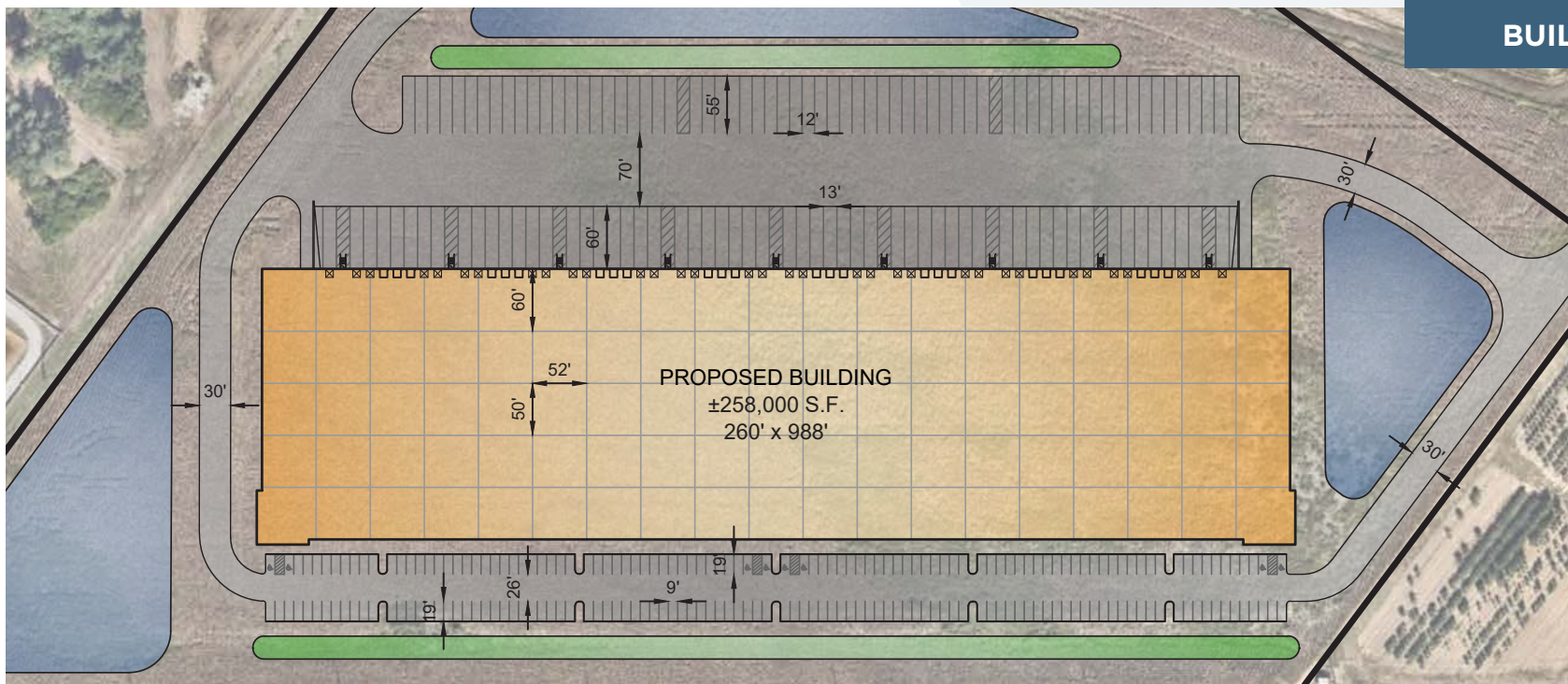
±132

TRAILER PARKING

Building Area	527,688 SF
Building Dimensions	5208' x 1,008'
Clear Height	36'
Column Spacing	50' x 56' with 60' speed bays
Dock Doors	44 expandable to 56
Truck Court	185' Depth
Trailer Parking	132 Trailers

Car Parking	307 Cars
Construction	100% Tilt Up Concrete
Electrical	3,600 Amps
Floor	7" Non-reinforced Concrete, 4,000 PSI
Lighting	LED with motion sensors
HVAC	50% F at -0°, 0.25 ACH

BUILDING 3



±258,000

SQUARE FEET

±24

DOCK DOORS

±2

DRIVE-INS

±204

CAR PARKING

±65

TRAILER PARKING

Building Area	258,000 SF
Building Dimensions	260' x 988'
Clear Height	36'
Column Spacing	50' x 52' with 60' speed bays
Dock Doors	24 expandable to 34
Truck Court	185' Depth
Trailer Parking	65 Trailers

Car Parking	204 Cars
Construction	100% Tilt Up Concrete
Electrical	3,600 Amps
Floor	7" Non-reinforced Concrete, 4,000 PSI
Lighting	LED with motion sensors
HVAC	50% F at -0', 0.25 ACH



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