

St. Louis Regional Freightway



Route 3 is a nationally significant heavy industrial corridor

Illinois Route 3 from Alton to Columbia, Ill. is the backbone of a 60-mile-long corridor supporting the manufacturing and logistics industries in Southwestern Illinois running parallel to St. Louis along the Mississippi River and Interstate 255.

It is a corridor that is economically impactful and successful, features an accessible workforce with a skill concentration in manufacturing and distribution that far exceeds national averages and is optimized for manufacturing and logistics. These three attributes continue to attract national site selectors in a highly competitive industrial real estate market and serve as metrics that differentiate the region’s market from others.

“New businesses can be assured they are entering a market that has a high concentration of successful industrial businesses, which reduces site selection risk for like firms,” said Doug Rasmussen, CEO and managing principal of Steadfast City Economic & Community Partners. “The area has a deep track record of new capital investments resulting in business growth and additional expansion and profitability. The underlying fundamentals of Route 3 help businesses more easily achieve growth and success and their return on capital objectives.”

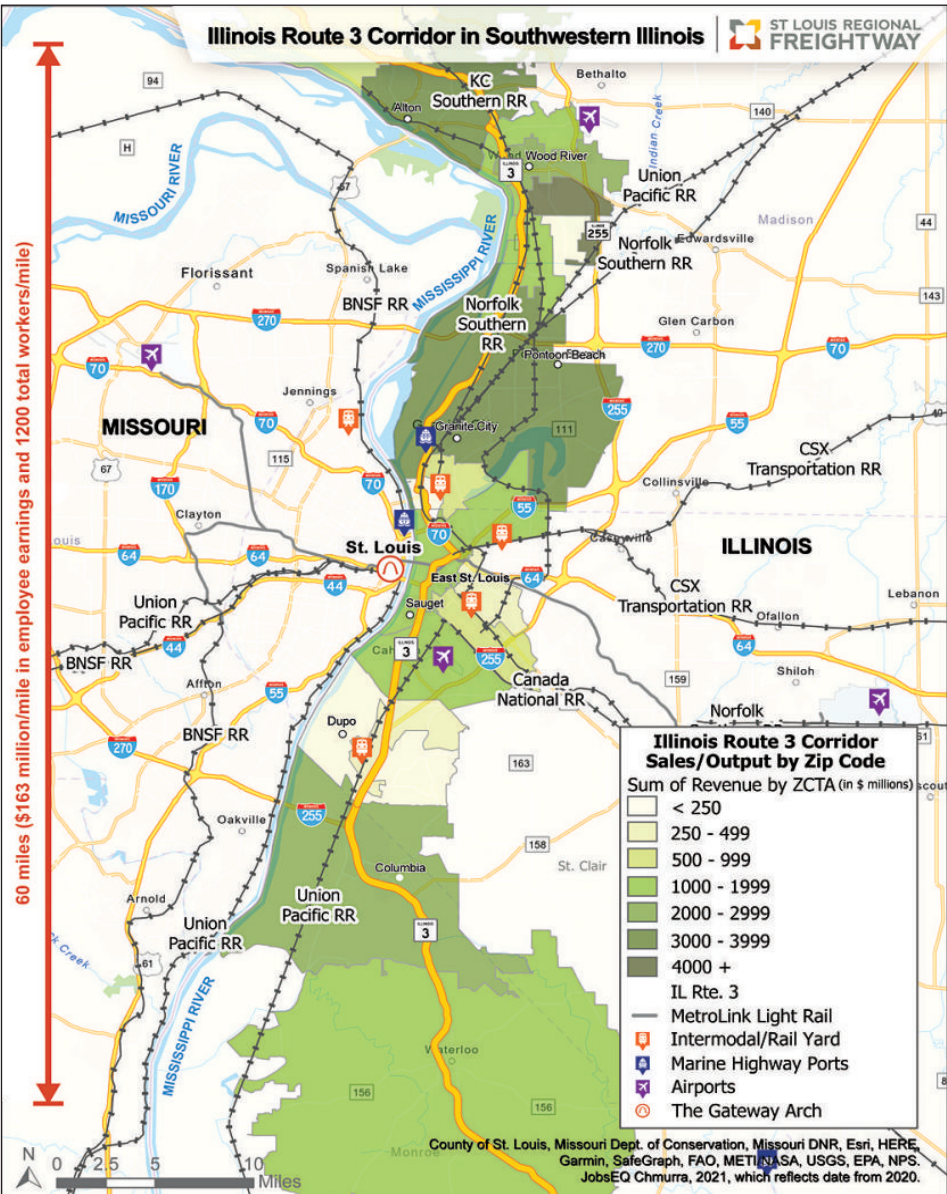
The corridor is home to well-known entities such as U.S. Steel’s Granite City Works, America’s Central Port (one of the largest freight hubs in the Midwest), Sauget Business Park and Union Pacific’s intermodal yard.

“We knew these assets were contributing to the bi-state St. Louis region’s

recognition as a global logistics hub, however the incredible concentration of industrial, warehousing and distribution operations make it a prime location not only for existing businesses, but also future industrial site selection and economic growth,” said Mary Lamie, head of the St. Louis Regional Freightway and executive vice president of Multi Modal Enterprises for Bi-State Development.

Economically impactful and successful: This section of Illinois Route 3 connects businesses and consumers from north of Alton, Ill., to south of Waterloo, Ill., and provides access through the industrial heart of St. Louis’ Metro East area, including Wood River, Granite City, East St. Louis, Sauget and Dupou. The 60-mile corridor spans across 19 ZIP codes that are home to 6,170 businesses and 76,715 employees, with an unmatched concentration in the manufacturing and distribution industries. On average, each mile within the corridor boasts 100 businesses and 1,269 total workers, including 366 manufacturing/warehouse workers. Those workers account for earnings of \$163 million per mile. Given this concentration, the corridor drives 45 percent of the Gross Domestic Product (GDP) for the 3-county area (Madison, Monroe and St. Clair), while representing 35 percent of the population (198,000 residents). This thriving hub for manufacturing and logistics generates \$16 billion in annual business revenue and supports 221,881 direct and indirect jobs.

■ See ROUTE 3, Page 10



The Illinois Route 3 Corridor in Southwestern Illinois

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