

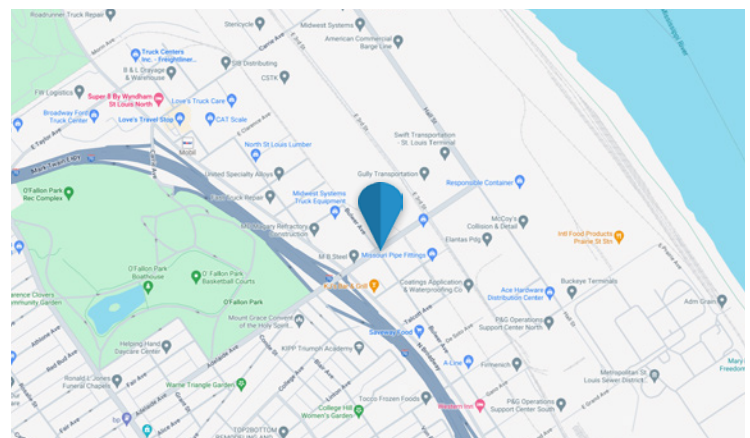
FOR SALE

5412-5420 Bulwer Avenue
St. Louis, MO 63147



- In Immediate Proximity to the \$547 Million ICL Electric Vehicle Plant
- Industrial Lots
- Zoned K
- Development Opportunity for Owner/User
- Potential Manufacturing or Distribution Site

- Outside/Trailer Storage Permitted
- Rail Served
- **2.38+/- Acres Total**
- 0.503+/- Acre Fenced with Electric on Site
- 1.88+/- Acres Adjoining



Price: \$450,000

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Global Company Adds to North St. Louis Advanced Manufacturing Footprint

Press Releases

St. Louis, MO (November 19, 2024) — ICL Group LTD (ICL), an international company specializing in sustainable agriculture and industrial production, is expanding to North St. Louis.

ICL, which already has multiple sites in the St. Louis area, is utilizing incentives offered by the St. Louis Development Corporation (SLDC) and the City of St. Louis to build a projected \$547 million electric vehicle battery plant at 460 East Carrie Avenue along North Riverfront in St. Louis.

On Tuesday, SLDC's Planned Industrial Expansion Authority (PIEA) approved tax abatement for ICL. This incentive package was key to keeping and attracting jobs in the City of St. Louis, as competitive offers were received across the country.

"We commend ICL on its commitment to expanding in the City of St. Louis," said Neal Richardson, President & CEO of St. Louis Development Corporation (SLDC). "In addition to the 150 new full-time, well-paying manufacturing, maintenance and support jobs that will be created by ICL's half-billion dollar investment in North City, construction of the new facility will bring more than 1,000 construction jobs over a two-year period, having a positive impact on St. Louis area contractors, diverse/minority suppliers and the entire region."

This project is part of the city's Economic Justice Action Plan to invest in marginalized areas in St. Louis. ICL's new site will be close to Procter & Gamble's expansion site in North City. In September, city leaders celebrated P&G's \$180 million expansion in North City, after the state and local entities, including SLDC's Port Authority, supported economic incentives to add 100 new P&G jobs and retain 530 existing jobs.

"We are excited to witness the growth of manufacturing in our region, particularly in North City," said Tracy Henke, AMICSTL Deputy Executive Director and COO. "AMICSTL looks forward to collaborating with ICL and other leaders in advanced manufacturing to drive innovation, expand opportunities, and strengthen the future for individuals, families, and communities across our region."

"This next phase of ICL's expansion in St. Louis adds to its already robust presence in the metro," said Maggie Kost, Chief Business Attraction Officer for Greater St. Louis, Inc. "Its commitment of more than half a billion dollars here, home to its North American headquarters, will not just grow high-quality jobs but expand the depth and breadth of our manufacturing capacities—and grow key industry sectors in the process."