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## Business &gt; Story

**Gateway Commerce Center will grow again**

By Eric Heisler

Of the Post-Dispatch

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TriStar Business Communities is closing in on plans to further expand its fast-growing Gateway Commerce Center business park in Madison County.

The developer is in talks with investors to add 300,000 square feet of warehouse space at the business park, which has emerged as a nationally known hub for large distribution centers.

If no investor commits to the project within two months, TriStar will construct a warehouse itself, said Keith Grosz, TriStar's vice president.

The warehouse would be built speculatively, meaning that TriStar would begin work without a specific tenant lined up for the building.

The building is needed because a speculative warehouse that was completed this year already is fully leased, Grosz said on Friday.

"We never want that park to be without spec space," he said. "The reason being, as our clients in that park expand on a short-term basis, we always want them to have space to move into."

Gateway has been a success story in the Metro East area. Built on thousands of acres of what was once farmland, the park has drawn tenants that include Dial Corp., Hershey Co. and UniLever.

The 513,000-square-foot warehouse that was finished earlier this year is owned by the Multi-Employer Property Trust, a fund that owns several St. Louis area properties.

Tenants in the \$15 million building include World Wide Technology and Ozburn-Hessey Logistics. World Wide Technology sells information technology and services. Ozburn-Hessey, which signed a month-to-month lease, provides logistics services.

TriStar is in talks with the Multi-Employer Property Trust to build the new space as a 300,000-square-foot extension of its warehouse, Grosz said. Other investors also have expressed interest in owning a new warehouse at Gateway, he said.

**Reporter Eric Heisler****E-mail: [eheisler@post-dispatch.com](mailto:eheisler@post-dispatch.com)****Phone: 314-340-8183**YESTERDAY'S MOST  
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