



Building Type:	Commercial, Industrial
Available SF:	5,012
Total SF:	5,012
Number of Stories:	1
Ceiling Peak:	15 Ft.
Zoning:	Industrial-Light
Site Size:	.36 Acres
Year Built:	1960/2014
Specialty Features:	Crane
Within City Limits:	No
Lease Rate:	\$47.5
Lease Terms:	Modified Gross
Last Updated:	May 25, 2022

Economic Development Contact

Economic Development
City of Wentzville
1001 Schroeder Creek Blvd.
Wentzville, MO 63385
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Realtor/Owner Contact

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Core Real Estate Group
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Property and Area Description

Industrial zoned parcel offers two buildings in one lease. Building One is 3,784 SF that is showroom, parts room and warehouse/shop space. There is an office, conference room and break area. Building Two is 1,248 SF and was built in 2014. It features a 2-ton overhead crane, 2 drive-thru doors and more. Parcel is not in the City limits of Wentzville but is in the planning area.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: Hwy 40-61 (I-64) (1 mi.)
Nearest Interstate: I-70 (0.5 to exit ramp mi.)
Nearest Airport: St. Louis Lambert International (28 mi.)
Nearest Commercial Airport: Spirit of St. Louis (17 mi.)
Rail Served: No
Rail Served By: Unknown
Rail Accessible: No
Rail Infrastructure in Place: No

Utilities

Electric: Ameren
Natural Gas: Ameren
Telecommunications: CenturyLink