3,500 SF OFFICE / SERVICE CENTER / FLEX SPACE AVAILABLE FOR LEASE

135-155 HAMILTON INDUSTRIAL COURT | WENTZVILLE, MISSOURI 63385

AVAILABLE

145 HAMILTON INDUSTRIAL COURT | WENTZVILLE, MO 63385

- 3,500 SF office / service center / flex space

- Grade level drive-in

- Ample parking

- Great location down the street from all Wentzville amenities - restaurants, retail and more

- Adjacent to the GM Wentzville plant with easy access to Wentzville Pkwy, W. Meyer Road, and Interstates 70 and 64

- **LEASE RATE: $12.00 PSF NNN** *($3.25 NNNs)*

For More Information, Please Contact:

TONY GIARRATANO
tony@hutkin.com
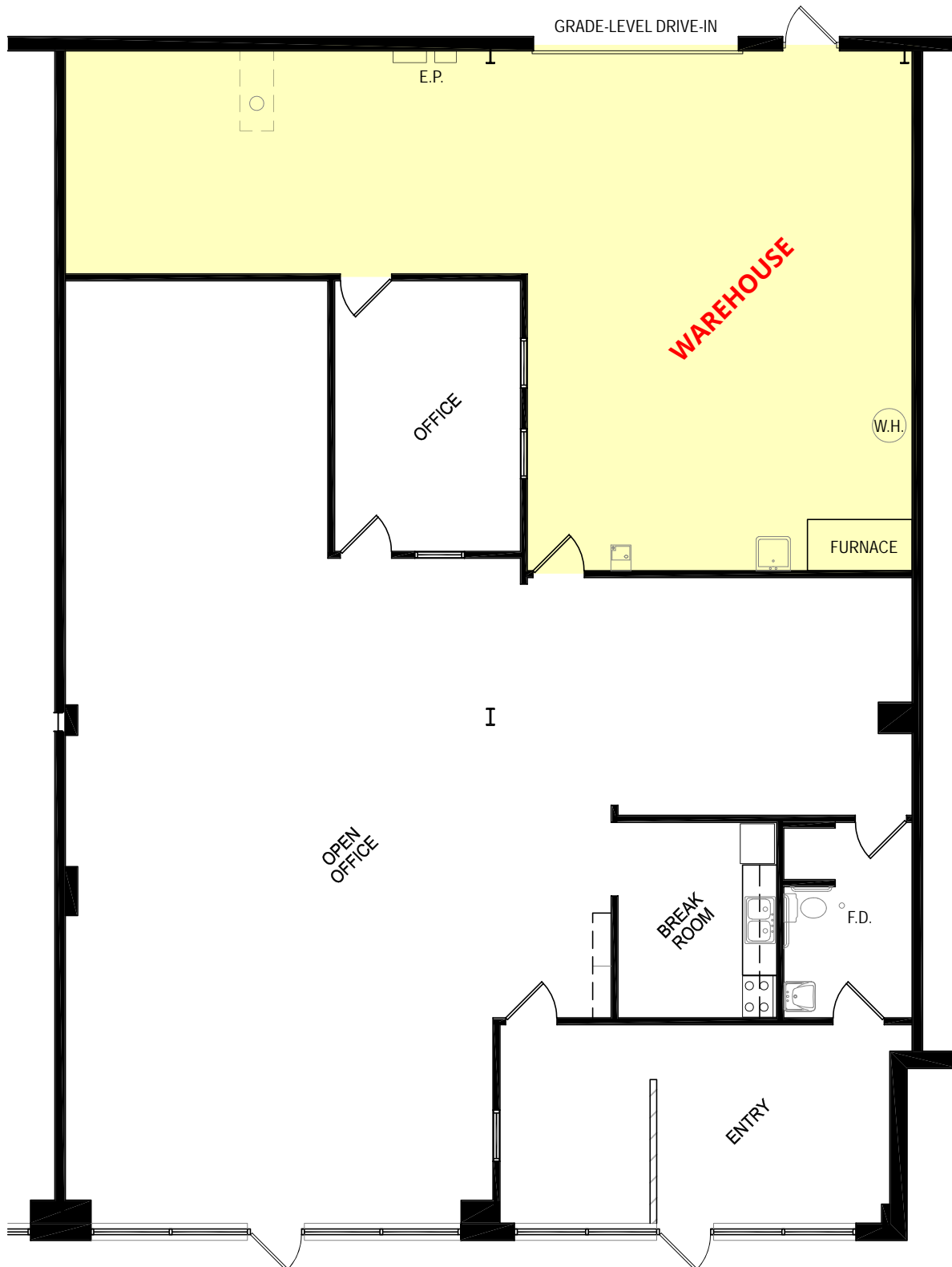314.708.4922 o.
314.276.2352 m.

BO KEEFER
bkeefer@hutkin.com
314.708.1258 o.
314.973.1242 m.

HUTKIN
DEVELOPMENT COMPANY

10829 OLIVE BOULEVARD, SUITE 200
ST. LOUIS, MISSOURI 63141
314.872.9140 PHONE
314.872.9001 FAX
WWW.HUTKIN.COM

GRADE-LEVEL DRIVE-IN

E.P.

WAREHOUSE

OFFICE

W.H.
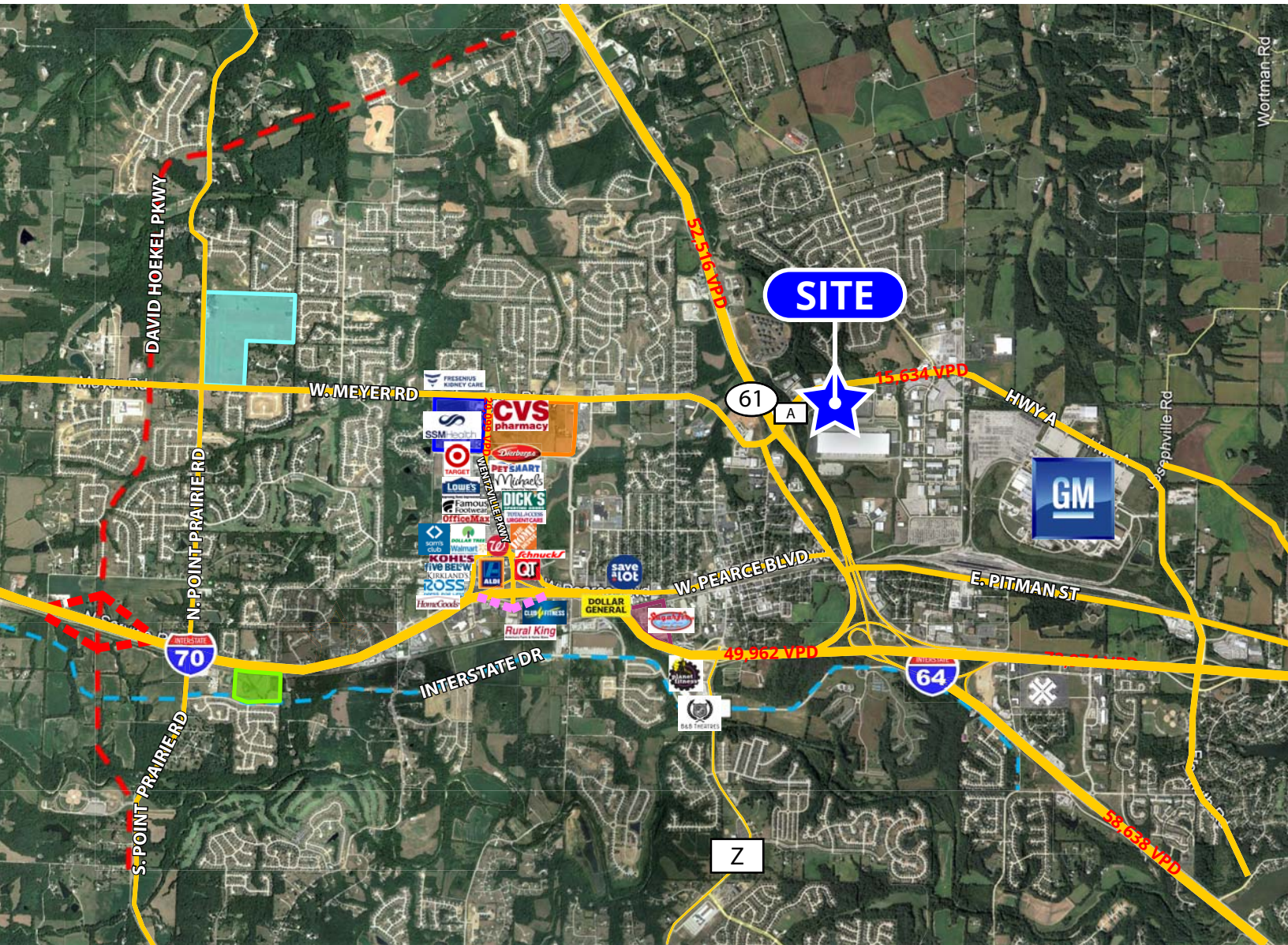
FURNACE

OPEN OFFICE

I

BREAK ROOM

F.D.

ENTRY

145 HAMILTON INDUSTRIAL CT
3,500 SF

3,500 SF OFFICE / SERVICE CENTER / FLEX SPACE AVAILABLE FOR LEASE

135-155 HAMILTON INDUSTRIAL COURT | WENTZVILLE, MISSOURI 63385

SITE

52,516 VPD

15,634 VPD

49,962 VPD

58,638 VPD

135-155 HAMILTON INDUSTRIAL CT

— — — = David Hoekel Pkwy & new interchange
— — — = enhanced interchange
— — — = Interstate Drive

GM = 3,764 employees

WSD = 17,400 student enrollment
= 2,700 employees

= "The Junction" 174-unit mixed-use development
= "The Bend" 80-acre mixed-use development
= SSM Health St. Joseph Hospital (86 staffed beds)
= new 100+ acre, 310,000 SF North Point High School (Fall 2021)
= new 31-acre, 105,000 SF Journey Elementary School

3,500 SF OFFICE / SERVICE CENTER / FLEX SPACE AVAILABLE FOR LEASE

135-155 HAMILTON INDUSTRIAL COURT | WENTZVILLE, MISSOURI 63385

1-MILE DEMOGRAPHICS

POPULATION:	6,718
NO. OF HOUSEHOLDS:	2,460
AVG. HOUSEHOLD INCOME:	$82,166

3-MILE DEMOGRAPHICS

POPULATION:	36,884
NO. OF HOUSEHOLDS:	13,075
AVG. HOUSEHOLD INCOME:	$93,176

5-MILE DEMOGRAPHICS

POPULATION:	68,695
NO. OF HOUSEHOLDS:	24,860
AVG. HOUSEHOLD INCOME:	$102,894