

FOR LEASE

FOUNTAIN LAKES COMMERCE CENTER

Charbonneau Drive, St. Charles, MO 63301



Newly Constructed Cross-Docked Development

284,750 SF Available (Divisible to +/-30,000 SF)

PROPERTY HIGHLIGHTS

- » 32' clear height
- » 280 car parks (expandable)
- » 50 trailer stalls (expandable)
- » ESFR
- » Office build-to-suit
- » Direct access to Highway 370
- » Tilt-up concrete
- » T-5 lighting
- » Abundant & growing workforce
- » Highway frontage & visibility with traffic counts of 54,727 daily
- » **Asking Rate: \$4.50/SF NNN**

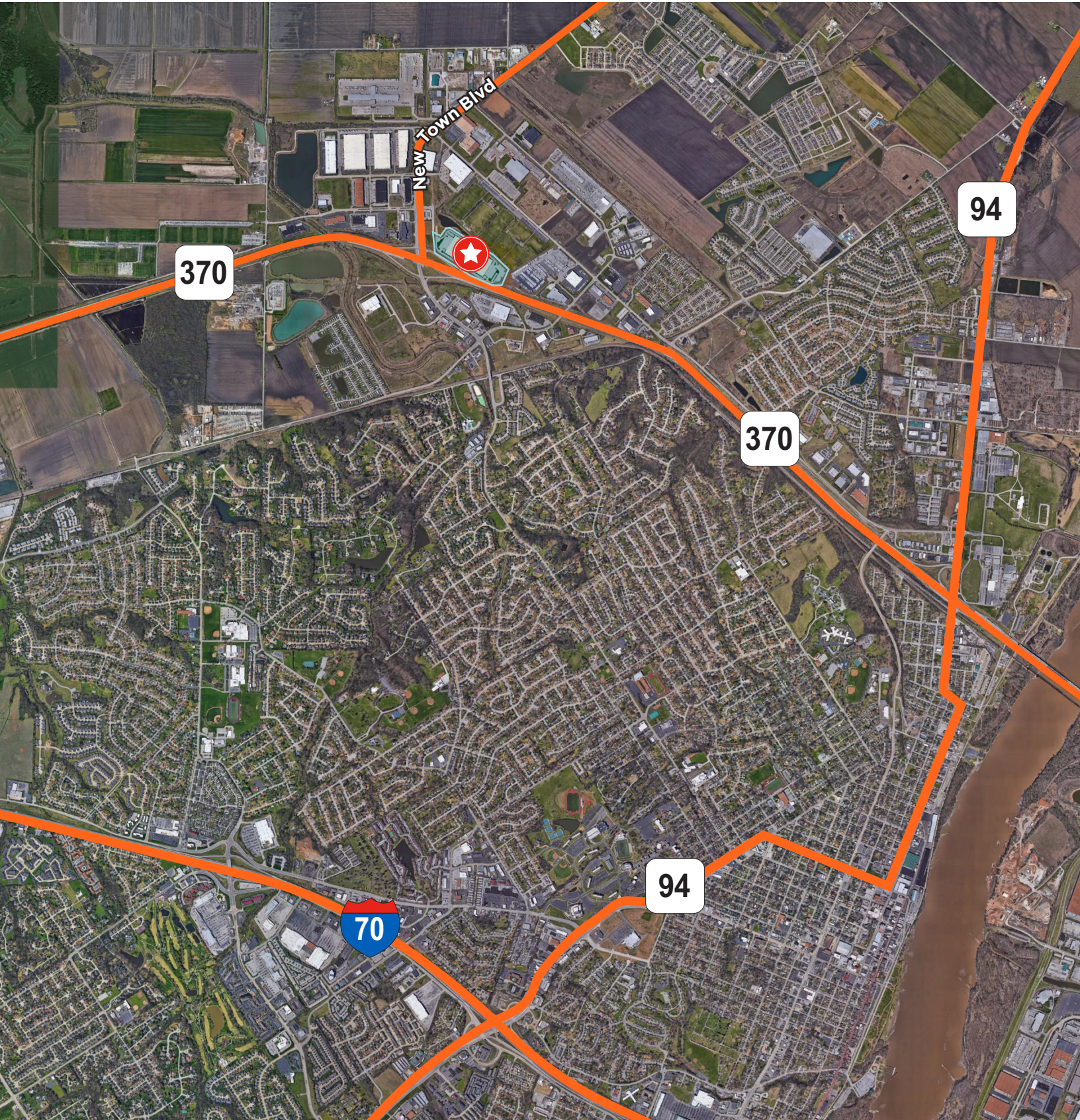


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AERIAL

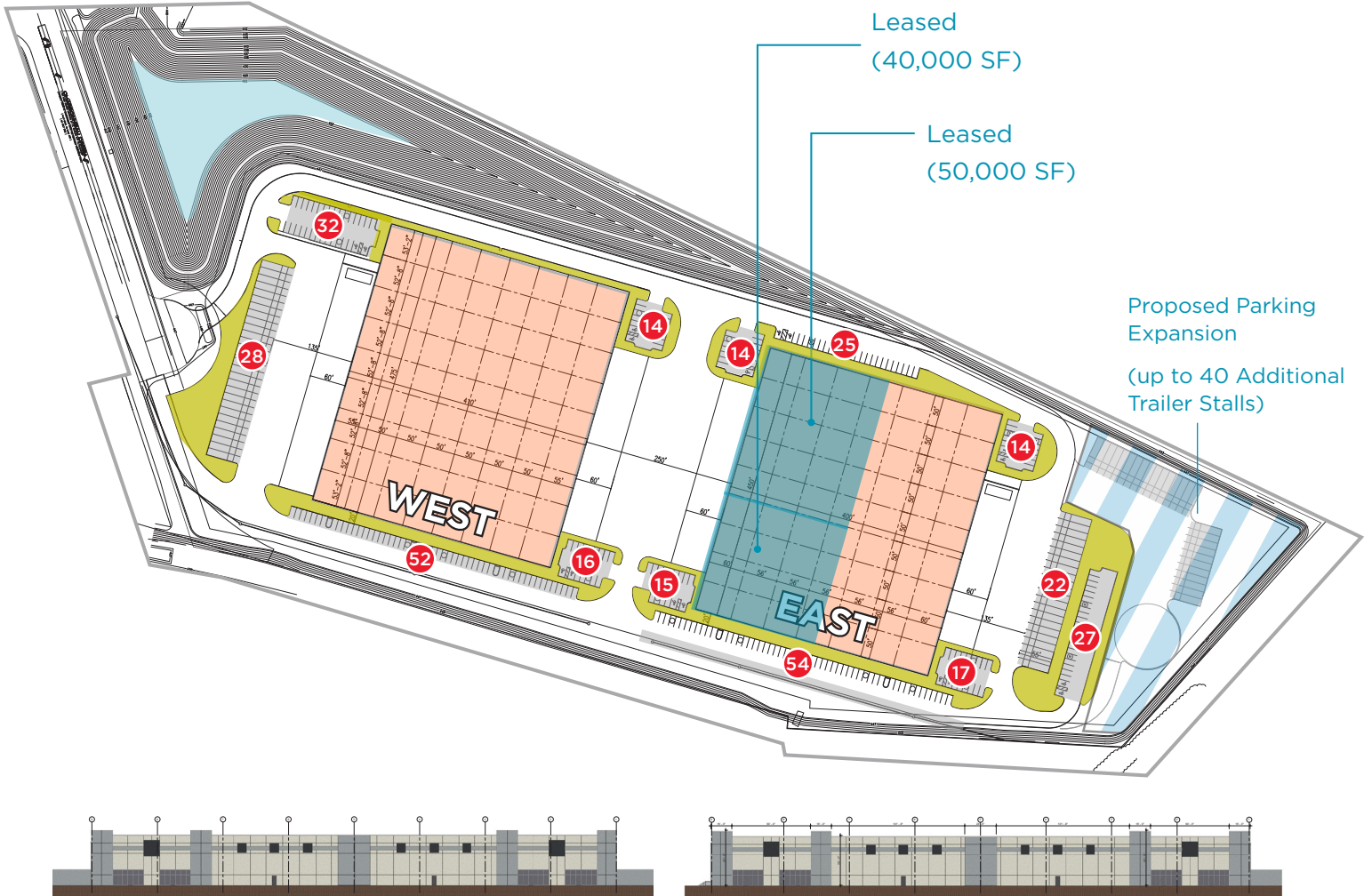


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SITE PLAN



West Building 3800-3830 Charbonneau Dr.

Total:	194,750 SF
Available:	194,750 SF
Divisible:	+/- 32,000
Depth:	410'
Column Spacing:	50' x 52'8"
Speed Bay	55'
Docks:	Twenty-three (23) 9'x10' (19 Knock Out Panels)
Drive-Ins:	Two (2) 12'x14'
Car Parks:	114
Trailer Stalls:	28

East Building 3900-3930 Charbonneau Dr.

Total:	180,000 SF
Available:	90,000 SF
Divisible:	+/- 30,000
Depth:	400'
Column Spacing:	56' x 50'
Speed Bay:	60'
Docks:	Eighteen (18) 9'x10' (16 Knock Out Panels)
Drive-Ins:	Two (2) 12'x14' (2 Knock Out Panels)
Car Parks:	166 (Expandable)
Trailer Stalls:	22 (Expandable to +/- 60)

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Owned and developed by:



For more information, please contact:

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