



Industrial Development Site

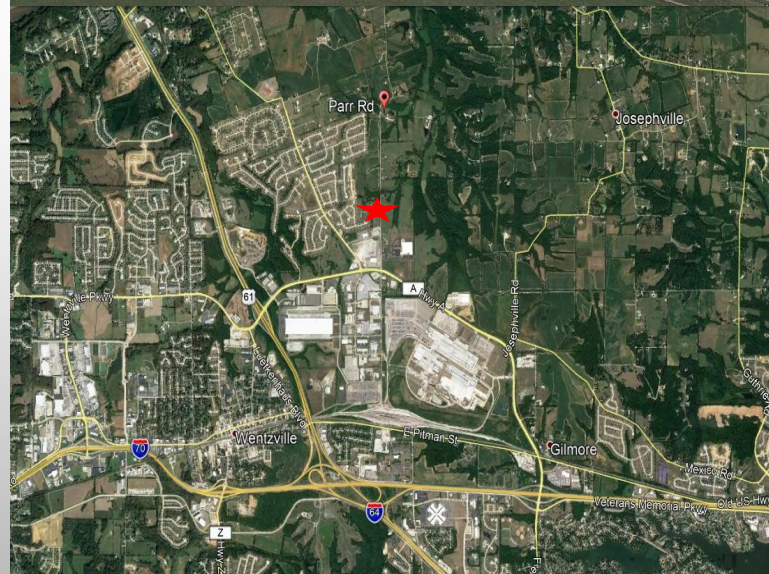
- Located in Unincorporated St. Charles County
- 4.56 Acres (Zoned Light Industrial)
- All public utilities available with annexation into the City of Wentzville
- Natural gas available
- Located just off of Highway A (next to Ranken Tech) and just 1/4 mile from the General Motors Plant
- Flat to gently rolling topography (easy to develop)
- 460 ft. of road frontage along Parr Road
- Quick access to/from major highways

Potential Uses Include:

Office/warehouse buildings, RV & Boat storage or possible self-storage facility

Asking Price-\$546,242 / \$2.75 s/f

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