

FOR LEASE

2,500 SF OFFICE/WAREHOUSE

MID POINTE CENTRE

4013 S OLD HIGHWAY 94 | ST. CHARLES, MO 63304



McKELVEY PROPERTIES
building relationships . creating wealth



FEATURES

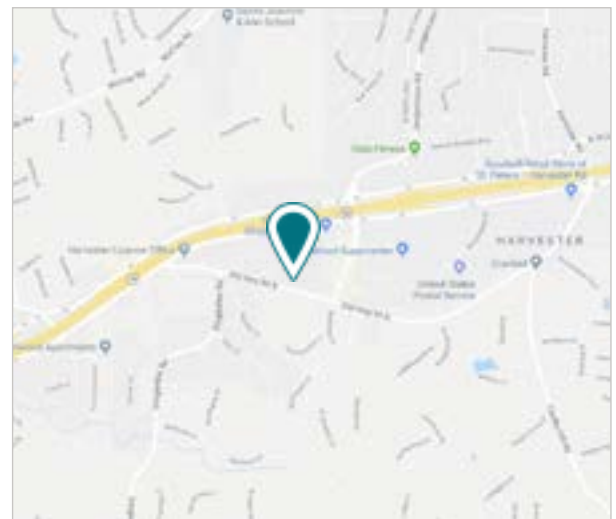
- › 2,500 SF office/warehouse suites available in rear building (Suites 110-112)
- › Suite features two drive-in doors, 16' ceilings and some finished office space
- › Built-out for automotive repair with grease interceptor
- › Ample parking
- › Easy access to Jungermann Rd, Highway 94 and Highway 364

LEASE RATE: \$9.00/SF + \$3.00/SF NNN

Contact

PATRICIA MCKELVEY
636.448.1294
pmckelvey@mckelveyproperties.com

BUILDING SF	ZONING	TAXES (2018)
12,000 SF	I-1	\$13,076



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AERIAL PHOTO



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	10,482	86,805	162,476
HOUSEHOLDS	4,045	32,425	62,761
MEDIAN HH INCOME	\$79,692	\$84,759	\$79,796
MEDIAN HOME VALUE	\$185,666	\$201,957	\$204,818

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