



10.67 Acre Development Site
Unincorporated St. Charles County

- Located directly across from General Motors Plant
- Immediate access to / from Highway 70 & Highway 40/61
- Site fronts Highway A & Josephville Road
- Zoned light industrial
- Gently sloping to level topography—easy to develop
- Existing improvements include:
 - 1,500 s/f building
 - Small storage building
 - Large asphalt parking lot with lighting
- 12.00 Acres of the 22.67 acres under contract
- Excellent site for contractor / construction / equipment sales

PRICED TO SELL

\$995,000 / \$2.15 s/f

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