

FOR LEASE \$4750 PER MONTH
MODIFIED GROSS
15570 VETERANS MEMORIAL PKWY
WENTZVILLE, MO 63385

EXCELLENT VISIBILITY WITH 60,000 + VEHICLES PER DAY ON INTERSTATE 70



BUILDING 1: 3,784 SF

- RETAIL, SHOWROOM, PARTS ROOM AND WAREHOUSE/SHOP SPACE
- 1 OFFICE AND CONFERENCE ROOM WITH BREAK AREA
- 1 DRIVE IN DOOR
- 2 RESTROOMS

BUILDING 2: 1,248 SF

- WAREHOUSE/SHOP SPACE
- CONSTRUCTED IN 2014
- TEMPERATURE CONTROLLED
- 15' CLEAR
- 2-TON OVERHEAD CRANE
- TWO 12X10 DRIVE THRU DOORS
- GATED & FENCED OUTDOOR STORAGE





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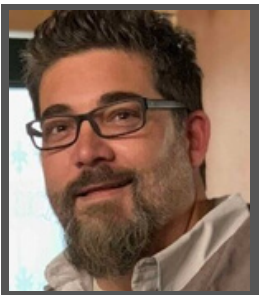
IDEAL USES: ANY TYPE OF CONTRACTOR, EQUIPMENT
PARTS/SALES, RETAIL SALES ETC.



ZONED "I-1" LIGHT INDUSTRIAL IN UNINCORPORATED ST CHARLES COUNTY



CALL SHANE TO SCHEDULE YOUR SHOWING TODAY



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CORE
REAL ESTATE GROUP, LLC
COREREALESTATELLC.COM

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