

FOR SALE

1818 Scherer Pkwy, St. Charles, MO, 63301

PROPERTY SUMMARY

INDUSTRIAL BUILDING

- 21,250 sf Office/Warehouse with
- Mezzanine with Restroom and Locker Room
- Unincorporated St. Charles County Zoned for Heavy Industrial
- 1.12 ac Lot Completely Fenced in and all concrete
- Very attractive building with New Office Finish, Heavy Electric, very well maintained, and clean Phase 1
- Ceiling Height 18' to 24'
- 3 Drive-Ins 12' x 12'
- 2 Drive-Ins 10' x 12'
- 1 Interior Dock with 12' x 16'
- Two adjacent buildings at 9,000 sf and 12,000 sf with drive thru connection
- 3 Phase, 3 - 480 Amp Services
- Easy access to I-70 and MO-364 access via MO-94

• **SALE PRICE:**
\$2,300,000.00



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PROPERTY PHOTOS



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