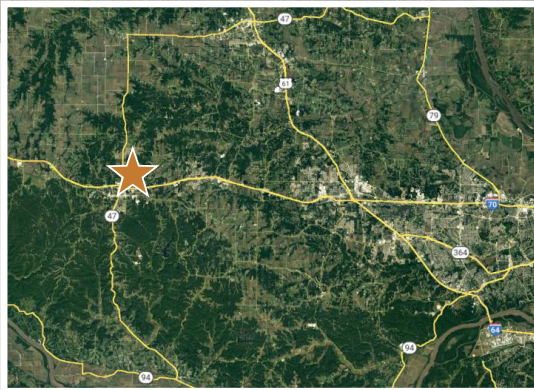




FOR SALE OR LEASE

115,000 SF Industrial/Office-Warehouse Building From 34,000 SF Available For Lease

1402 E Veterans Memorial Parkway | Truesdale, MO 63380



Property Details

- Building size: 115,000 SF +/-; Constructed circa 1980
- Office size: 6,480 SF (3,240 SF on two levels)
- Will demise - see Leasing Plan
- Lot size: ±10 acres. Optional ±15.5 acres of adjacent land also available (call broker for pricing)
- Power: 480/277V / 2,000 amp / 3-Phase
- Electrical: Electrical bus duct in crane bays
- Cranes: 7 bridge cranes
- Typical Column Spacing: 60' x 25'
- Crane bays: 60' wide
- Ceiling height: 22'-26' clear height
- Docks: 4 (ability to add)
- Drive-ins: 3 (ability to add)
- Fire suppression: Wet sprinkler system
- Lighting: LED

See next page for additional property details

**LEASE RATE: CALL BROKER
FOR DETAILS**

**SALE PRICE: \$5,500,000
(\$47.83/SF)**

Joe Schneider, CCIM, SIOR
Managing Partner
636.578.6069
joe@schneidercommercial.com

Keith Schneider, CCIM, SIOR
Managing Partner
314.520.2747
keith@schneidercommercial.com

1551 Wall Street, Suite 200
St. Charles, MO 63303
p: 636.949.9797
schneidercommercial.com

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



FOR SALE OR LEASE

115,000 SF Industrial/Office-Warehouse Building From 34,000 SF Available For Lease

1402 E Veterans Memorial Parkway | Truesdale, MO 63380

- Prominent Visibility from I-70
- Roof: Replaced Q4 2022. See below for List of Recent Improvements
- Storage: Outside storage yard
- 2024 Real Estate Taxes = \$60,448 (\$0.53/SF)
- Location: Conveniently located within 1.5 miles of I-70 in growing Warren County
- Incentives: Located in Enhanced Enterprise Zone (EEZ) & Opportunity Zone with possible Chapter 100 or 353 real and/or personal property tax abatement.

2024 Improvements:

- New asphalt parking lot and drive lane
- New exterior metal skin to replace any damaged sections
- New exterior paint
- New interior metal skin and vinyl wrap in manufacturing/warehouse areas
- New exterior LED perimeter lighting
- New fiber optic service installed (Gateway Fiber)
- New security system with numerous cameras & motion detectors

Joe Schneider, CCIM, SIOR
Managing Partner
636.578.6069
joe@schneidercommercial.com

Keith Schneider, CCIM, SIOR
Managing Partner
314.520.2747
keith@schneidercommercial.com

1551 Wall Street, Suite 200
St. Charles, MO 63303
p: 636.949.9797
schneidercommercial.com



FOR SALE OR LEASE

115,000 SF Industrial/Office-Warehouse Building From 34,000 SF Available For Lease

1402 E Veterans Memorial Parkway | Truesdale, MO 63380

Exterior Photos



Joe Schneider, CCIM, SIOR
Managing Partner
636.578.6069
joe@schneidercommercial.com

Keith Schneider, CCIM, SIOR
Managing Partner
314.520.2747
keith@schneidercommercial.com

1551 Wall Street, Suite 200
St. Charles, MO 63303
p: 636.949.9797
schneidercommercial.com

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



FOR SALE OR LEASE

115,000 SF Industrial/Office-Warehouse Building From 34,000 SF Available For Lease

1402 E Veterans Memorial Parkway | Truesdale, MO 63380

Interior Photos



Joe Schneider, CCIM, SIOR
Managing Partner
636.578.6069
joe@schneidercommercial.com

Keith Schneider, CCIM, SIOR
Managing Partner
314.520.2747
keith@schneidercommercial.com

151 Wall Street, Suite 200
St. Charles, MO 63303
p: 636.949.9797
schneidercommercial.com

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



FOR SALE OR LEASE

115,000 SF Industrial/Office-Warehouse Building From 34,000 SF Available For Lease

1402 E Veterans Memorial Parkway | Truesdale, MO 63380

Interior Photos



Joe Schneider, CCIM, SIOR
Managing Partner
636.578.6069
joe@schneidercommercial.com

Keith Schneider, CCIM, SIOR
Managing Partner
314.520.2747
keith@schneidercommercial.com

1551 Wall Street, Suite 200
St. Charles, MO 63303
p: 636.949.9797
schneidercommercial.com

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



FOR SALE OR LEASE

115,000 SF Industrial/Office-Warehouse Building From 34,000 SF Available For Lease

1402 E Veterans Memorial Parkway | Truesdale, MO 63380

Aerial View Photos



Joe Schneider, CCIM, SIOR
Managing Partner
636.578.6069
joe@schneidercommercial.com

Keith Schneider, CCIM, SIOR
Managing Partner
314.520.2747
keith@schneidercommercial.com

1551 Wall Street, Suite 200
St. Charles, MO 63303
p: 636.949.9797
schneidercommercial.com

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

115,000 SF Industrial/Office-Warehouse Building From 34,000 SF Available For Lease

1402 E Veterans Memorial Parkway | Truesdale, MO 63380

Aerial View



Joe Schneider, CCIM, SIOR
Managing Partner
636.578.6069
joe@schneidercommercial.com

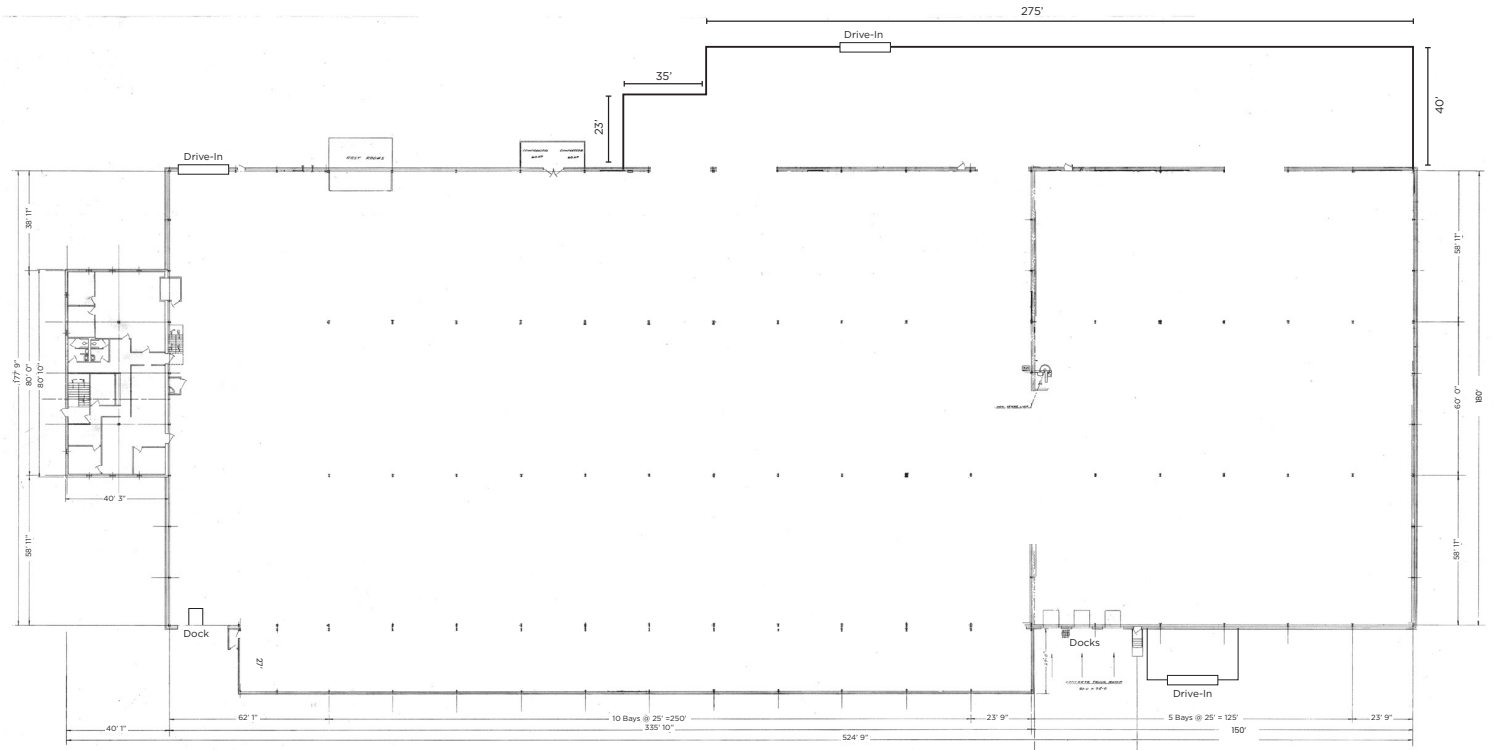
Keith Schneider, CCIM, SIOR
Managing Partner
314.520.2747
keith@schneidercommercial.com

1551 Wall Street, Suite 200
St. Charles, MO 63303
p: 636.949.9797
schneidercommercial.com

115,000 SF Industrial/Office-Warehouse Building From 34,000 SF Available For Lease

1402 E Veterans Memorial Parkway | Truesdale, MO 63380

Floor Plan



Joe Schneider, CCIM, SIOR
Managing Partner
636.578.6069
joe@schneidercommercial.com

Keith Schneider, CCIM, SIOR
Managing Partner
314.520.2747
keith@schneidercommercial.com

1551 Wall Street, Suite 200
St. Charles, MO 63303
p: 636.949.9797
schneidercommercial.com

115,000 SF Industrial/Office-Warehouse Building
From 34,000 SF Available For Lease

1402 E Veterans Memorial Parkway | Truesdale, MO 63380

Conceptual Leasing Plan



Joe Schneider, CCIM, SIOR
Managing Partner
636.578.6069
joe@schneidercommercial.com

Keith Schneider, CCIM, SIOR
Managing Partner
314.520.2747
keith@schneidercommercial.com

1551 Wall Street, Suite 200
St. Charles, MO 63303
p: 636.949.9797
schneidercommercial.com