

2024

BRAND NEW INDUSTRIAL WAREHOUSE

UNDER CONSTRUCTION

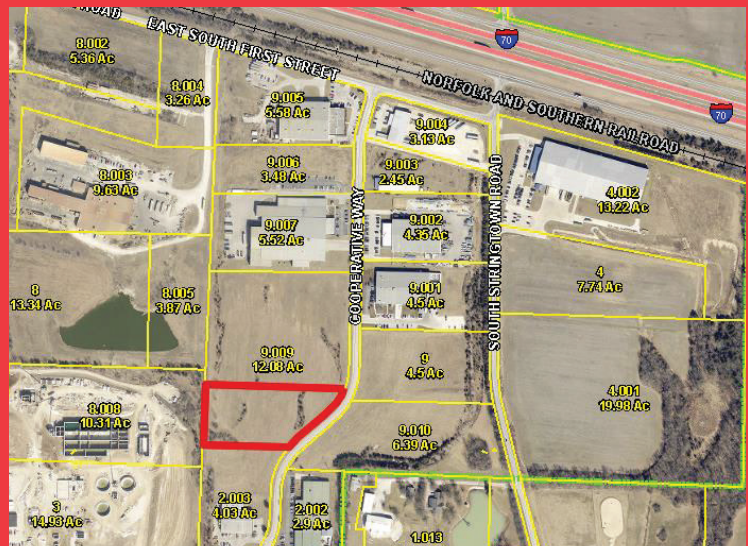


56 Cooperative Way, Wright City, MO 63390

From St. Charles take Hwy 70 West to Foristell, then Exit 203 for Missouri T/Missouri W, and turn Left onto Hwy W, then Right on Veterans Memorial Parkway, then Left onto S Stringtown Rd, then Right onto S 1st St, then left onto Cooperative Way.

PROPERTY SUMMARY

- 31,875 sqft New Warehouse
- 24 Foot clear height
- Currently under construction
- Six (6) Dock Doors
- Two (2) Drive Ins
- Sprinkler (wet)
- 400 AMP, Three Phase
- Zoned for Heavy Industrial
- 62 Foot Column Spacing
- Approx. 2 Miles from meat packing plant
- **FOR LEASE at \$6.75 rsf NNN**



Listing Agent Trevor Shockley



Cell 314-280-5037



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501 First Capital Dr. Suite 5,
St. Charles MO 63301

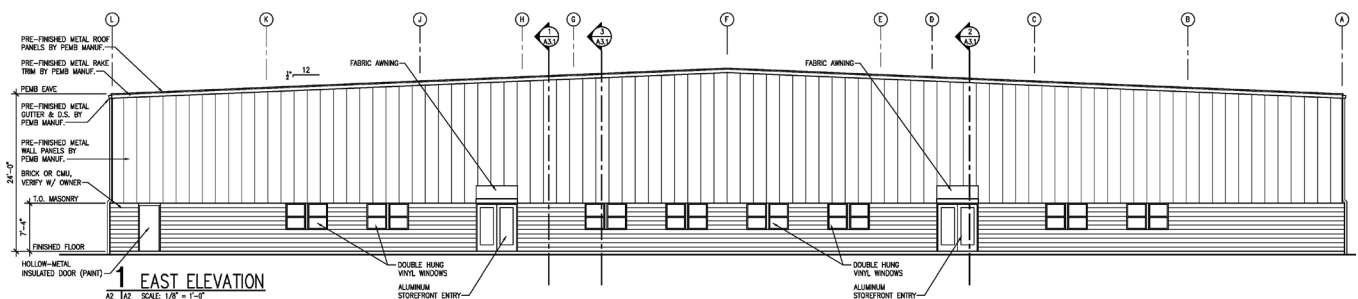
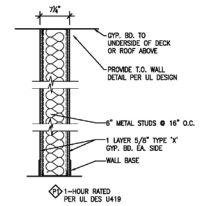
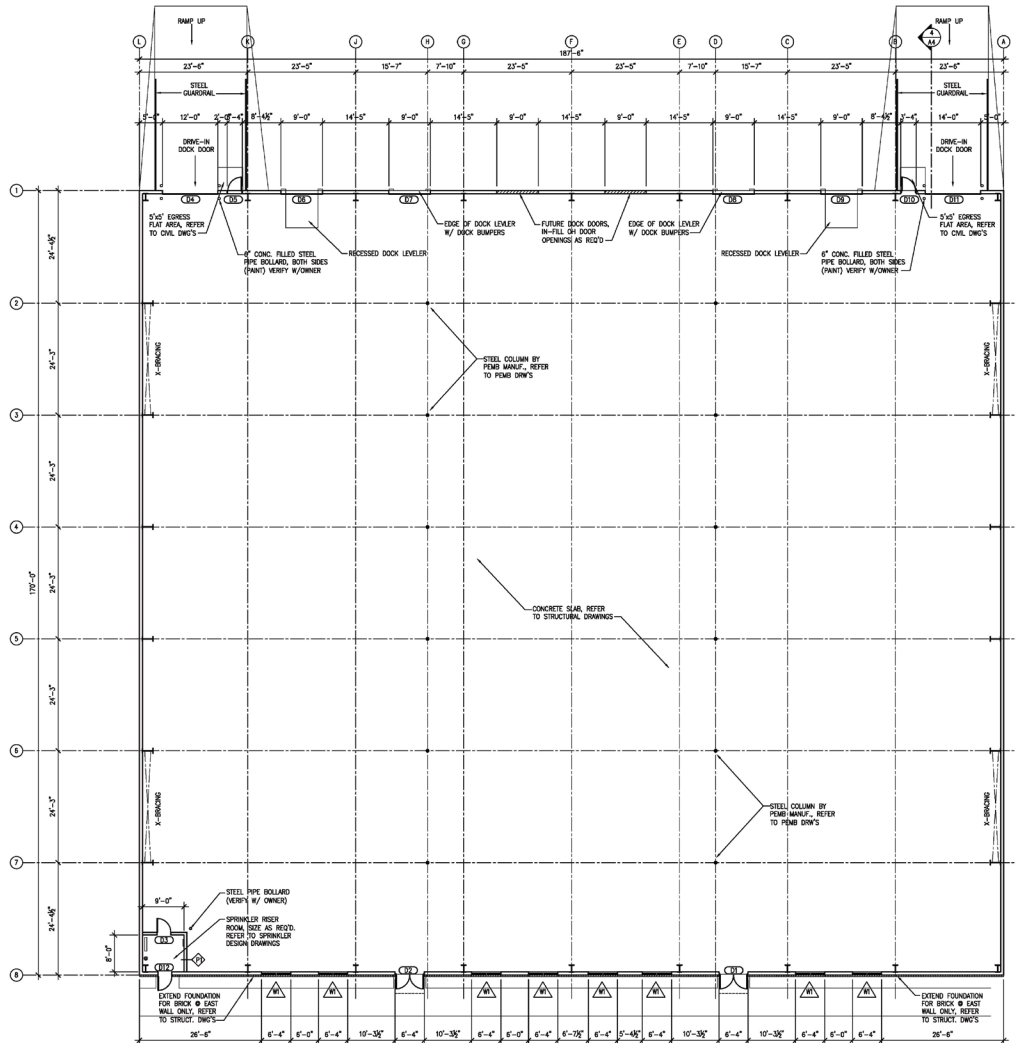


Office 636-946-9753

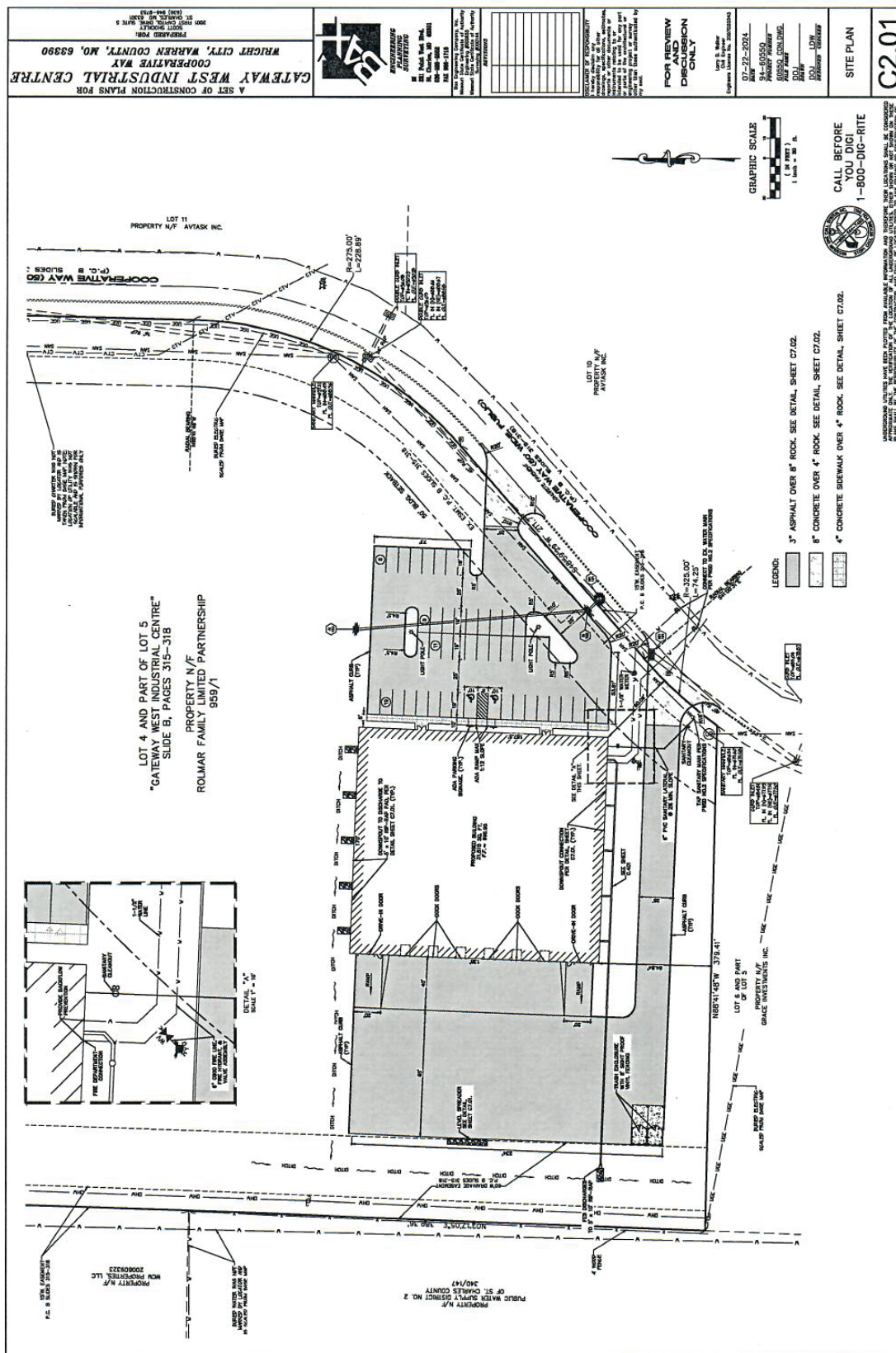


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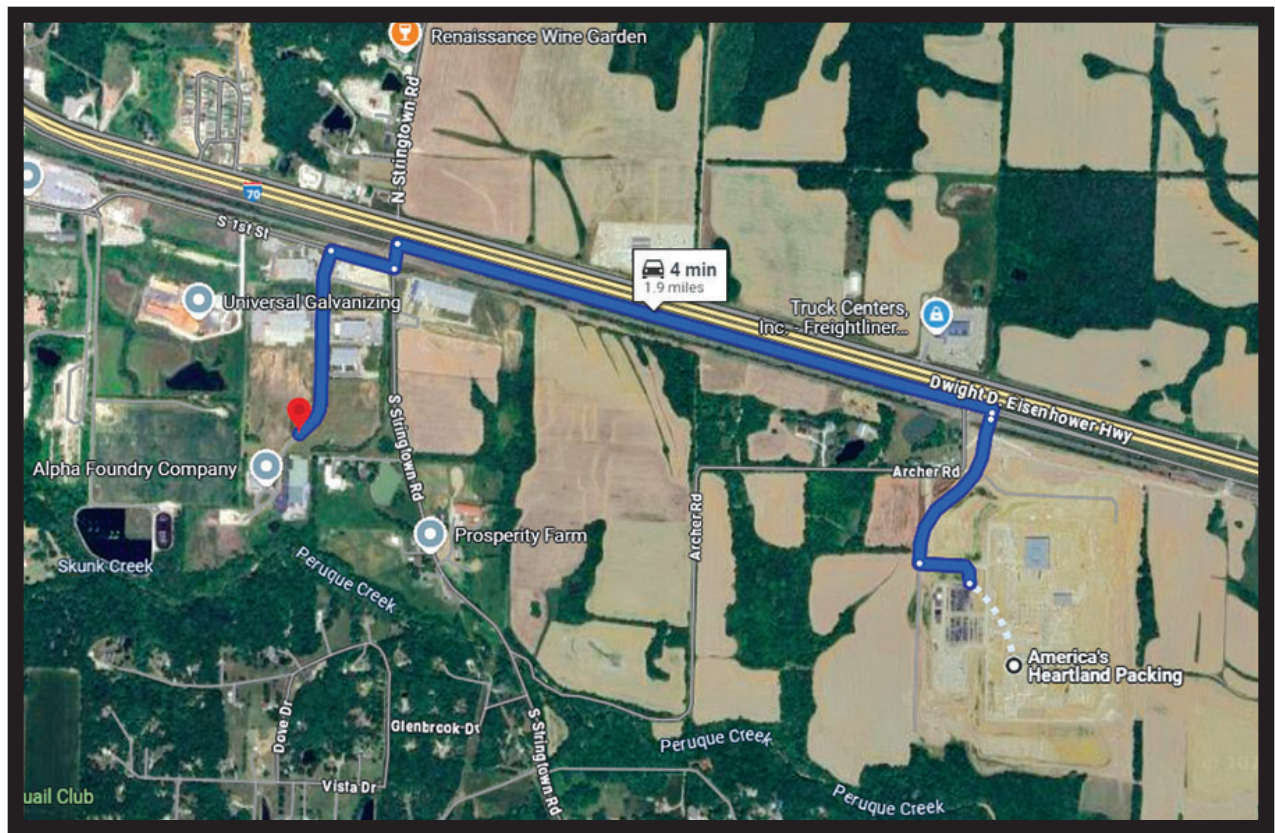
FLOOR PLAN



SITE PLAN



LOCATION



The warehouse is approx. 2 miles from meat packing plant.