



# 617 CEPI DRIVE CHESTERFIELD, MO 63005



PETER LU

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(314) 662-6578 (DIRECT)

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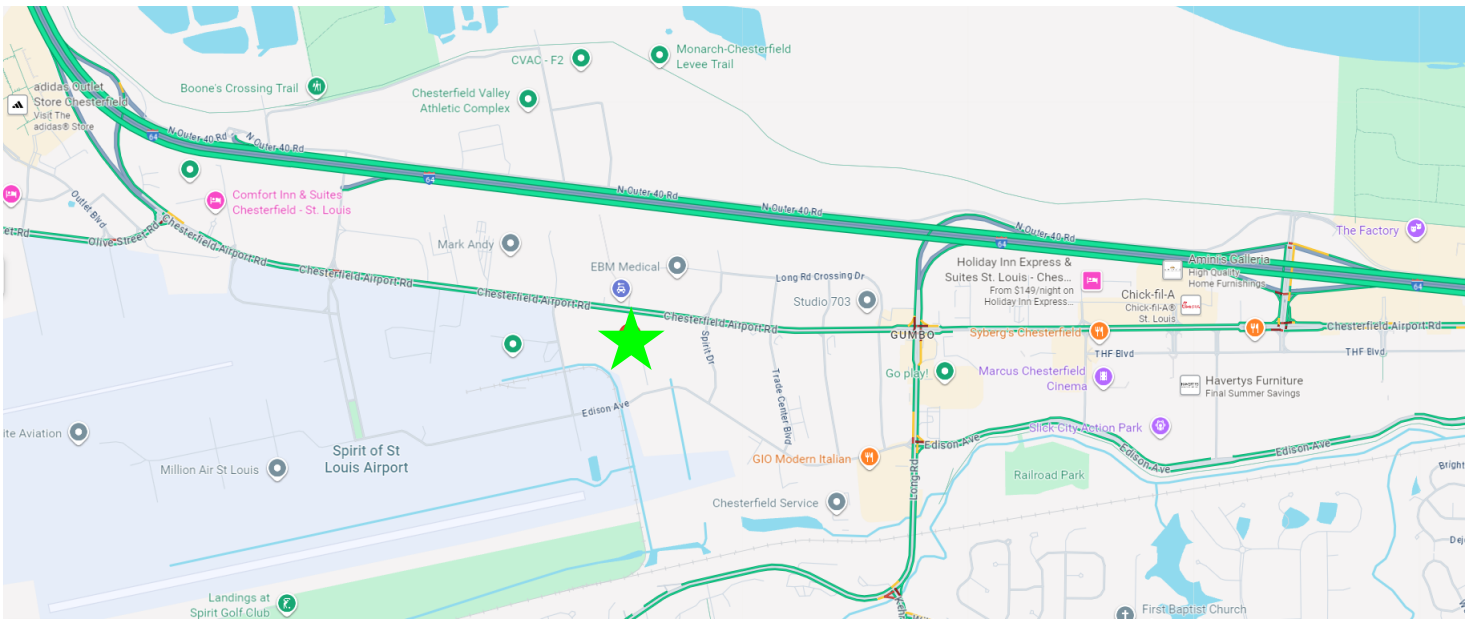
3636 S GEYER RD STE 100,  
SAINT LOUIS, MO 63127



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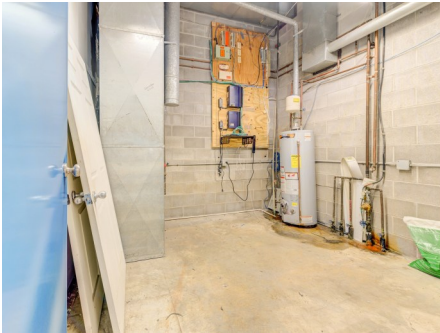
## EXCELLENT LOCATION

JUST OFF HWY 64/40 BEFORE ST. CHARLES  
RIGHT OFF CHESTERFIELD AIRPORT RD.



LEASE PRICE : \$8/SF + \$2.63 NN (Taxes & Insurance)  
BUILDING SIZE: 15,720 SF  
OFFICE SF: 1,750 +/-  
LOT SIZE: 0.98 ACRE

- Parking Lot 15+/- spaces
- Office spaces
- Large heated warehouse area
- Kitchen
- Power: 400a/230-460 v 3 phase
- Drive in doors
- Dock high loading access
- Zoning: M3 - Planned Industrial



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# Demographic Market Comparison Report

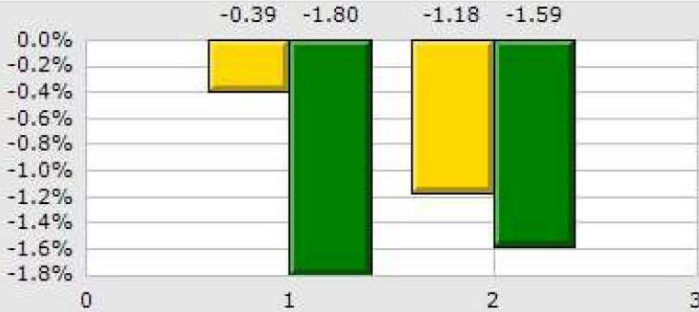
1 mile radius

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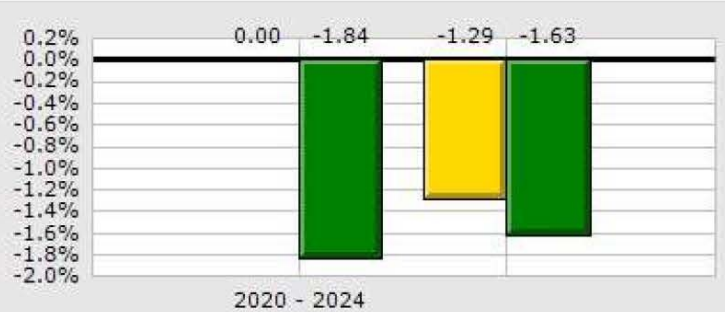
Type: Industrial/Warehouse  
County: St. Louis

1 Mile  
County

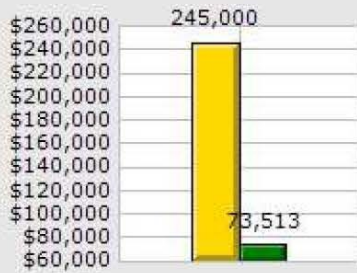
Population Growth



Household Growth



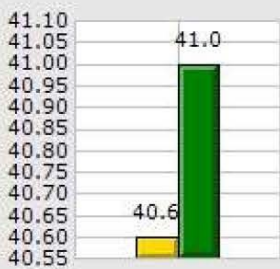
2024 Med Household Inc



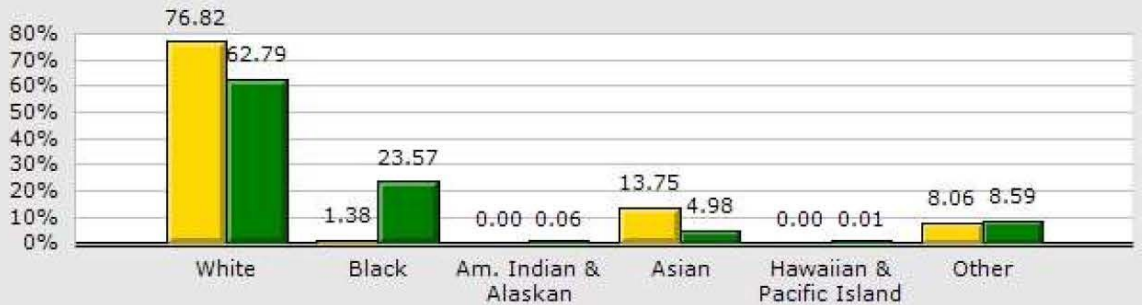
2024 Households by Household Income



2024 Median Age



2024 Population by Race



2024 Renter vs. Owner



2024 Employed vs. Unemployed

