



**FOR LEASE**

**102-104 Trade Center Dr**

St. Peters, MO 63376

**Lease Rate:**

**\$10.50**

PSF, Modified Gross

**CONTACT US**

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## Industrial Space For Lease at I-70 Commerce Center

### Highlights

- 50,000 SF industrial building
- 2,500 SF - 7,500 SF available for lease
- Building signage available
- Prime St. Peters location within an established industrial business park
- Excellent access to I-70, I-364, and regional thoroughfares

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## AVAILABILITIES

### 102 Trade Center Drive

<b>Available SF:</b>	2,500 SF
<b>Office SF:</b>	Approximately 1,000 SF
<b>Loading:</b>	One (1) dock-high loading door
<b>Clear Height:</b>	18'
<b>Sprinkler System:</b>	Wet
<b>Power:</b>	200 amps, 3-phase, 120 volt
<b>Date Available:</b>	Now

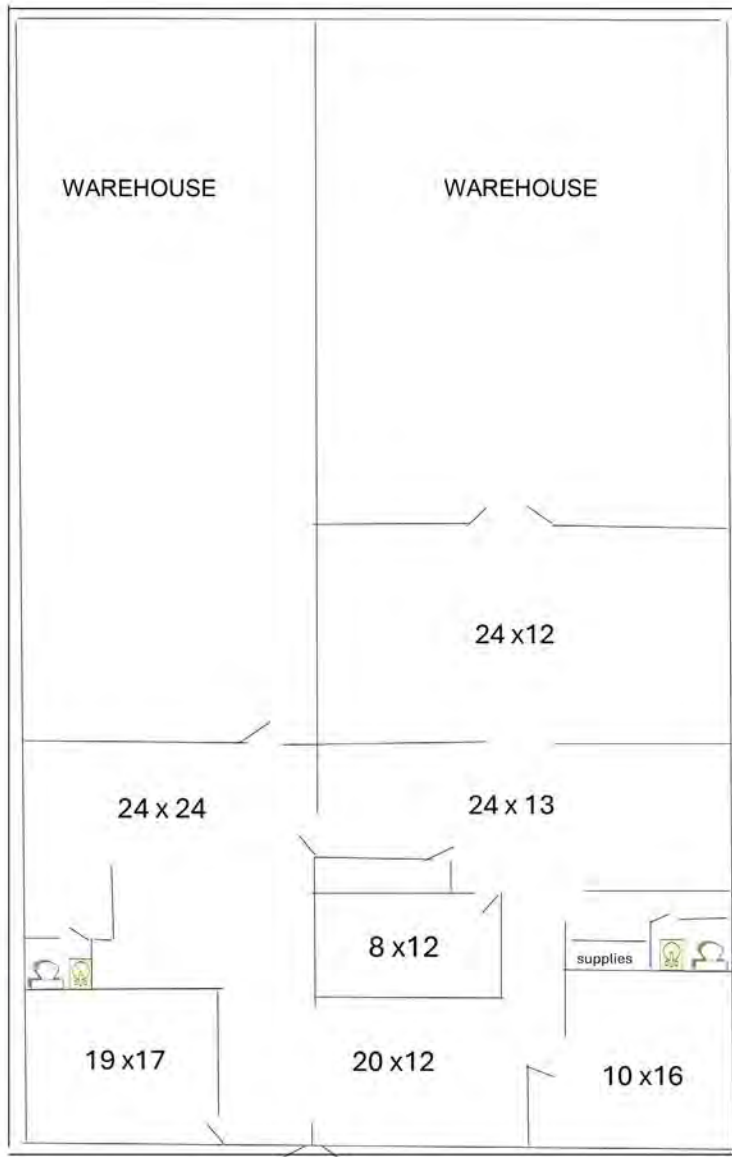
### 104 Trade Center Drive

<b>Available SF:</b>	5,000 SF
<b>Office SF:</b>	Approximately 2,000 SF
<b>Loading:</b>	Two (2) dock-high loading doors
<b>Clear Height:</b>	18'
<b>Sprinkler System:</b>	Wet
<b>Power:</b>	200 amps, 3-phase, 120 volt
<b>Date Available:</b>	4/30/2026

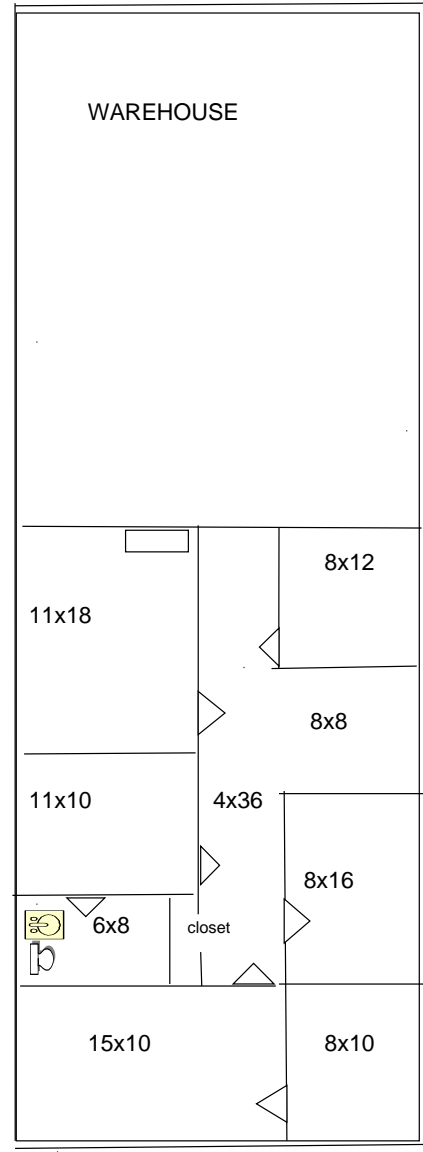
*Suites can be combined for 7,500 SF of contiguous space*

# FLOOR PLANS

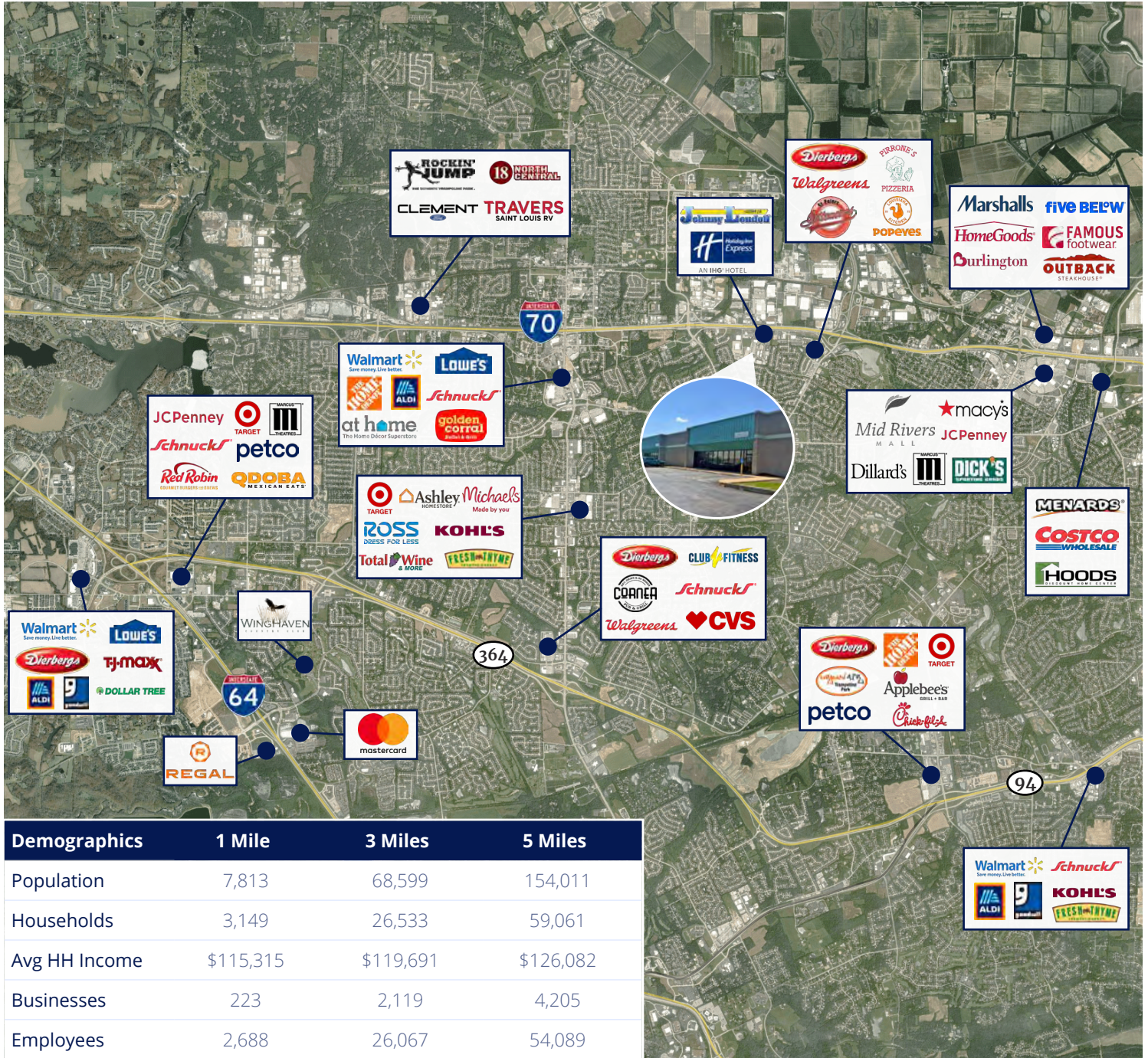
## 104 Trade Center Drive



## 102 Trade Center Drive



# LOCATION



Demographics	1 Mile	3 Miles	5 Miles
Population	7,813	68,599	154,011
Households	3,149	26,533	59,061
Avg HH Income	\$115,315	\$119,691	\$126,082
Businesses	223	2,119	4,205
Employees	2,688	26,067	54,089

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