

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. 1 Mile from meat packing plant
- **FOR LEASE at \$6.75 rsf NNN**



 Listing Agent **Trevor Shockley**

 Call 314-280-5037

 trevor@shockleycommercial.com

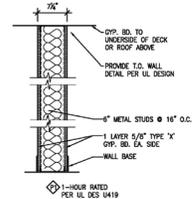
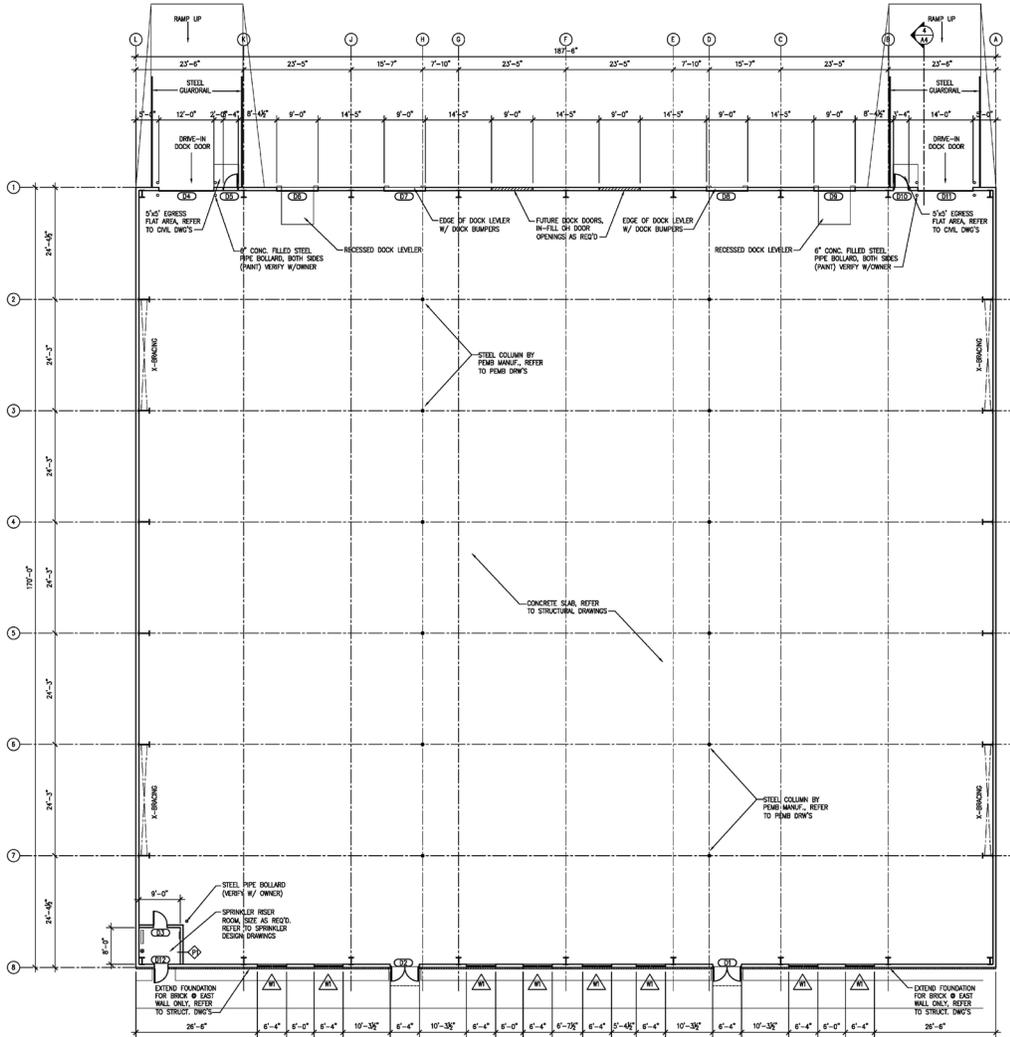


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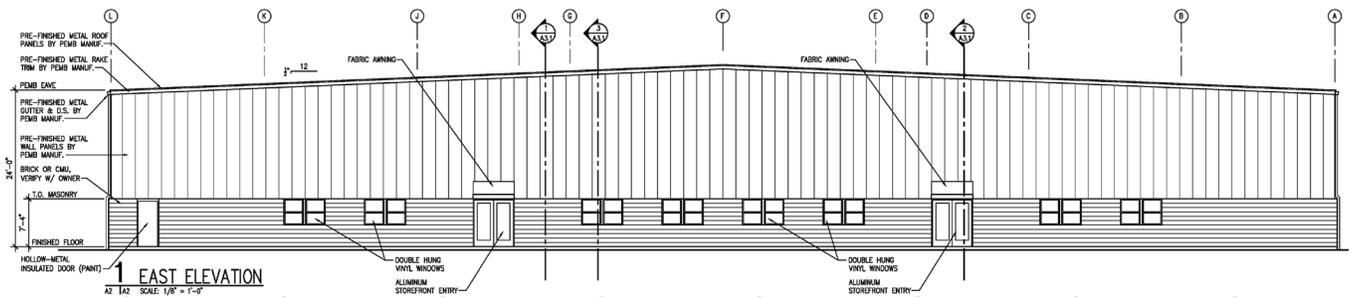
 www.shockleycommercial.com

FLOOR PLAN



2 PARTITION TYPES
AT 1/4" SCALE 1" = 1'-0"

1 FIRST FLOOR PLAN
AT 1/4" SCALE 3/32" = 1'-0"



1 EAST ELEVATION
AT 1/4" SCALE 1/8" = 1'-0"

