

# 7,150± Sq. Ft. Office/Warehouse

6± Acres Outside Storage

323 Josephville Rd  
Wentzville, MO 63385



**For Lease**

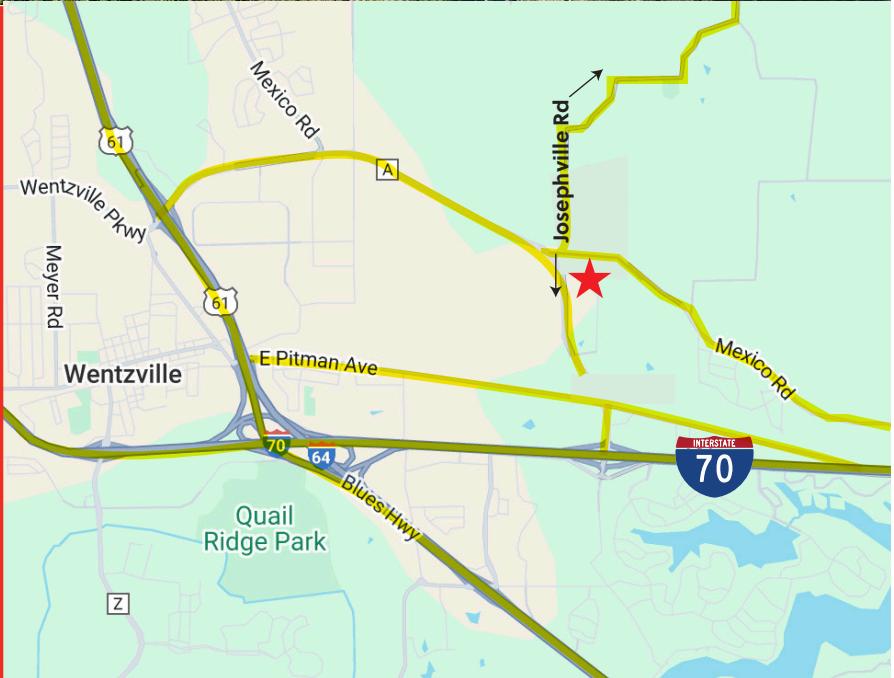
Lease Rate:  
**\$9.75 Sq. Ft./NNN**

## Features

- Zoned I-1 Industrial  
Unincorporated St. Charles  
County
- Four (4) 16' Drive-In Doors
- 18' Ceilings (at eves)
- 1,500+- Office (Reception,  
Breakroom, 5 Private Offices)

Remaining 5± Acres  
Lease Rate Per Acre:  
**\$1,500/Month, NNN**

- Property is rocked/fenced  
with some concrete paving
- Separate gate and entrance  
for tenant



## Contact

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