

**FOR LEASE**

35,235 SF Office/  
Warehouse Building



Accelerating success.



10 S Corporate Hills Drive  
St. Charles, MO 63301

**CONTACT US**

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# Property Overview

**Address:** 10 S Corporate Hills Drive  
St. Charles, MO 63301

**Building Size:** 35,235 SF

**Total Office Build Out:** 4,966 SF  
- 3,750 SF main office and showroom  
- 864 SF shipping/receiving/supplies  
- 352 SF warehouse breakroom and bathroom

**Warehouse Build Out:** 30,269 SF

**Land Area:** 2.66 AC

**Construction:** Reinforced concrete

**Docks:** Eight (8) dock-high doors

**Drive-Ins:** One (1) large drive-in (12' x 14')

**Ceiling Height:** 24' clear (28' sloping to 24')

**Electrical:** 600 amps, 208/120v 3-phase

**Lighting:** Metal halide

**Year Built:** 1999

**Accessibility:** Great access and visibility to Hwy 370

**Available Date:** August 1, 2025

## LEASE RATE:

**\$7.95 PSF, NNN**





# Office Photos

Entrance



Kitchen



Conference Room



Office



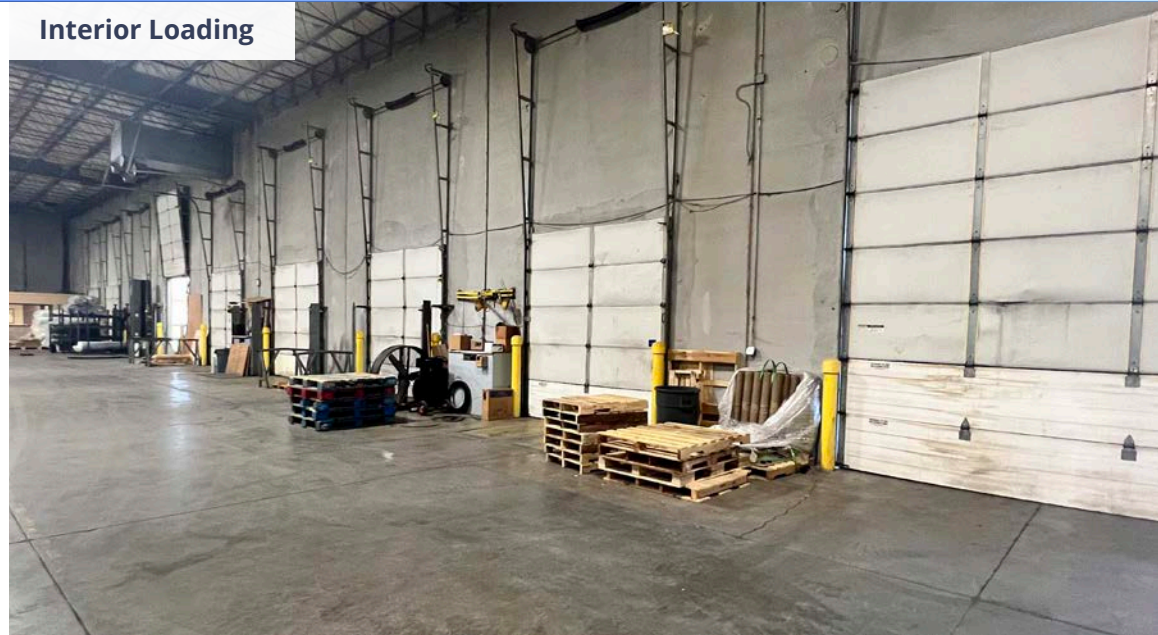


# Warehouse Photos

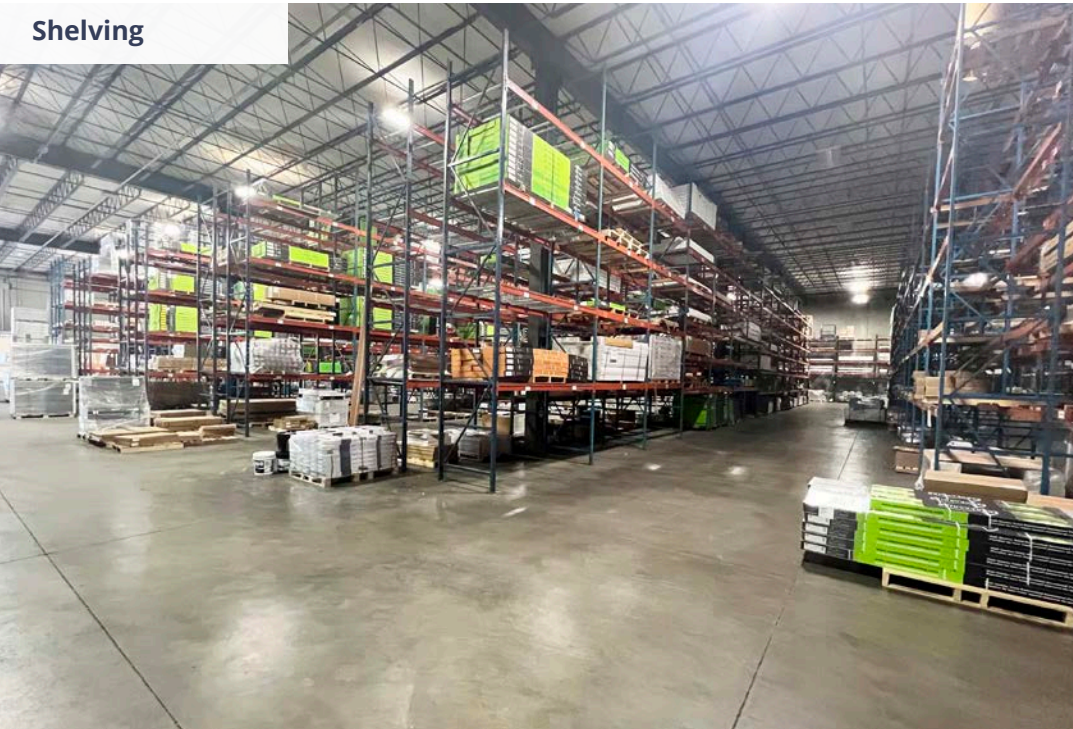
Exterior Loading



Interior Loading



Shelving



Warehouse Office







Lambert  
International  
Airport

This is an aerial photograph of the St. Louis, Missouri area. A yellow line traces a route starting from the top left, passing through the city, and heading towards the bottom right. The route is marked with several highway shields: a blue and red '270' shield, a blue and red '70' shield, and a white '370' shield. A blue outline highlights the Lambert International Airport in the upper left. A light blue box with the text '10 S Corporate Hills Drive' is located in the center-left. A north arrow is in the top right corner.

10 S Corporate  
Hills Drive

## Location

Strategically located in close proximity to I-70 and approximately 12 miles from Lambert International Airport.



# Convenient Location with a Strong Workforce

## Trucking Distance Map



## Workforce Summary

As the fastest growing county in Missouri, St. Charles County features a dynamic workforce encompassing various industries, including manufacturing, healthcare, retail, education, and technology. The county also features many educational institutions and training centers that contribute to a well-educated and skilled workforce.

Positioned in close proximity to St. Louis, St. Charles County boasts a strong worker inflow with over one million labor shed. With its convenient and accessible location, thousands of warehouse workers commute to St. Charles County daily.

**1M+**  
labor shed

**#1**  
fastest growing  
county in Missouri

**44%**  
of new job growth in  
the St. Louis region

\*Statistics provided by the Economic  
Development Council of St. Charles County

## Area Demographics

	1 Mile	3 Miles	5 Miles
Population	8,142	45,797	87,014
Households	3,567	19,192	37,308
Average HH Income	\$106,390	\$103,145	\$107,259
No. of Business	156	2,167	4,330
No. of Workers	1,776	34,973	75,837



# Nearby Business & Amenities



**etrailer** **AMI Metals, Inc.** **MiTek**  
We Ship Express **VI-JON** **FRIEND TIRE**  
**SOUTHERN GLAZER'S WINE & SPIRITS** **NEWCO ENTERPRISES, INC.** **Victory Packaging**

**amazon** **BEST BUY** **DAYTON FREIGHT**  
**TRANE** **MEDLINE**  
**SALA** **reckitt** **Grove COLLABORATIVE**

10 S Corporate Hills Drive

**BOEING**

**SUBWAY**

**Ryler FOODS** **goodwill**  
**FUZZY'S TACO SHOP**

**HISTORIC DOWNTOWN ST. CHARLES**

**Bass Pro Shops** **ALDI**  
**QDOBA MEXICAN EATS** **BUFFALO WILD WINGS**  
**Denny's** **Walgreens**  
**TEXAS** **Bellacino's**

**LOWE'S**

**Dierbergs** **five BELOW**  
**SUSHI AI** **Michaels**  
**petco** **Pickman's**

**THE HOME DEPOT** **TARGET**  
**SHOE CARNIVAL** **TJ-MAXX**  
**HARBOR FREIGHT** **WATSON'S**

**Schnucks** **Walmart**  
**sam's club** **ALDI**  
**PETSMART**

**BARNES-JEWISH St. Peters Hospital**

**amazon**

**FedEx**

**Walmart**  
Save money. Live better.



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