

# FOR LEASE

3675 New Town Blvd, St. Charles, MO, 63301



## PROPERTY SUMMARY

### RETAIL / INDUSTRIAL OFFICE WAREHOUSE

- 6,100 sf Unit 3675
- Approx. 2,000 sf Office
- Centrally located in Fountain Lakes Commerce Center
- High Visibility at the New Town Blvd & Hwy 370 interchange
- 1 Dock High Door
- Ceiling heights are 20' to 22' clear, entire building wet sprinklered
- New Dierbergs Grocery Store Development across the street.
- **LEASE RATE: \$9.75 psf NNN**

### DIRECTIONS

From Hwy 370, take the New Town Blvd exit. If coming from the East, turn right onto New Town Blvd. If coming from the West, turn left and go 150 yards; building will be on the left.



 Listing Agent **Craig O'Sadnick**

 Cell **636-541-0950**

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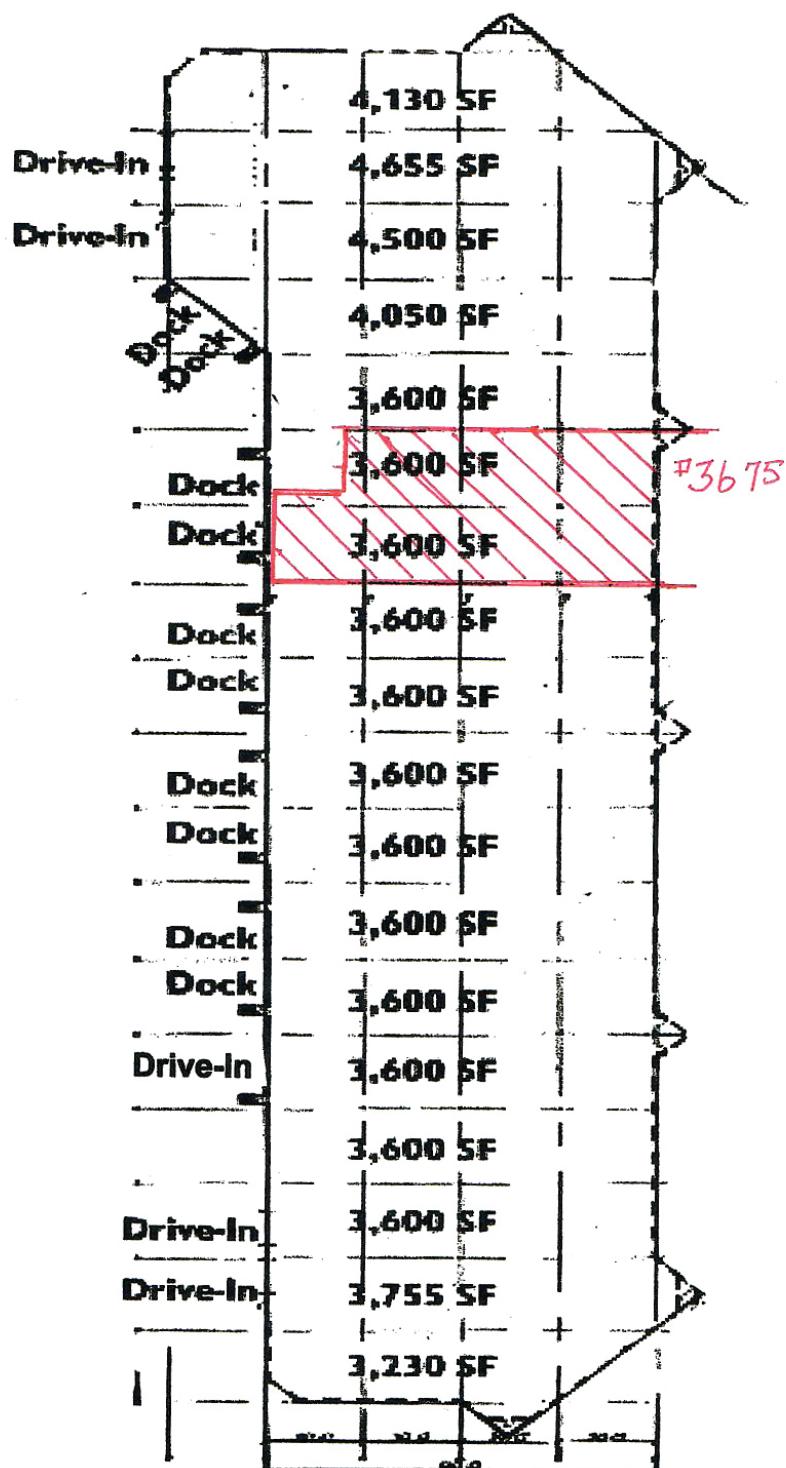
**501 First Capital Dr. Suite 5,  
St. Charles MO 63301**

 Office **636-946-9753**

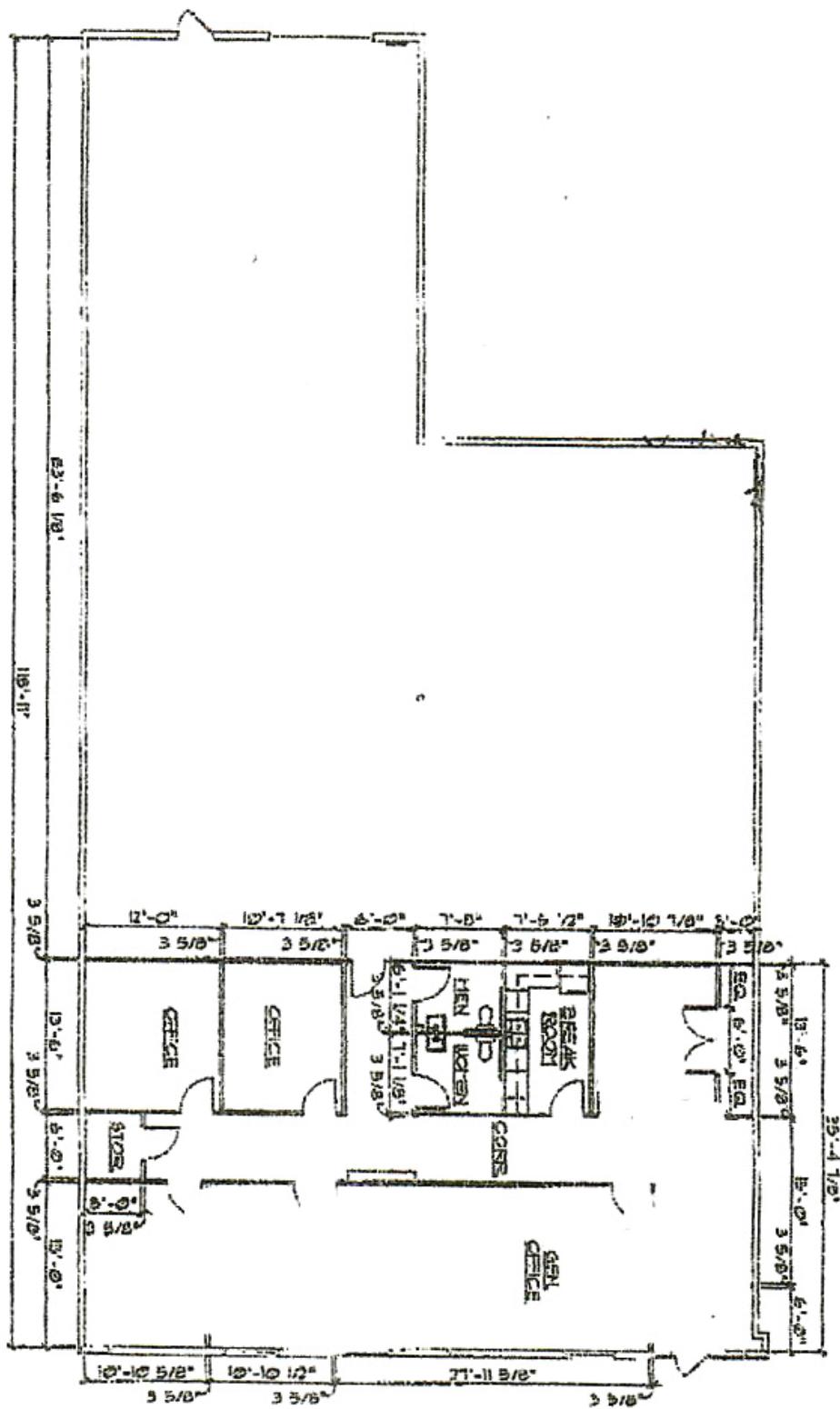
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# BUILDING LAYOUT

UNIT 3675 - 6,100 SF



# FLOOR PLAN



**I PROPOSED FLOOR PLAN**  
SCALE: 35'; 1-2'

