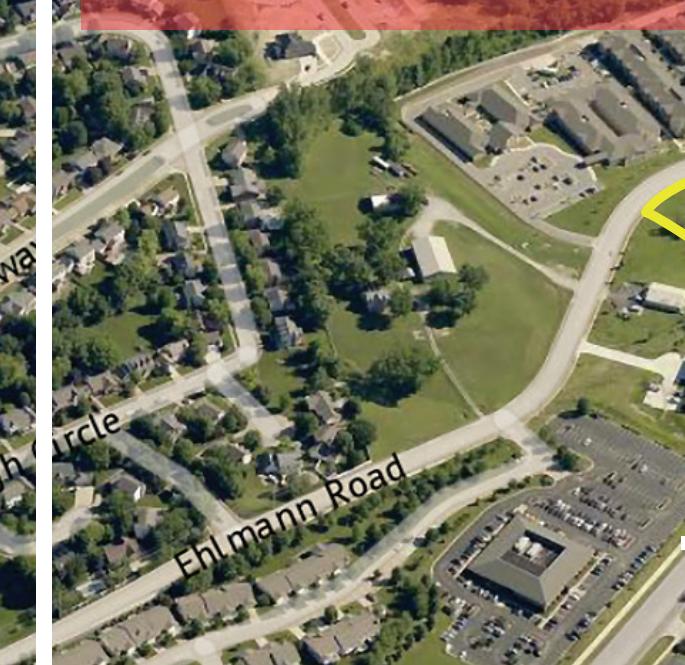


# FOR SALE

2.14 acres on Truman & Ehlmann, St. Charles, MO, 63301



## PROPERTY SUMMARY

### INDUSTRIAL LAND

- Corner of Truman Rd and Ehlmann Rd
- Signalized Intersection
- Going Home Side
- Zoned light industrial
- Electric, sewer, water at site
- Great Highway access
- .75 miles to 370, 1.0 mile to I-70, and 4.3 miles to I-364 (Page Extension)

• **SALE PRICE: \$600,000.00**

### DIRECTIONS

Take Hwy 70 West to Truman, go north to Ehlmann Road or 370 to south on Truman Road to Ehlmann Road.



—  Listing Agent **Danny Kluesner**

—  Cell **314-712-0055**

—  [kluesner@shockleycommercial.com](mailto:kluesner@shockleycommercial.com)



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

Office **636-946-9753**  
 [www.shockleycommercial.com](http://www.shockleycommercial.com)