

# For Lease

## Up to 232,096 SF

Class A Distribution Center

5000 Premier Parkway  
St. Peters, MO 63376



Accelerating success.



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# 5000 Premier Parkway St. Peters, MO 63376

Total Building Area:	811,300 SF
Total Available Area:	Up to 232,096 SF
Office Area:	6,278 SF
Clear Height:	37'
Loading:	22 (9'x10') docks (up to 12 additional knockouts) 2 (12'x14') drive-ins
Column Spacing:	54' x 49' with 60' loading bays
Building Depth:	610' cross dock
Building Type:	Precast concrete / Tilt-up
Power:	6,000 amp, 277/480 v3p
Fire Suppression:	ESFR
Lighting:	LED
Car Parking:	183 spots
Trailer Parking:	106 spots

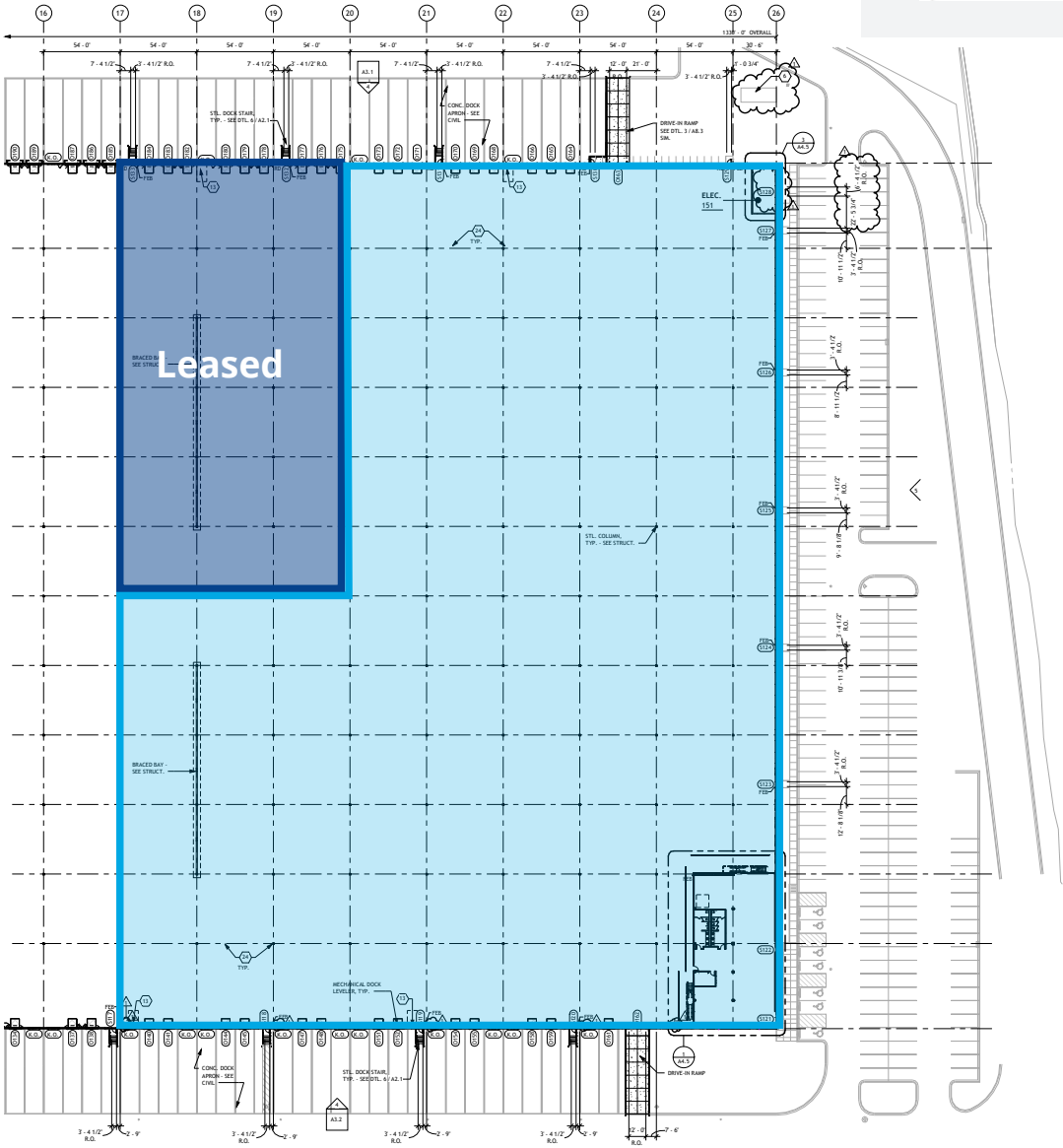
## Listing features

- Up to 232,096 SF
- 6,278 SF office
- 22 loading docks
- 2 drive-ins
- Flexible demising
- Short-term lease options available
- Rate negotiable

## Lease Rate

Rate negotiable

# Floor Plan





Lambert  
International  
Airport

Premier 370  
Business Park

5000 Premier  
Parkway

## Location

Strategically located in Premier 370 Business Park at the I-70 and I-370 intersection and approximately 14 miles from Lambert International Airport.

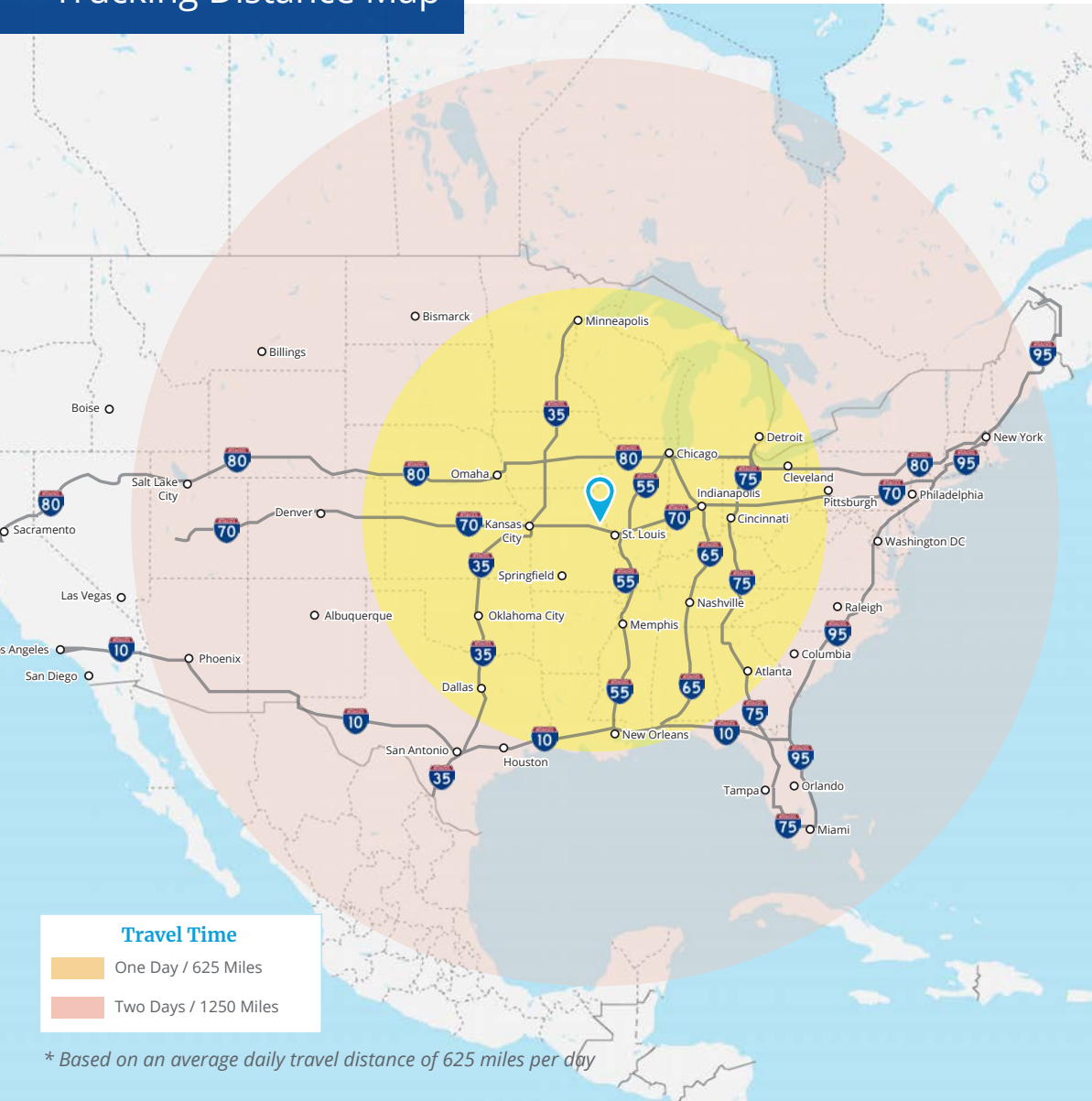
# Premier 370 Business Park

- 850-acre, 4.2 million square foot business park
- Home to many well-known global corporations
- Located in St. Charles County, the fastest growing county in Missouri
- Adjacent to other established business parks such as Lakeside Logistics and Fountain Lakes Industrial Park
- Full diamond interchange provides quick and efficient access to and from the interstate highway system



# 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
<b>Population</b>	2,859	46,645	148,268
<b>Households</b>	1,175	19,466	61,110
<b>Average HH Income</b>	\$118,638	\$106,453	\$108,889
<b>No. of Business</b>	285	1,797	4,529
<b>No. of Workers</b>	5,018	26,143	59,869

# Nearby Business & Amenities

Lakeside 370

amazon

Fountain Lakes  
Commerce Center

etrailer .COM AMI Metals, Inc. MiTek  
We Ship Express VISION FRIEND TIRE  
SOUTHERN GLAZER'S WINE & SPIRITS NEWCO Victory Packaging

Premier 370 Business Park

amazon BEST BUY DAYTON FREIGHT  
TRANE MEDLINE  
SALA reckitt Grove COLLABORATIVE

Site

FedEx

70

370

BARNES-JEWISH  
St. Peters Hospital

COSTCO WHOLESALE JOANN  
HOODS BEST BUY

Mid Rivers MALL  
JCPenney  
DICK'S macys  
Dillard's

HOBBY LOBBY KOKOMO Joe's  
Office DEPOT Charleys RESTAURANT & BAR

LOWE'S

Ryler FOODS  
FUZZY'S TACO SHOP  
goodwill

Dierbergs FIVE BELOW  
SUSHI AI Michaels Made by you  
petco Pizzeria

Walmart Save money. Live better.

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

Schnucks Walmart Save money. Live better.  
sam's club ALDI PETSMART

70

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### Contact us:

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