

Sale | Lease

Flex Warehouse / Office with Highway 370 Frontage

3613 Mueller Road | St. Charles, MO 63301



17280 N Outer 40 Rd, Suite 201 | Chesterfield, MO 63005 | 636.669.9111

Call Broker
Sale Price

\$9.50/SF NNN
Lease Rate

There are 6 loading docks available, including 5 equipped with platform loading, and the option to incorporate dock-highs.

The office features data center room with raised floor, ups power supply, and dedicated cooling and suppression system.

The warehouse is illuminated with LED lighting and is fully equipped with wet sprinklers for fire safety.

The property boasts prominent visibility along Highway 370 and offers convenient access from the same highway.

For more information, click on a logo



±8,000 SF - ±65,800 SF
Flex Space Availability

Light Industrial ←
Property Zoning

±4.506 Acres
Total Lot Size

\$76,681.64
Real Estate Taxes (2023)

Lot 1

APN No. 5-116C-0009-00-0015.1100000
Building Size ±65,800 SF

Lot 2

APN No. 5-0111-1667-00-0015.1310000



3 Minutes
to Hwy 94

94

4 Minutes
to Exit 7

370

5 Minutes
to Exit 5

370

9 Minutes
to Exit 225



10 Minutes
to Exit 128

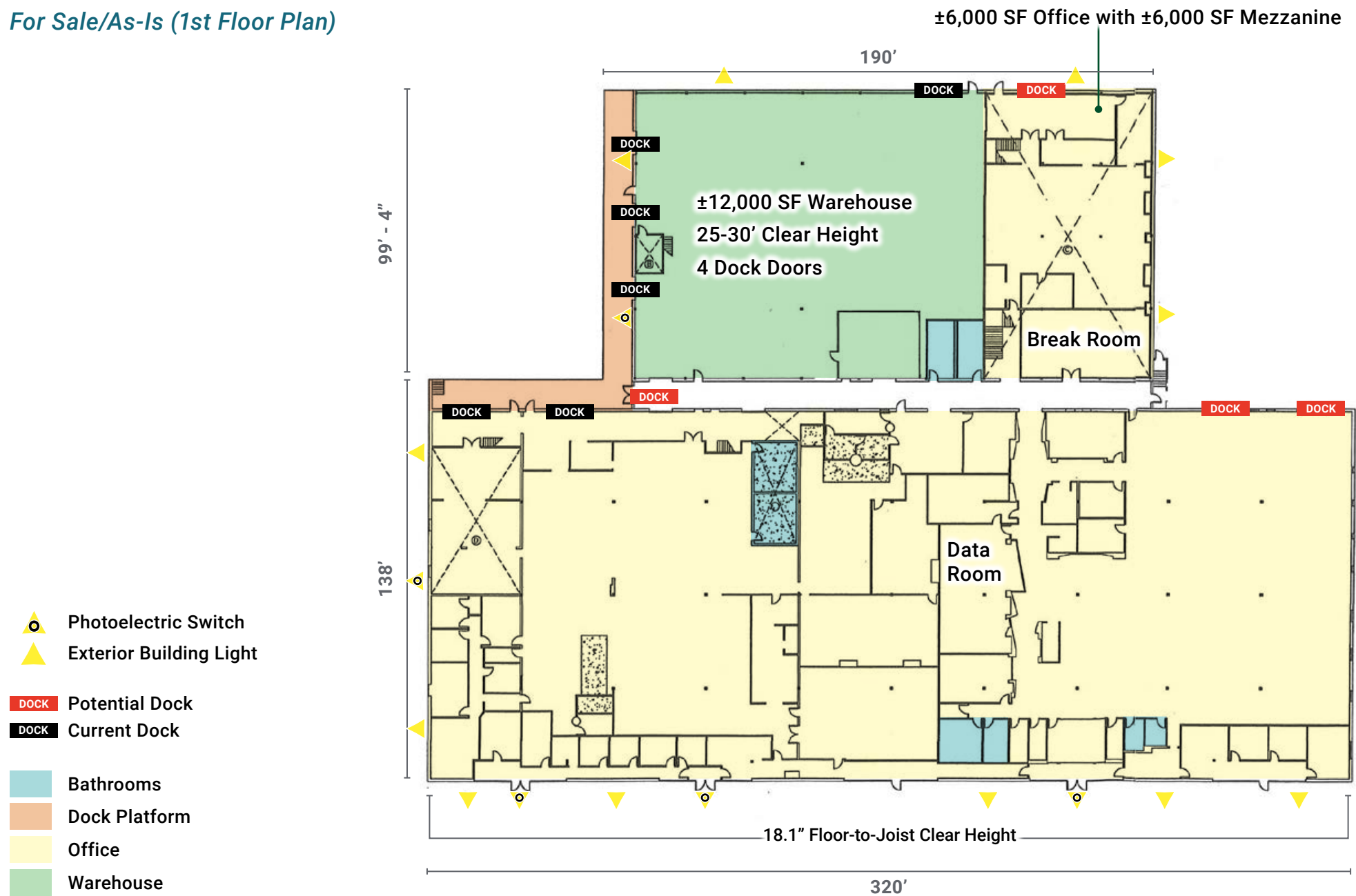


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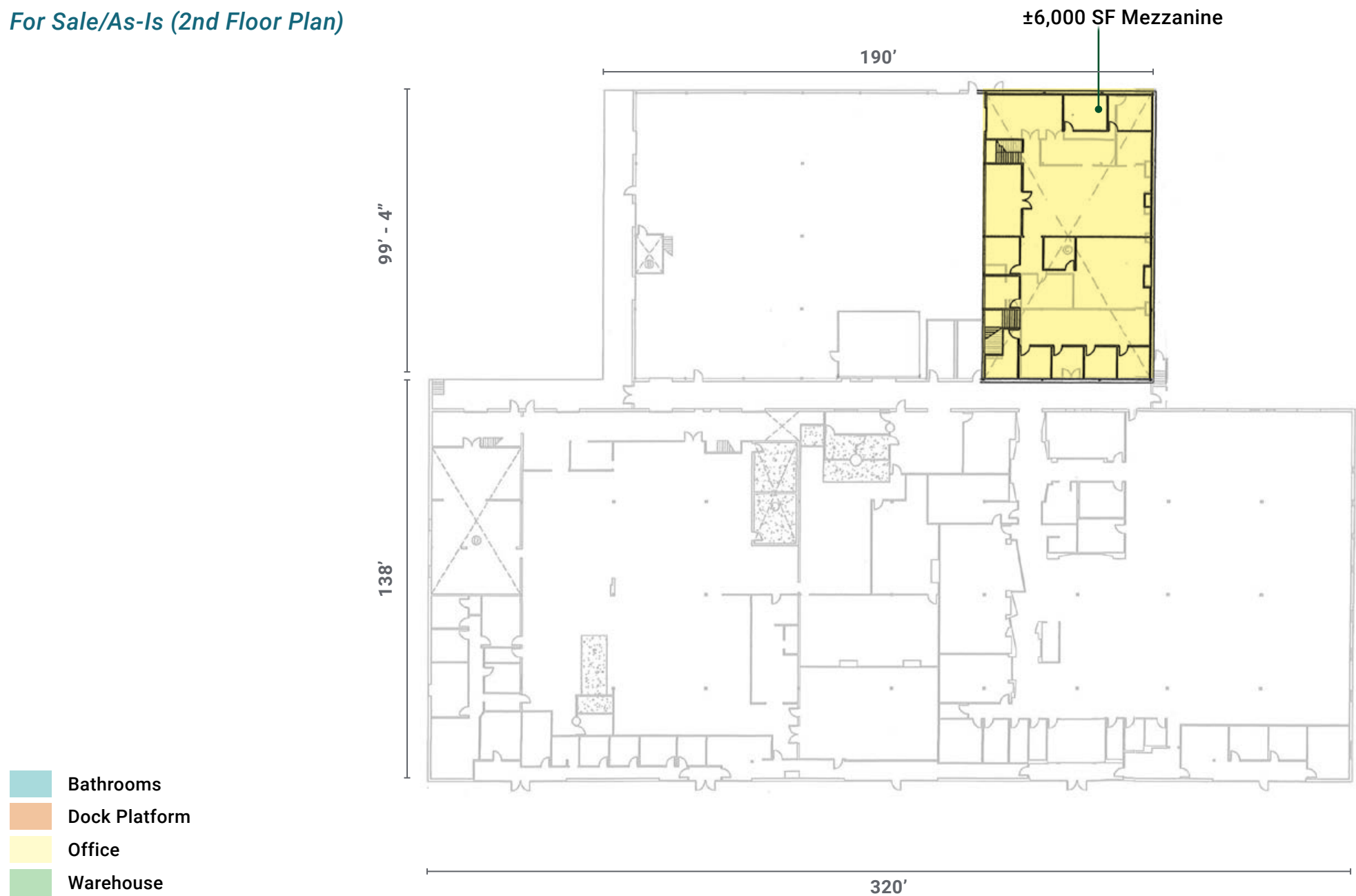
For Sale/As-Is (1st Floor Plan)



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For Sale/As-Is (2nd Floor Plan)



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For Lease (1st Floor Plan)

Suite A can be configured lease with numerous options

- Warehouse only (±12,000 SF) OR
- Warehouse and first floor office (±18,000 SF) OR
- Warehouse, first floor office and second floor mezzanine (±24,000 SF)

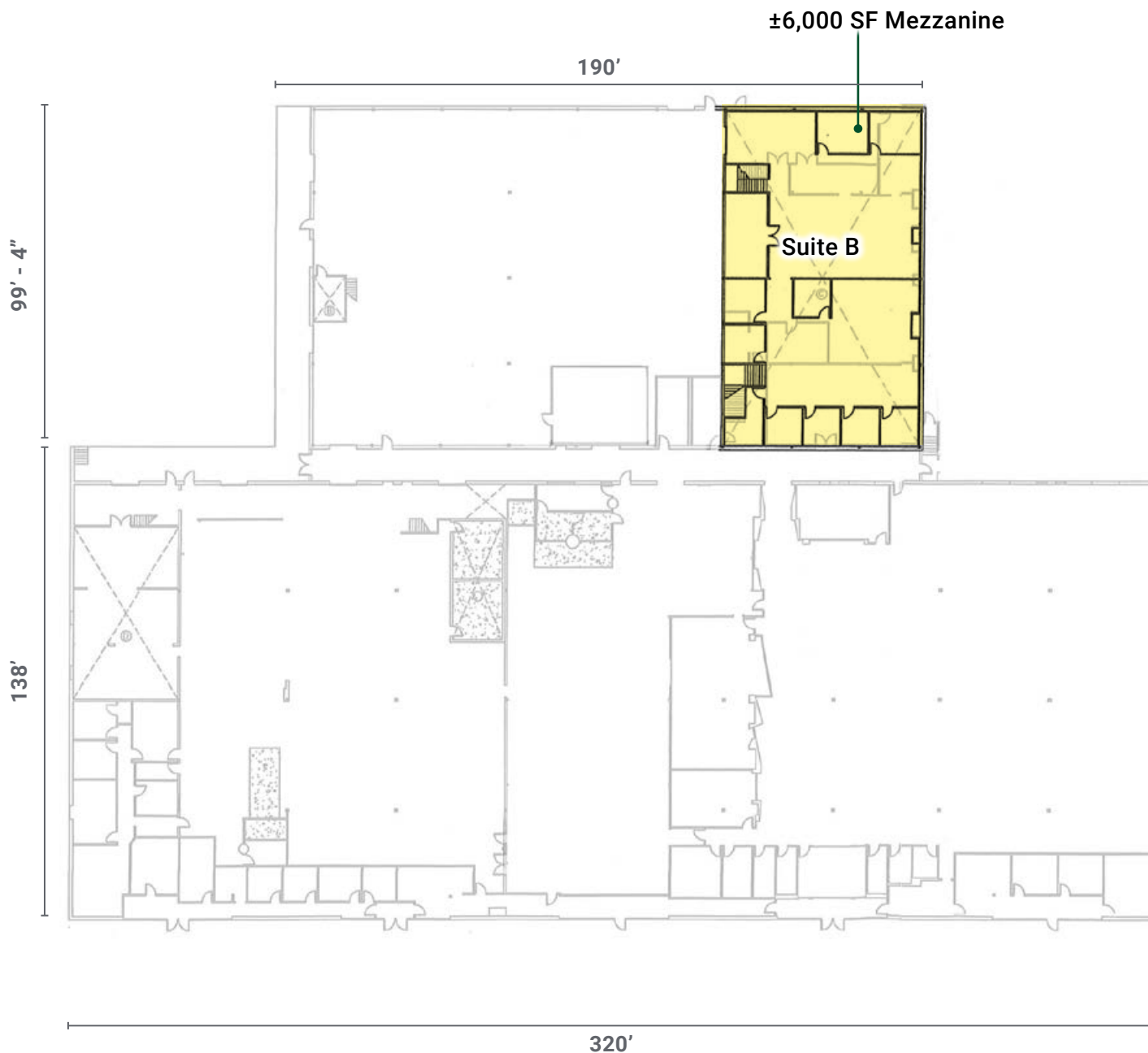


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For Lease (2nd Floor Plan)

Suite A can be configured lease with numerous options

- Warehouse only (±12,000 SF) OR
- Warehouse and first floor office (±18,000 SF) OR
- Warehouse, first floor office and second floor mezzanine (±24,000 SF)



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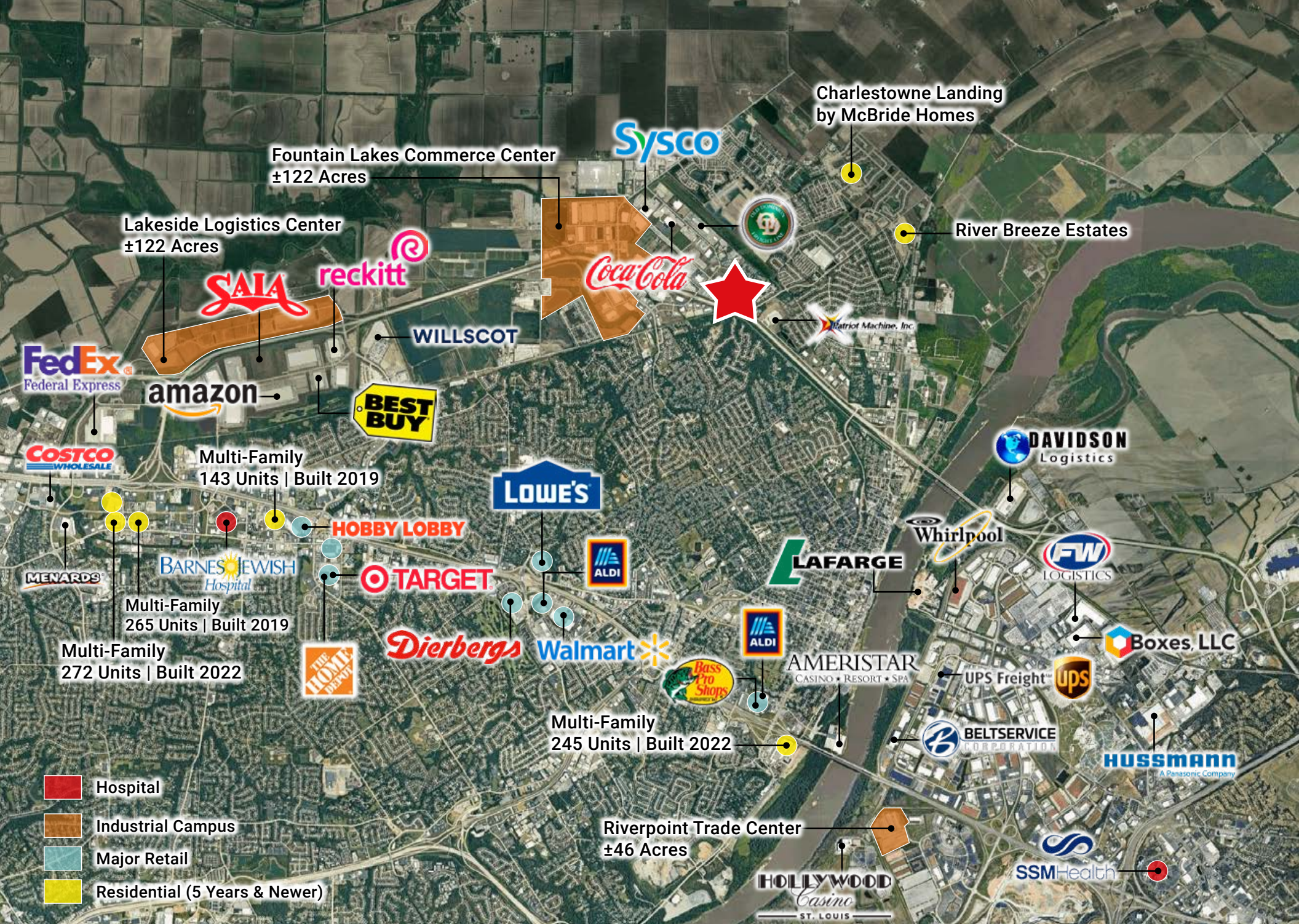
Property Photos



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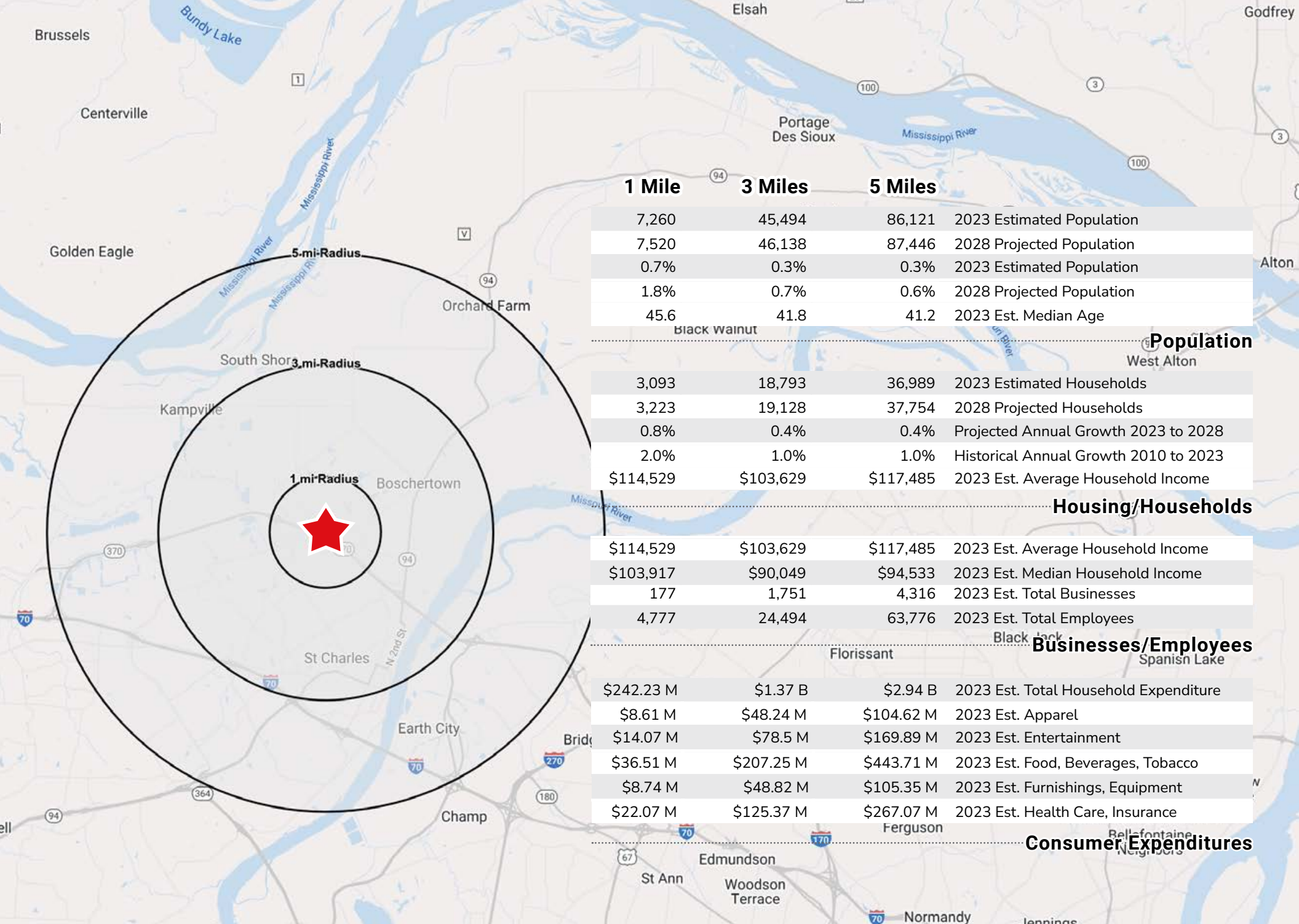
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1 Mile	3 Miles	5 Miles	
7,260	45,494	86,121	2023 Estimated Population
7,520	46,138	87,446	2028 Projected Population
0.7%	0.3%	0.3%	2023 Estimated Population
1.8%	0.7%	0.6%	2028 Projected Population
45.6	41.8	41.2	2023 Est. Median Age

Black Walnut			Population
			West Alton
3,093	18,793	36,989	2023 Estimated Households
3,223	19,128	37,754	2028 Projected Households
0.8%	0.4%	0.4%	Projected Annual Growth 2023 to 2028
2.0%	1.0%	1.0%	Historical Annual Growth 2010 to 2023
\$114,529	\$103,629	\$117,485	2023 Est. Average Household Income

			Housing/Households
\$114,529	\$103,629	\$117,485	2023 Est. Average Household Income
\$103,917	\$90,049	\$94,533	2023 Est. Median Household Income
177	1,751	4,316	2023 Est. Total Businesses
4,777	24,494	63,776	2023 Est. Total Employees

			Businesses/Employees
\$242.23 M	\$1.37 B	\$2.94 B	2023 Est. Total Household Expenditure
\$8.61 M	\$48.24 M	\$104.62 M	2023 Est. Apparel
\$14.07 M	\$78.5 M	\$169.89 M	2023 Est. Entertainment
\$36.51 M	\$207.25 M	\$443.71 M	2023 Est. Food, Beverages, Tobacco
\$8.74 M	\$48.82 M	\$105.35 M	2023 Est. Furnishings, Equipment
\$22.07 M	\$125.37 M	\$267.07 M	2023 Est. Health Care, Insurance

			Consumer Expenditures
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