

2024

BRAND NEW INDUSTRIAL WAREHOUSE



500-550 Corporate Hills Dr, St. Charles, MO 63301


370 Corporate Center is located in the most desirable area of St. Charles. Fronting along Little Hills Expressway and exposed along Hwy 370, just west of Hwy 94 North. This beautiful office building is a gem sitting in the middle of corporate and commercial growth and just minutes from Lambert-St. Louis International Airport.

PROPERTY SUMMARY

- 48,400 sf Building
- 48,400 rsf Available Space
- Great location with plenty of parking
- Building 80% Complete
- 8 Docks with 2 Drive Ins.
- Clear Ceiling Height 24'
- 800 AMPS
- Building is Divisible
- **LEASE RATE: \$9.75 psf NNN**



 Listing Agent **Trevor Shockley**

 Cell **314-280-5037**

 **trevor@shockleycommercial.com**

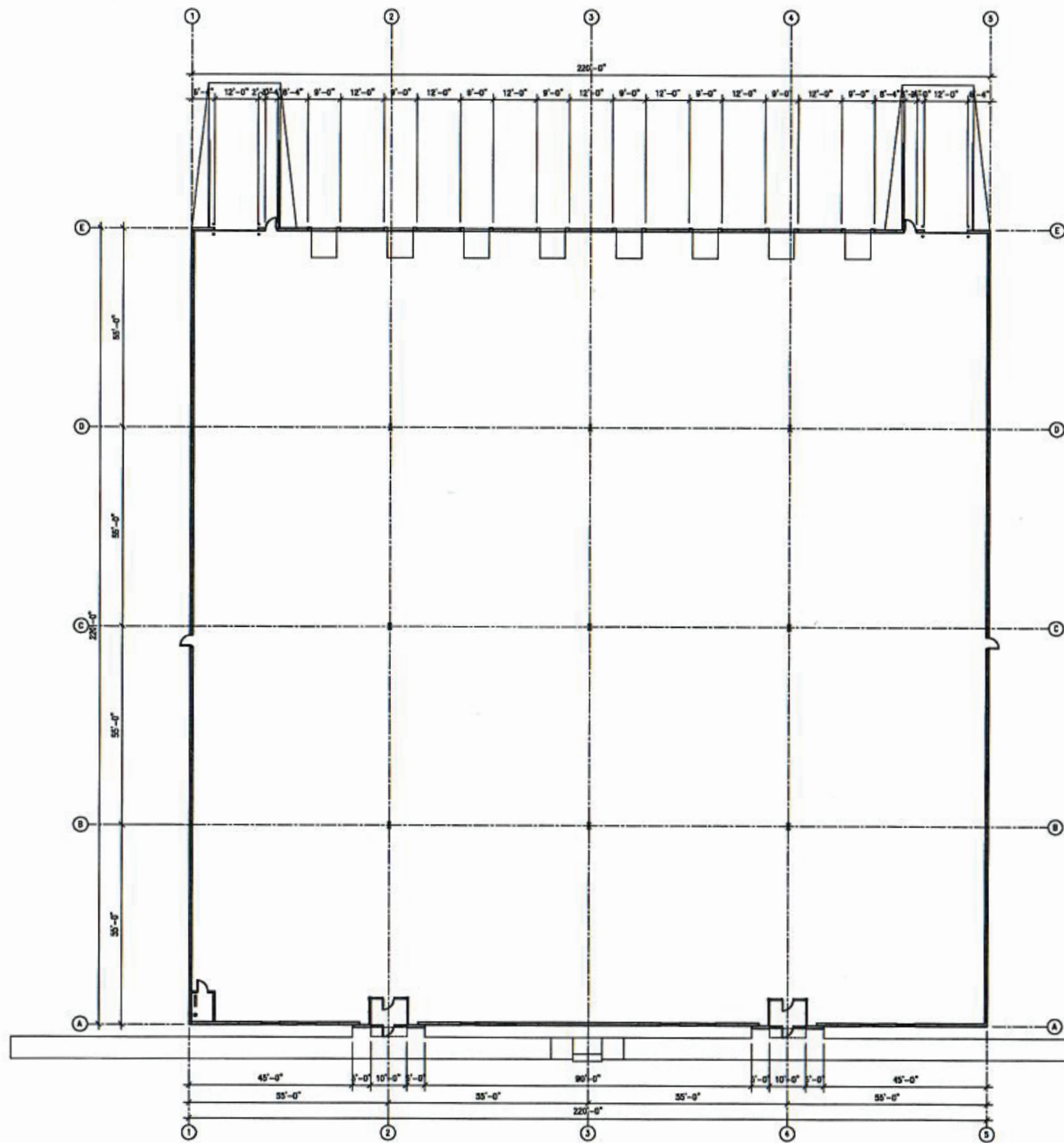


501 First Capital Dr. Suite 5,
St. Charles MO 63301

 Office **636-946-9753**

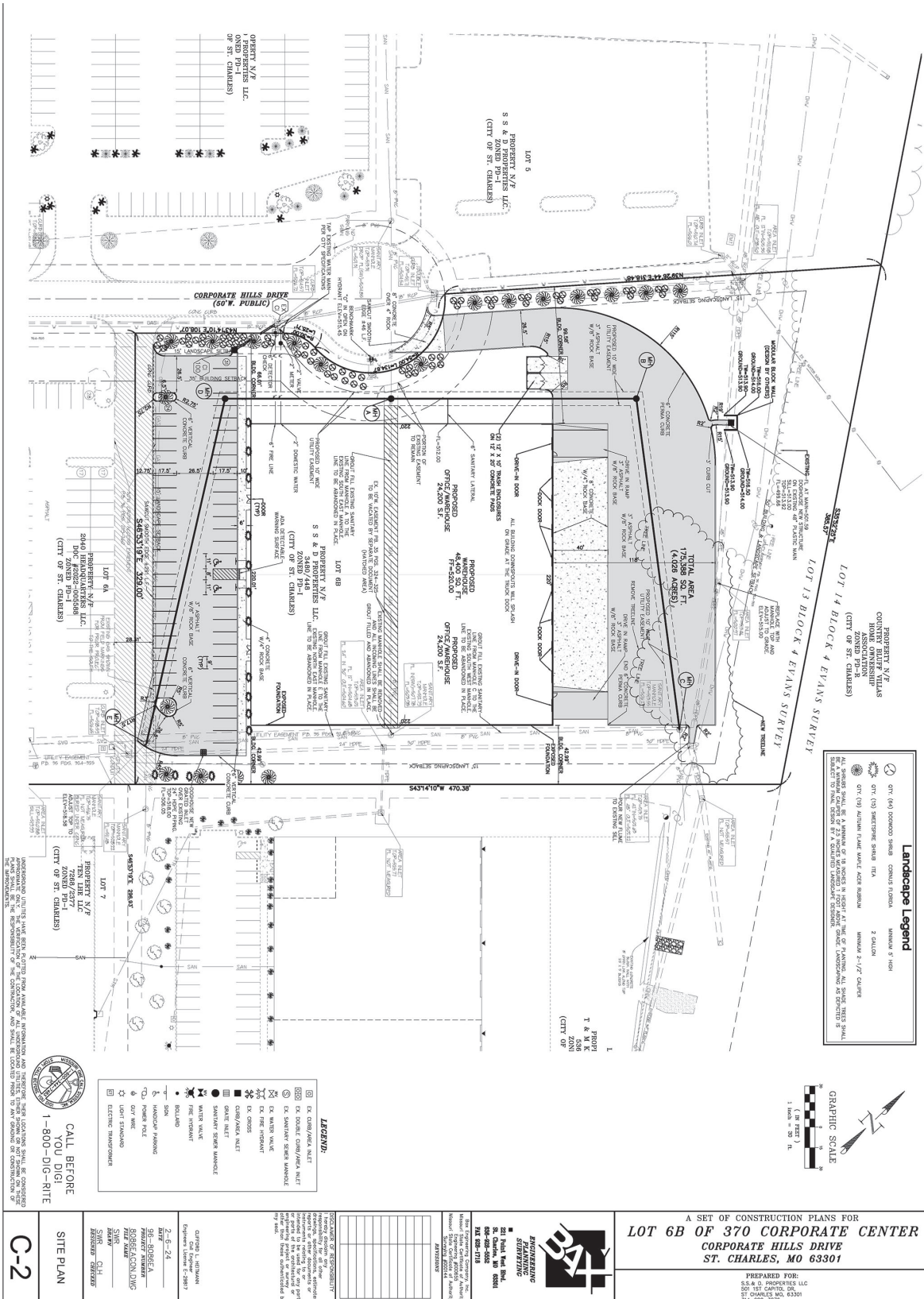
 **www.shockleycommercial.com**

FLOOR PLAN



1 FLOOR PLAN 
AT 1/4" SCALE 1/16" = 1'-0" NORTH

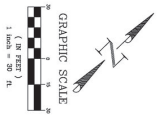
SITE PLAN



Landscaping Legend

	QTY (64) OAK	ORANGE BLOSSOM	MINIMUM 8" HIGH
	QTY (12) DOGWOOD	ORANGE BLOSSOM	MINIMUM 8" HIGH
	QTY (12) MAGNOLIA	ORANGE BLOSSOM	MINIMUM 8" HIGH
	QTY (12) LIVE OAK	ORANGE BLOSSOM	MINIMUM 8" HIGH

ALL PLANTING SHALL BE A MINIMUM OF 18" IN DIAMETER IN HEIGHT AT TIME OF PLANTING. ALL SPECIES SHALL BE SUBJECT TO FINAL REVIEW BY A QUALIFIED LANDSCAPE DESIGNER.



LEGEND:

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CALL BEFORE YOU DIG
1-800-DIG-NITE

A SET OF CONSTRUCTION PLANS FOR
LOT 6B OF 370 CORPORATE CENTER
CORPORATE HILLS DRIVE
ST. CHARLES, MO 63301

PREPARED FOR:
S.S. & D. PROPERTIES LLC
5505 S. STATE ST. SUITE 100
ST. CHARLES, MO 63301



T & M
ENGINEERING
PLANNING
& ARCHITECTURE, INC.
1000 N. STATE ST. SUITE 100
ST. CHARLES, MO 63301
TEL: 636-225-1111
FAX: 636-225-1112

SCHEDULE OF RESPONSIBILITY

NO.	DATE	DESCRIPTION
1	7-6-24	PREPARED BY ARCHITECT
2	7-6-24	REVIEWED BY ARCHITECT
3	7-6-24	REVIEWED BY ENGINEER
4	7-6-24	REVIEWED BY PLANNING
5	7-6-24	REVIEWED BY ARCHITECT
6	7-6-24	REVIEWED BY ARCHITECT
7	7-6-24	REVIEWED BY ARCHITECT
8	7-6-24	REVIEWED BY ARCHITECT
9	7-6-24	REVIEWED BY ARCHITECT
10	7-6-24	REVIEWED BY ARCHITECT

C-2

SITE PLAN

BUILDING SPECIFICATIONS

Location

370 Corporate Center, a state-of-the-art office and light industrial park comprises 43 acres immediately west of the Third Street exit off I-370. This area represents St. Charles County's best located and highest quality industrial real estate. The area is well above the flood plain and located just minutes from major connecting highways, St. Louis County and Lambert St. Louis International Airport.

Site Area

Approximately 4.026 acres known as Lot 6B Corporate Hills Drive or 500-550 Corporate Hills Dr.

Building Area

48,400 sf flex/warehouse.

Office Area

5% of office finish allowance.

Building Dimensions

Approximately 220' x 220'.

Ceiling Heights

24'-0" minimum clear height throughout the warehouse area.

Column Spacing

55'-0" x 55' 0".

Truck Loading

Six (6) 8' x 10' insulated dock doors with automatic dock levelers, and lights.

Two (2) 12' x 14' drive-in doors with electric operators, one on each end of the buildings.

Paved surfaces for truck maneuvering areas are 4" concrete with granular base.

Floor	6" non-reinforced concrete over 4" compacted granular fill level to FF=35/FL=35 and sealed with a surface hardener.
Exterior Walls	Site cast, reinforced concrete tilt-up panels rated at 4,000 psi.
Roof	Four-ply roof membrane rated at R-12 with a standard 10-year water tight warranty.
Fire Protection	ESFR (Early Suppression Fast Response) wet type sprinkler system utilizing a 2,000 gpm electric driven fire pump.
HVAC	Warehouse systems designed to heat to 50°F at 0°F outside.
Electrical	800 amps.
Lighting	T-5 fixtures to provide 25 foot-candles at 30" above the finished floor in the warehouse area.
Parking	A total of Fifty-Five (55) pave and striped parking places on 3" of asphalt over 8" of granular base.
Zoning	Office business park, mixed Zoning.
Availability	December 2024

BENEFITS

Lower Occupancy Costs

370 Corporate Center offers several cost advantages over competing alternatives that can result in a reduction in overall occupancy costs.

These cost advantages include:

- Lower property taxes
- Lower insurance costs
- Lower maintenance cost associated with new construction
- Lower base rental rates due to a low cost basis in the land and a low cost of development capital
- No city taxes on earning or inventory
- No flood insurance needed

Distribution Efficiencies

370 Corporate Center offers efficiencies associated with the following:

- State-of –the-art facility designed exactly to tenants' specific requirements
- Immediate access to I-370 and connecting interstates: I-70, I-270 & I-170

Reduced Time & Risk

370 Corporate Center is being developed by builders that have a proven track record for completed project on-budget and on-time. The builders offer the following advantages for achieving reduced time and risks associated with the project:

- Value engineering to provide the best facility for the lowest lease rate
- Experienced professionals involved in all phases to assure quality
- One source of responsibility providing turn-key facilities

Location

St. Charles County, one of the fastest growing area in the nation.

This location offers:

- Proximity to abundant source of skilled labor
- Proximity to restaurants, hotels, meeting rooms, entertainment venues, etc.
- An outstanding business environment for attracting quality employees and providing a professional image
- A location 10 minutes west of Lambert-St. Louis International Airport