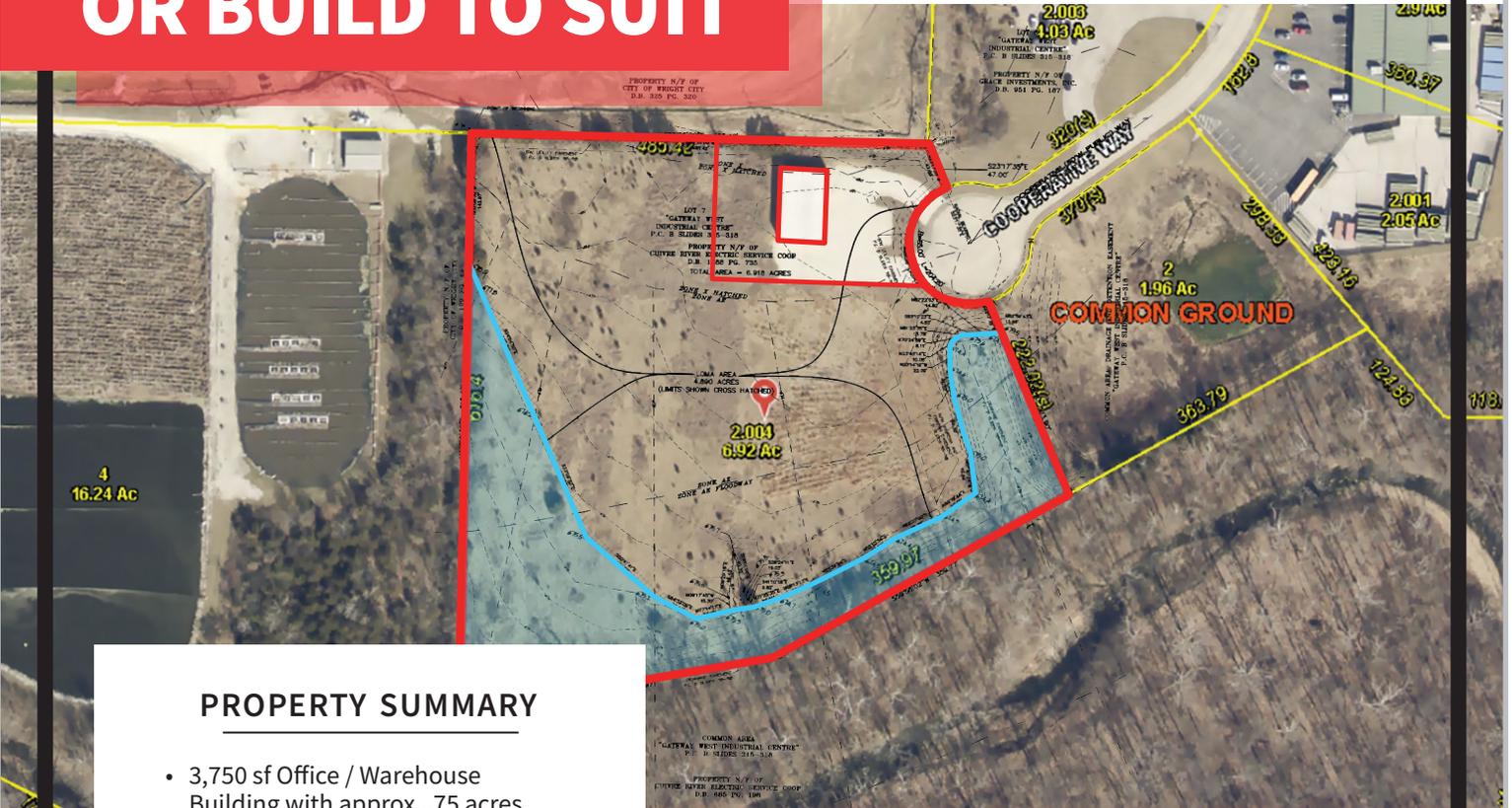


# FOR LEASE OR BUILD TO SUIT

70 Cooperative Way,  
Wright City, MO, 63390



## PROPERTY SUMMARY

- 3,750 sf Office / Warehouse Building with approx. .75 acres available for Lease
- 2 Drive Ins
- 2 Restrooms
- 300 amp service
- Zoned Heavy Industrial
- Additional approx. 4.14 Acres Available

### Proposed Uses for Existing:

- Ability to expand Building up to 30,000 sf to 40,000 sf
- Approx. 4.890 acres of Parking/Storage with 3,750 sf Building.
- **Please Call for Pricing**



 Listing Agent **Scott Shockley**  
 Call 314-280-3876  
 shockley@shockleycommercial.com

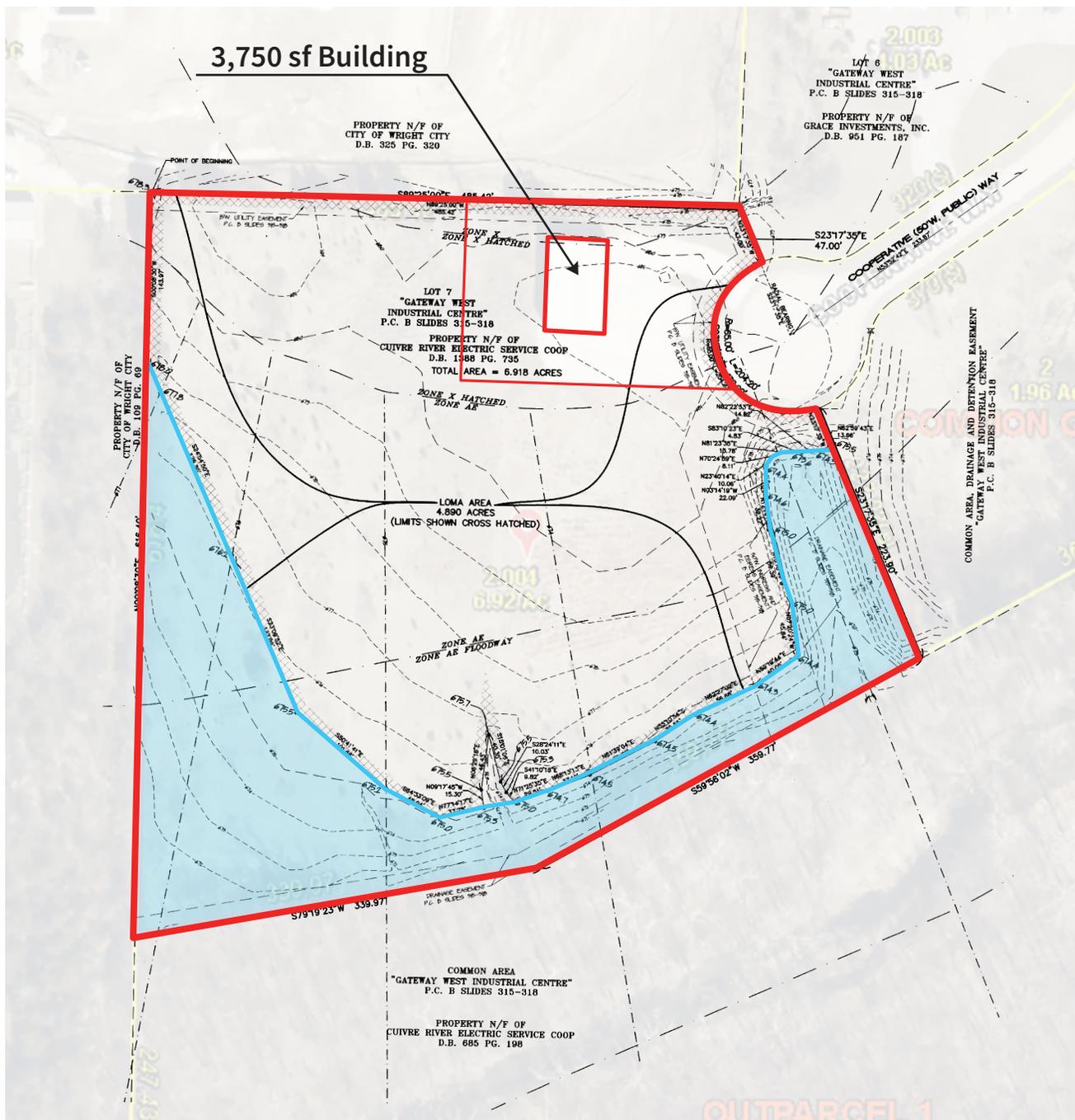
 Listing Agent **Trevor Shockley**  
 Call 314-280-5037  
 trevor@shockleycommercial.com



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

 Office 636-946-9753  
 www.shockleycommercial.com

# SITE PLAN



## DIRECTIONS

From St. Charles take Hwy 70 West to Foristell, then Exit 203 for Missouri T/Missouri W , and turn Left onto Hwy W, then Right on Veterans Memorial Parkway, then Left onto S Stringtown Rd, then Right onto S 1st St, then left onto Cooperative Way.

# BUILDING SITE PLAN

Approximatley .75 acres

