

For Lease

Up to 182,686 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: 182,686 SF

Office Area: 6,278 SF

Clear Height: 37'

Loading: 16 (9'x10') docks (up to 6 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: 60 spots

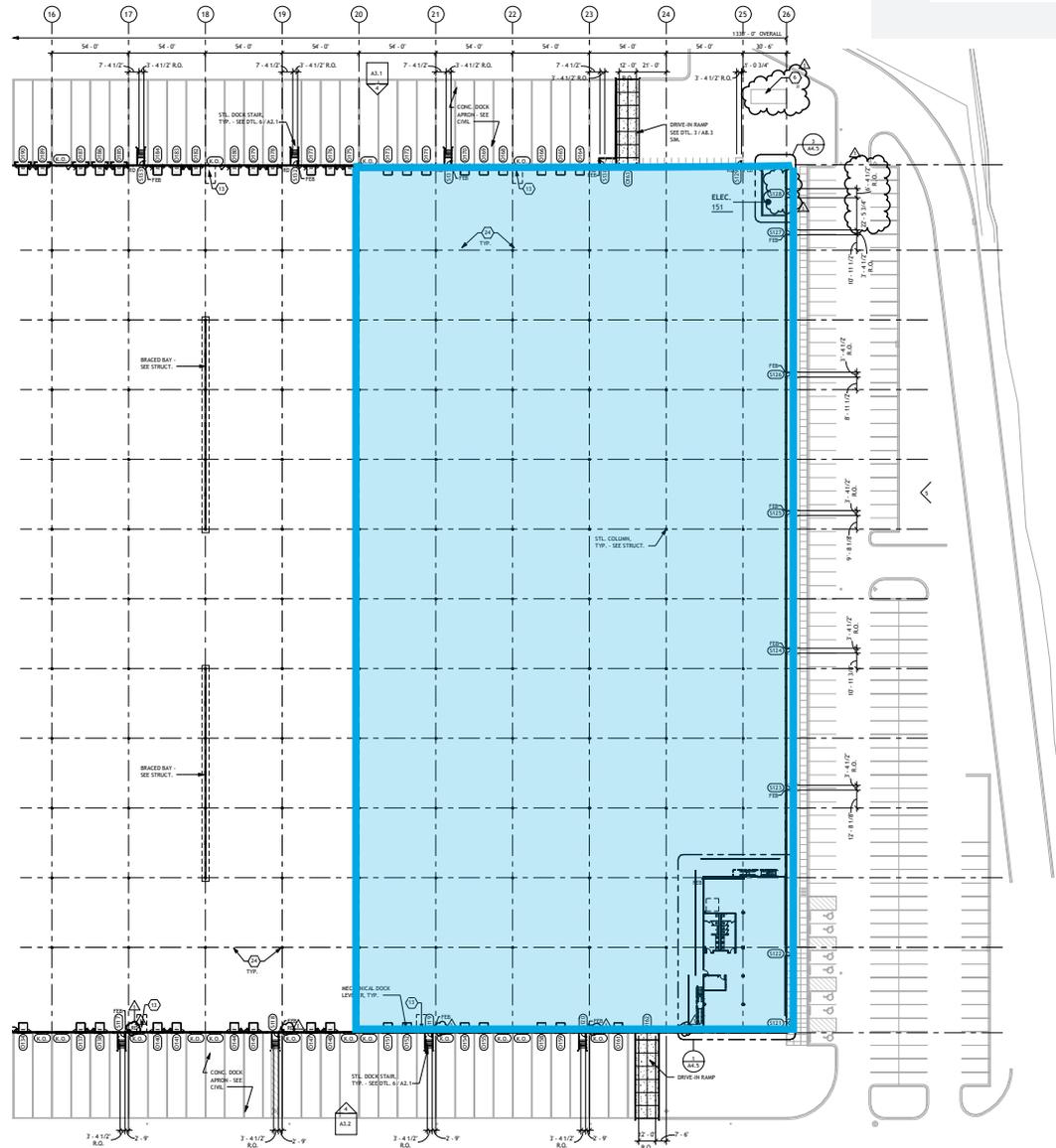
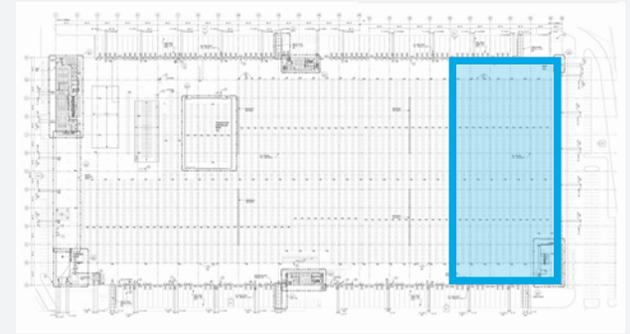
Listing features

- Up to 182,686 SF
- 6,278 SF office
- 16 loading docks
- 2 drive-ins
- Flexible demising
- Short-term lease options available
- Rate negotiable

Lease Rate

Rate negotiable

Floor Plan



Lambert
International
Airport

270

70

Premier 370
Business Park

5000 Premier
Parkway

370

Location

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

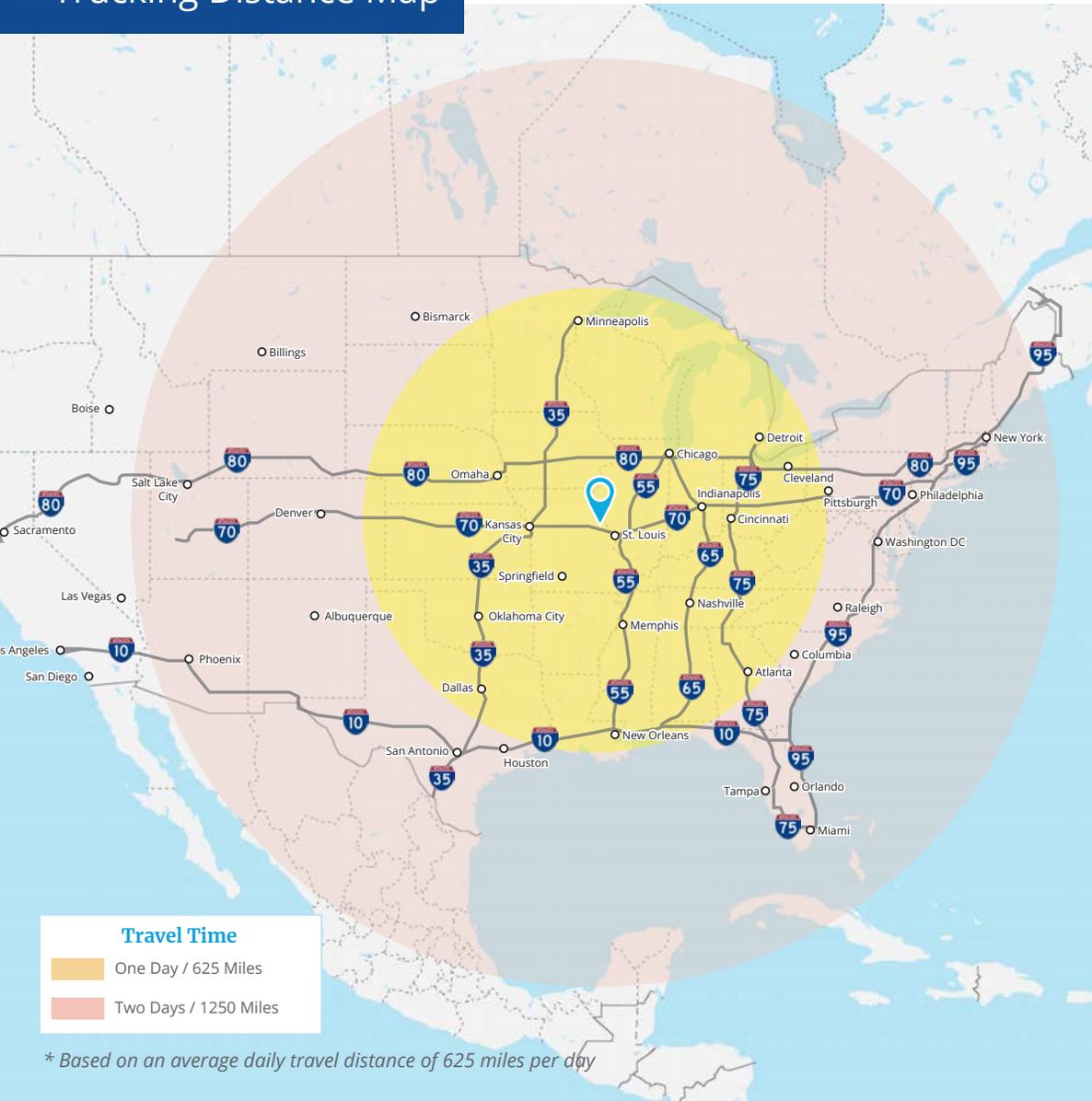
Premier 370 Business Park

- 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
Population	2,859	46,645	148,268
Households	1,175	19,466	61,110
Average HH Income	\$118,638	\$106,453	\$108,889
No. of Business	285	1,797	4,529
No. of Workers	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 AT Michaels Made by you
petco Petland

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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