

FOR SALE OR LEASE

41,950 SF
Warehouse Facility



Accelerating success.



55 May Road
Wentzville, MO 63385

CONTACT US

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Listing Highlights

- Three-building property with storage shed
- Buildings are interconnected
- Single-tenant vacancy
- ±2.22 acres of raw land included

Property Overview

Address:	55 May Road, Wentzville, MO 63385	
Building Size:	41,950 SF	
Number of Buildings:	Three	
Land Area:	4.79 AC	
Year Built:	1981	
Dock Doors:	Two total <ul style="list-style-type: none">• One dock door• One dock platform	
Drive-In Doors:	Ten total <ul style="list-style-type: none">• Three: 14' x 12'• One: 16' x 16'• One: 14' x 10'• One: 12' x 10'• Two: 16' x 12'• One: 16' x 14'• One: 12' x 12'	
Electricity:	1,800 AMPS total	
Gas:	High capacity	
Lighting:	LED	
Cranes:	Two 15-ton bridge cranes	
Ceiling Height:	19'-33' range at the bottom of the eaves	
2024 Real Estate Taxes:	\$34,097.58 (Buildings & 2.57 AC Parcel) \$5,747.28 (2.22 AC Parcel)	

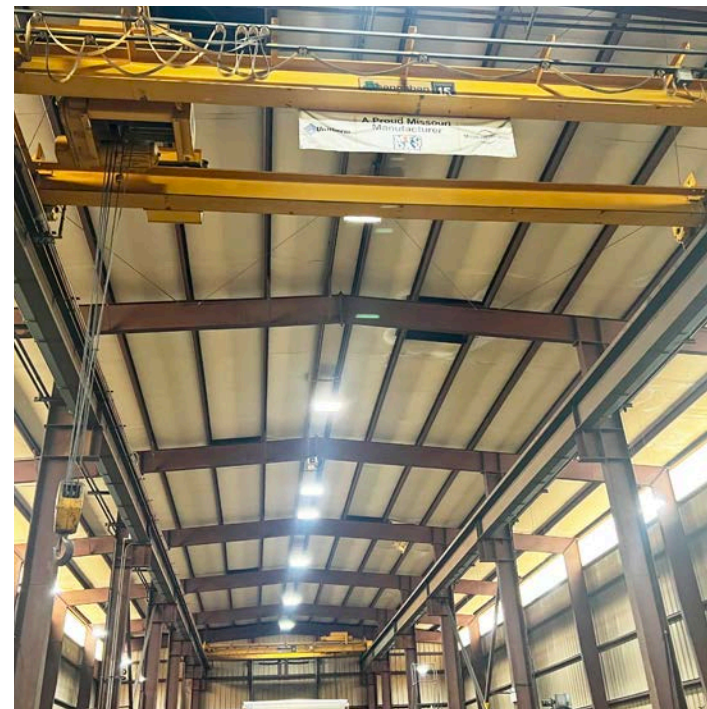
SALE PRICE:

\$2,500,000
(\$59.59 PSF)

LEASE RATE:

**Contact
Broker**

Property Photos



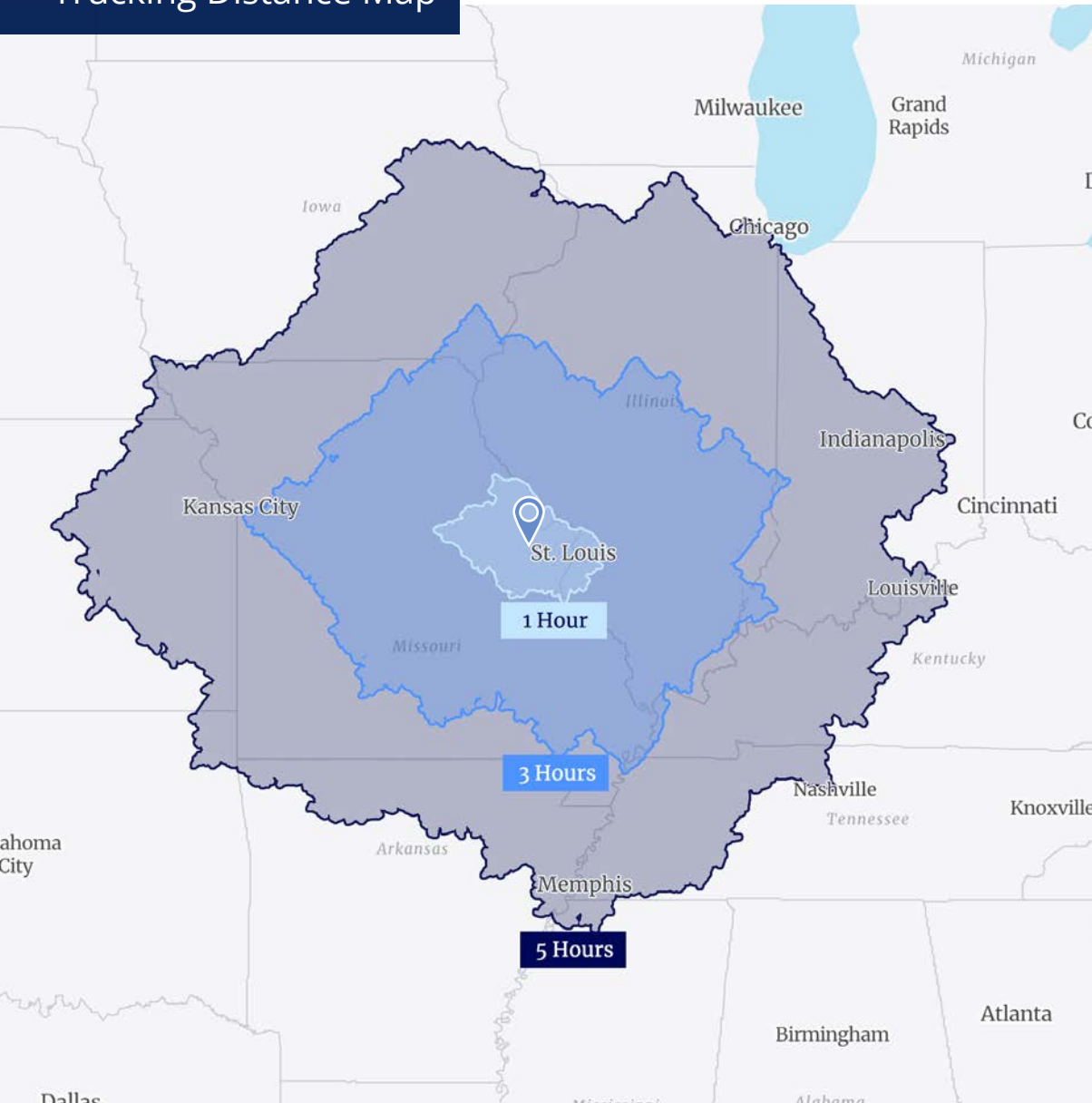


Location

Located in the heart of Wentzville, 55 May Road offers exceptional connectivity to major transportation corridors. Just minutes from Interstate 70, the property provides seamless east-west access across Missouri, linking directly to St. Louis and Kansas City. It also benefits from proximity to Interstate 64 and U.S. Route 61, enhancing north-south mobility and regional reach.

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	4,331	43,512	64,128
Households	1,695	15,209	22,821
Average HH Income	\$132,652	\$132,071	\$135,487
No. of Business	341	1,063	1,451
No. of Workers	4,553	12,671	18,988

Nearby Business & Amenities



Wentzville Rec Center

EL AGAVE

Freddy's STEAKBURGERS

Cane's

cwp

TARGET

LOWE'S

Dierberg's

SMOOTHIE KING

WING-STOP

STARBUCKS

SAUCE

Culver's

FAST COAST SUBS

TVS

Supply Chain Solutions

etrailer.com

gm

sam's club

Walmart

Save money. Live better.

THE HOME DEPOT

Schnucks

White Castle

Applebee's

Chick-fil-A

Walgreens

FIREHOUSE SUBS

55 May Road

KOHL'S

ROSS

HomeGoods

BUFFALO WILD WINGS

Wendy's

Olive Garden

SYBERG'S

Panera BREAD

Bob Evans

HARBOR FREIGHT

QUALITY TOOLS. LOWEST PRICES.

RURAL KING

ESTD. 1969

AMERICA'S FARM & HOME STORE

TEXAS

ihop

Chili's

CLUB FITNESS

Sugarfire

Stefanina's

BURGER KING

Hotshots

Club CARNIVAL

Hampton

B&B THEATRES

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