



## 7870 Mexico Rd

St. Peters, MO 63376

### Property Features

- ±23,000 SF building and 0.62-acre vacant lot
- 13,240 SF available for owner / user with remaining SF leased to Plaza Tire Service through 2036
- Two vacant suites:
  - 11,865 SF office / warehouse space with 2 dock high doors, 1 drive-in door, 14'-24' ceilings and approx. 35% office finish
  - 1,375 SF office space
- Zoned C-2 Community Commercial
- Located 1 mile from I-70 (at Salt Lick Rd)

**Sale Price:** \$3,500,000 (Contact Broker for Investment Specifics)

**Lease Rate:** \$8.00-\$12.00 / SF, NNN (\$2.20 / SF)



For more information:

**Bill Barnes**

314 994 4401 Direct • 314 578 1708 Mobile  
[wbarnes@naidesco.com](mailto:wbarnes@naidesco.com)

# Interior Photos

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