

FOR SALE

SUNBELT RENTALS INVESTMENT PROPERTY
1300 CHARLESTOWN INDUSTRIAL DRIVE
ST. CHARLES, MO. 63303



SALE PRICE: \$2,275,000.00

- **Building Size: 14,700 Sq. Ft.** * **Land: 84,456 Sq. Ft. or (1.94 Acres)**
- **Lease Term: Five (5) Years** * **9/1/2022 thru 8/31/2027**
- **Renewal Option: Five (5) Years** * **9/1/2027 thru 8/31/2032**
- **COMPLETE TRIPLE NET NET NET LEASE – NO LANDLORD RESPONSIBILITIES**
- **Rental Rates:**
- **Year 1: 9/1/22 – 8/31/23: \$167,596.29 PER YEAR NET NET NET**
- **Years 2-4: 9/1/23 – 8/31/26 \$177,652.06 PER YEAR NET NET NET**
- **Year 5: 9/1/26 - 8/31/27 \$188,311.18 PER YEAR NET NET NET**

FIVE YEAR RENEWAL OPTION: Sept. 1, 2027 thru Aug. 31, 2032

Year 6-7: 9/1/27 – 8/31/29 \$188,311.18 PER YEAR NET NET NET
Years 8-10: 9/1/29 - 8/31-32 \$199,609.85 PER YEAR NET NET NET

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