

# NEW OFFICE / WAREHOUSE FOR LEASE

500-550 Corporate Hills Dr, St. Charles, MO 63301



## PROPERTY SUMMARY

- 48,400 sf Office / Warehouse with 10% tenant finish allowance
- Class A Industrial Building
- Great location with plenty of parking
- ESFR Sprinkler System
- 8 Docks with Dock Levelers & 2 Drive Ins
- 24' Clear Ceiling Height
- 800 AMP Service, 3 Phase
- 55' x 55' Column Spacing
- Building is Divisible (min. of 25,000 sf)
- 4.026 Acres
- Zoned Light Industrial
- **LEASE RATE: \$8.95 psf NNN**

370 Corporate Center is located in the most desirable area of St. Charles. Fronting along Little Hills Expressway and exposed along Hwy 370, just west of Hwy 94 North. This beautiful office building is a gem sitting in the middle of corporate and commercial growth and just minutes from Lambert-St. Louis International Airport.



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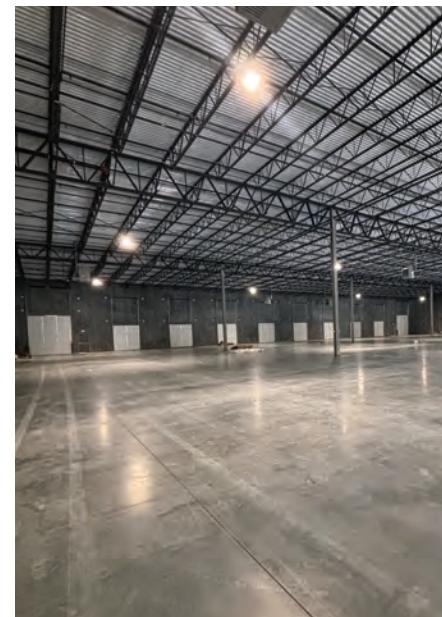
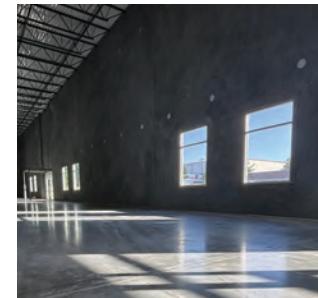
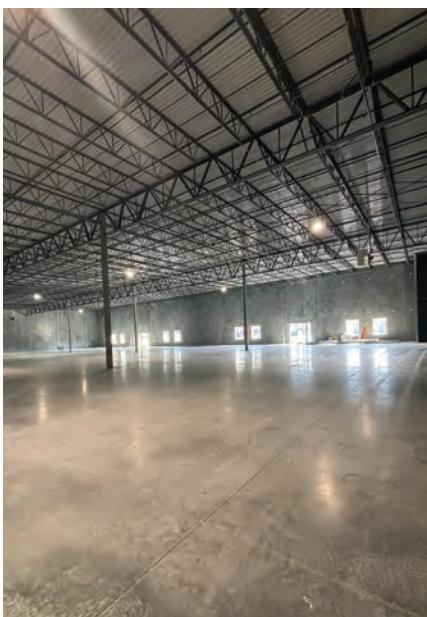


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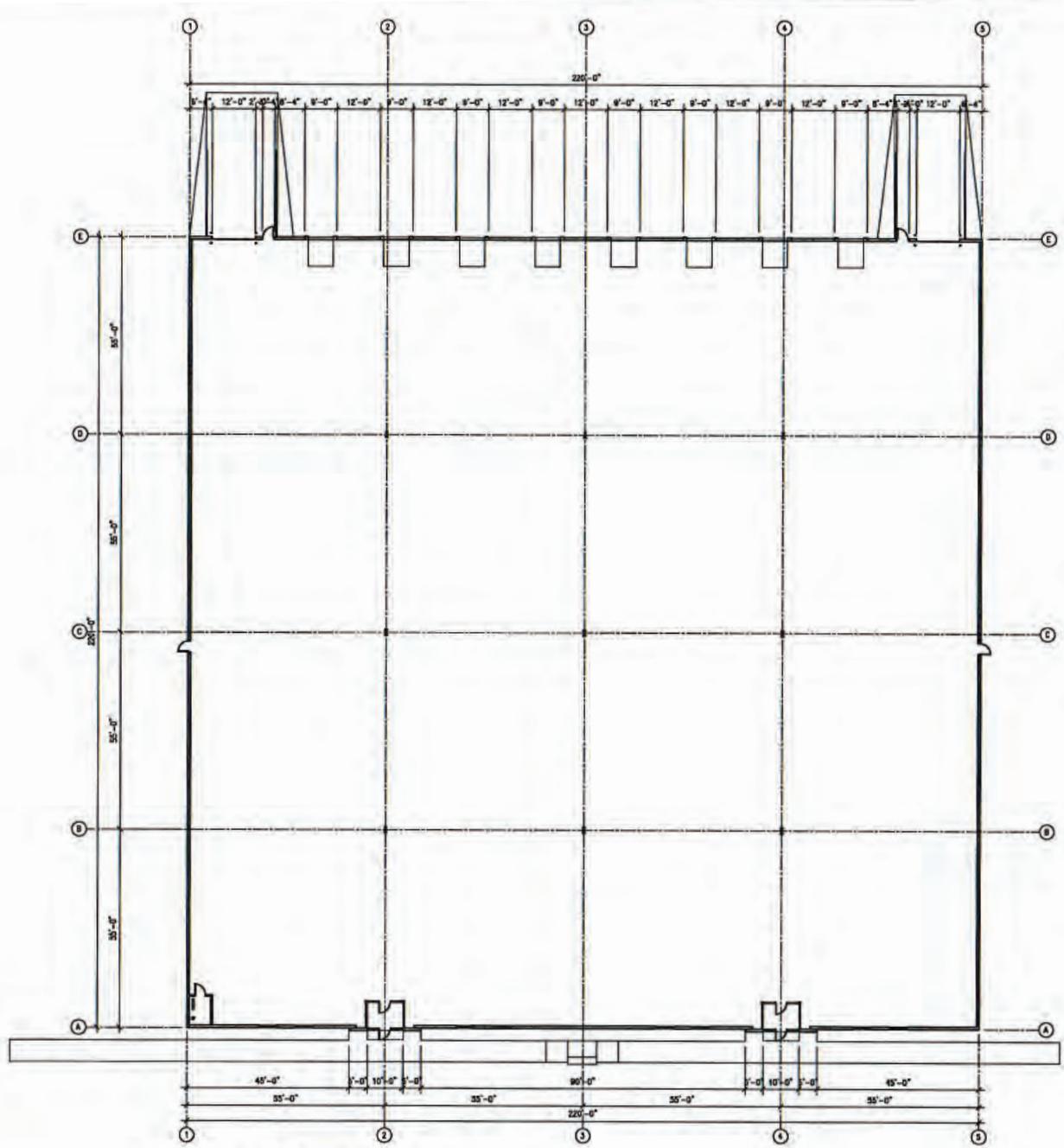
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# ADDITIONAL PHOTOS

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# FLOOR PLAN



**1 FLOOR PLAN**



# BUILDING SPECIFICATIONS

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## Location

370 Corporate Center, a state-of-the-art office and light industrial park comprises 43 acres immediately west of the Third Street exit off I-370. This area represents St. Charles County's best located and highest quality industrial real estate. The area is well above the flood plain and located just minutes from major connecting highways, St. Louis County and Lambert St. Louis International Airport.

## Site Area

Approximately 4.026 acres known as Lot 6B Corporate Hills Drive or 500-550 Corporate Hills Dr.

## Building Area

48,400 sf flex/warehouse.

## Office Area

10% of Office Finish allowance.

## Building Dimensions

Approximately 220' x 220'.

## Ceiling Heights

24'-0" minimum clear height throughout the warehouse area.

## Column Spacing

55' 0" x 55' 0".

## Truck Loading

Eight (8) 9' x 10' insulated dock doors with automatic dock levelers, and lights.

Two (2) 12' x 14' drive-in doors

Paved surfaces for truck maneuvering areas with concrete with granular base.

<b><u>Floor</u></b>	Reinforced concrete over 4" compacted granular fill level to FF=35/FL=35 and sealed with a surface hardener.
<b><u>Exterior Walls</u></b>	Site cast, reinforced concrete tilt-up panels rated at 4,000 psi.
<b><u>Roof</u></b>	Four-ply roof membrane rated at R-12 with a standard 10-year water tight warranty.
<b><u>Fire Protection</u></b>	ESFR (Early Suppression Fast Response) wet type sprinkler system utilizing a 2,000 gpm electric driven fire pump.
<b><u>HVAC</u></b>	Warehouse systems designed to heat to 50°F at 0°F outside, 8 units included
<b><u>Electrical</u></b>	800 AMP Service, 3 Phase
<b><u>Lighting</u></b>	T-5 fixtures to provide 25 foot-candles at 30" above the finished floor in the warehouse area.
<b><u>Parking</u></b>	A total of Fifty-Five (55) pave and striped parking places on 3" of asphalt over 8" of granular base.
<b><u>Zoning</u></b>	Light Industrial

# BENEFITS

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## Lower Occupancy Costs

*370 Corporate Center offers several cost advantages over competing alternatives that can result in a reduction in overall occupancy costs.*

These cost advantages include:

- Lower property taxes
- Lower insurance costs
- Lower maintenance cost associated with new construction
- Lower base rental rates due to a low cost basis in the land and a low cost of development capital
- No city taxes on earning or inventory
- No flood insurance needed

## Distribution Efficiencies

*370 Corporate Center offers efficiencies associated with the following:*

- Immediate access to I-370 and connecting interstates: I-70, I-270 & I-170

## Reduced Time & Risk

*370 Corporate Center is being developed by builders that have a proven track record for completed project on-budget and on-time. The builders offer the following advantages for achieving reduced time and risks associated with the project:*

- Value engineering to provide the best facility for the lowest lease rate
- Experienced professionals involved in all phases to assure quality
- One source of responsibility providing turn-key facilities

## Location

*St. Charles County, one of the fastest growing area in the nation.*

This location offers:

- Proximity to abundant source of skilled labor
- Proximity to restaurants, hotels, meeting rooms, entertainment venues, etc.
- An outstanding business environment for attracting quality employees and providing a professional image
- A location 10 minutes west of Lambert-St. Louis International Airport