

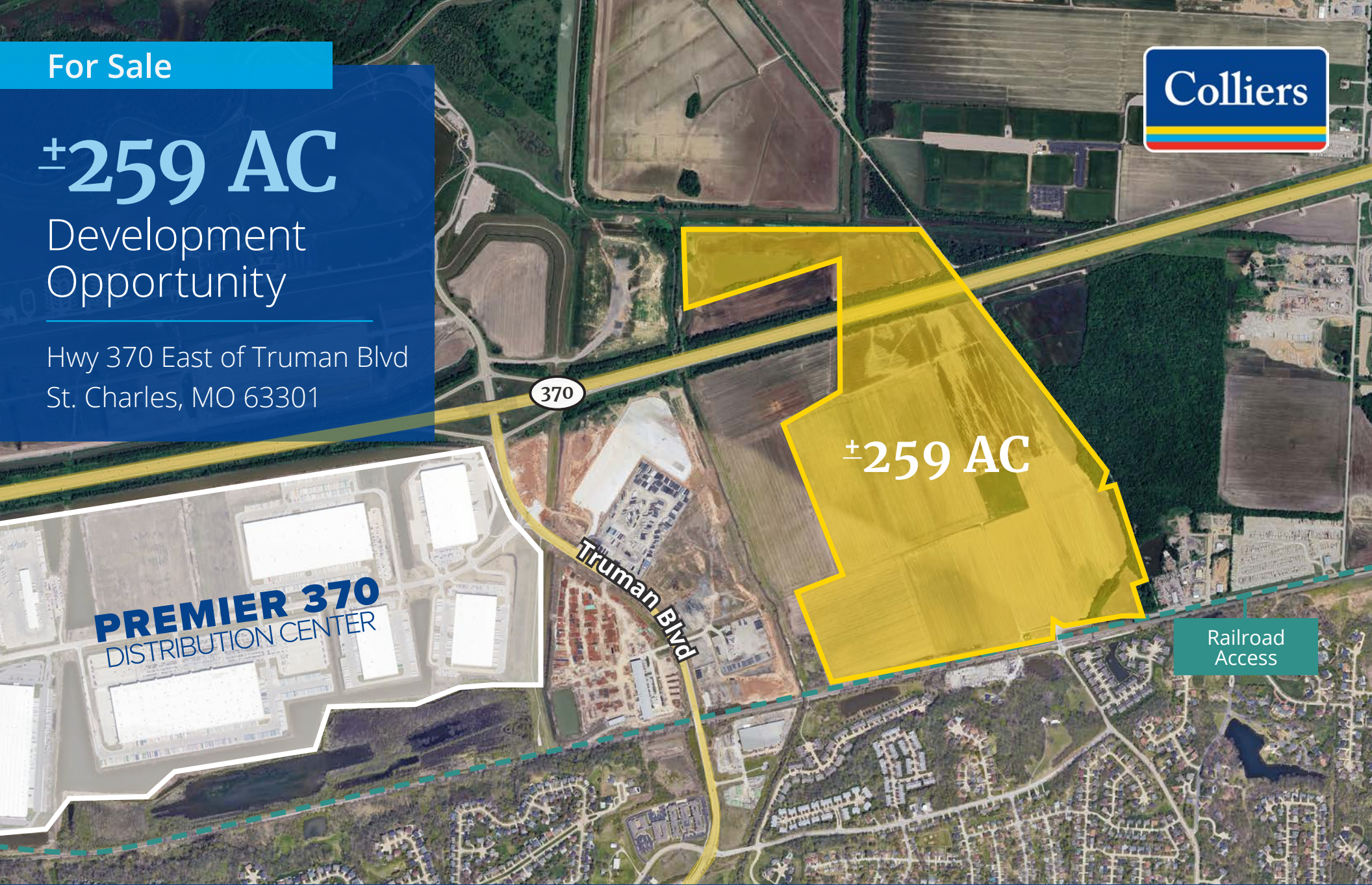
For Sale



±259 AC

Development  
Opportunity

Hwy 370 East of Truman Blvd  
St. Charles, MO 63301



±259 AC

**PREMIER 370**  
DISTRIBUTION CENTER

Truman Blvd

Railroad  
Access

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# Industrial Development Opportunity

## Located in the heart of St. Charles County's Industrial Zone

This rare and exceptional opportunity presents a large land tract for **immediate development** within the sought-after St. Charles submarket.

Situated with easy access and high visibility to Hwy 370, this prime location offers **superior connectivity** to major transportation routes, including I-70 and Hwy 270 via Hwy 370.

The property is conveniently **adjacent to established industrial parks** such as Premier 370, Lakeside Logistic Center, and Fountain Lakes Industrial Parks. This strategic positioning ensures unparalleled access to a thriving business ecosystem and a robust network of existing industrial operations.

**Sale Price:**

# \$50,000/AC



## Offering Highlights

- ±259 acres available for immediate development
- Zoning is Planned Industrial for the City of Saint Charles' master plan

# 6

miles to  
Interstate 70

# 14

miles to Lambert  
International  
Airport

# 28

miles to  
Downtown  
St. Louis





Lambert International Airport

270

141

94

364

70

Highway Access

Railroad Access

370

Truman Blvd Highway 70 Access

Truman Blvd

Hwy 70 Confluence

Highway Access

Convenient Highway Access

Truman Blvd Highway 370 Access

New Ramps Under Construction





# Nearby Business & Amenities

Lakeside 370  
**amazon**

**SITE**

Fountain Lakes Commerce Center

**etrailer** **AMI Metals, Inc.** **MiTek**  
THE AEROSPACE MATERIAL SPECIALIST

**We Ship Express** **VHJON** **FRIEND TIRE**

**SOUTHERN GLAZER'S WINE & SPIRITS** **NEWCO ENTERPRISES, INC.** **Victory Packaging**

Premier 370 Business Park

**amazon** **BEST BUY** **DAYTON FREIGHT**

**TRANE** **MEDLINE**

**SALA** **reckitt** **Grove**  
COLLABORATIVE

**FedEx**



**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** **goodwill**  
**FUZZY'S**  
PIZZA SHOP

**Walmart**  
Save money. Live better.

**THE HOME DEPOT** **TARGET**  
**SHOE CARNIVAL** **TJ-maxx**  
**HARBOR FREIGHT** **WATSON'S**  
QUALITY TOOLS. LOWEST PRICES.

**Dierberg's** **FIVE BELOW**  
**SUSHI AI** **Michaels**  
Made by you  
**petco** **Petland's**

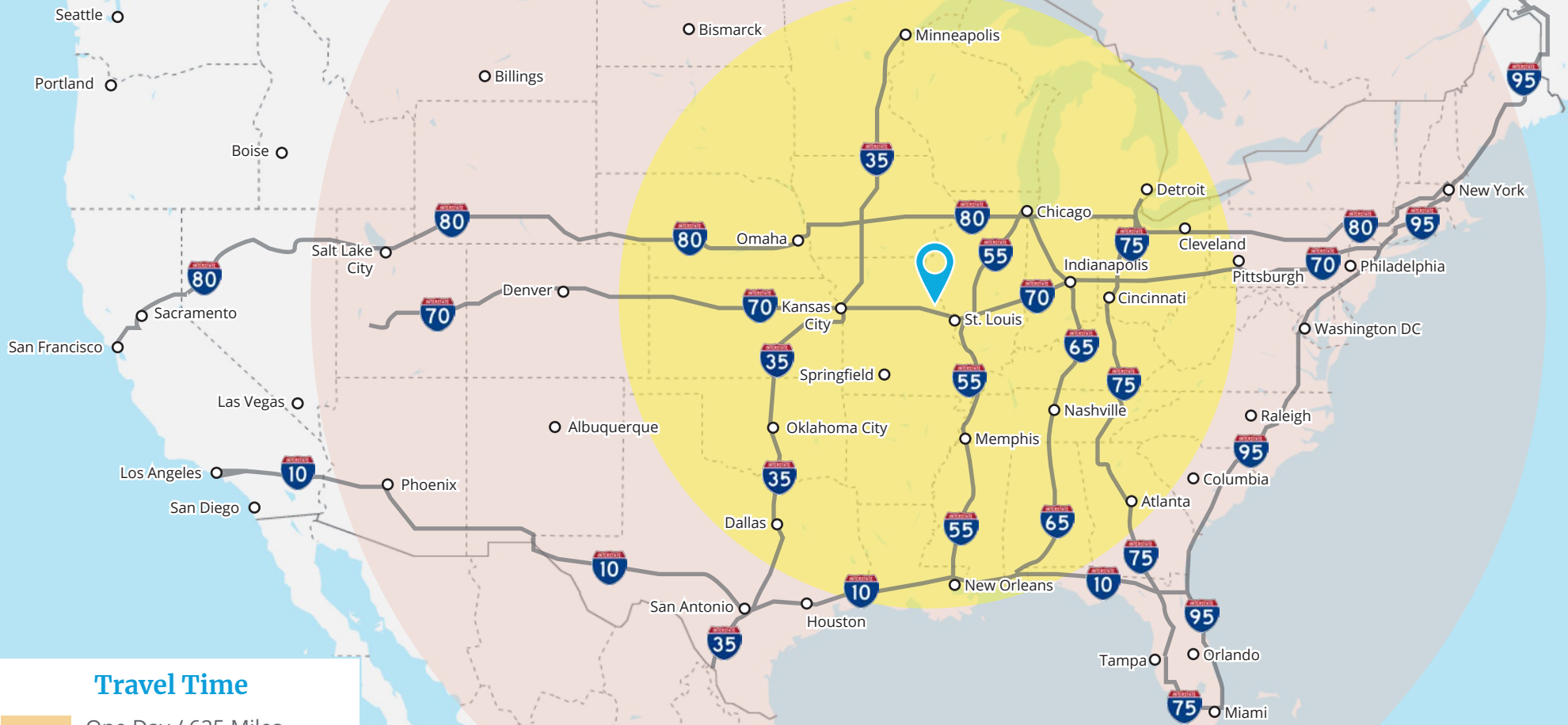
**Schnucks** **Walmart**  
Save money. Live better.

**sam's club** **ALDI** **PETSMART**





# Trucking Distance



## Travel Time

- One Day / 625 Miles
- Two Days / 1250 Miles

\* Based on an average daily travel distance of 625 miles per day



# St. Charles County Industrial Market

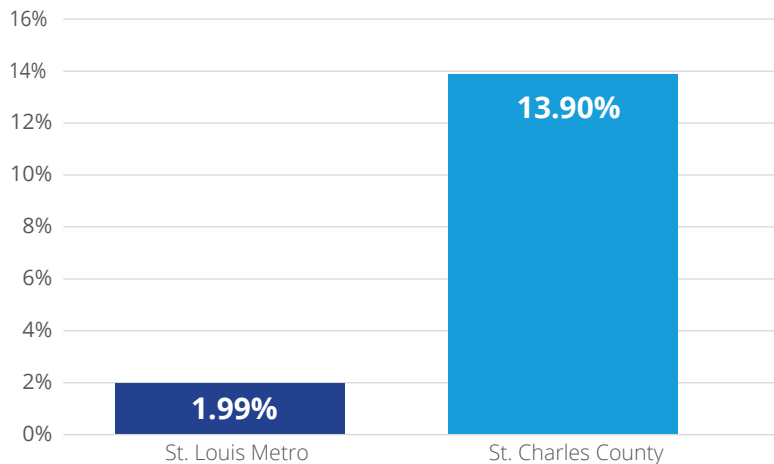
St. Charles County is one of the largest submarkets in the St. Louis area. With convenient access to major highways and located in close proximity to the Missouri River, St. Charles County has become an industrial hub.

With over 26,500,000 SF of existing buildings and 690,000 SF under construction, St. Charles County submarket is the third largest industrial submarket in the St. Louis Metro. Low vacancy rates, high direct rental rates, and an expanding workforce make St. Charles County a superior location for industrial developments.

## Industrial Market Comparison

	Total Inventory	Vacancy Rate	Avg Direct Asking Rate
St. Louis Metro	261,693,614 SF	4.35%	\$6.20
<b>St. Charles County</b>	<b>26,534,147 SF</b>	<b>2.66%</b>	<b>\$8.48</b>

### Population Growth Percentage Since 2010



## Workforce

**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*





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