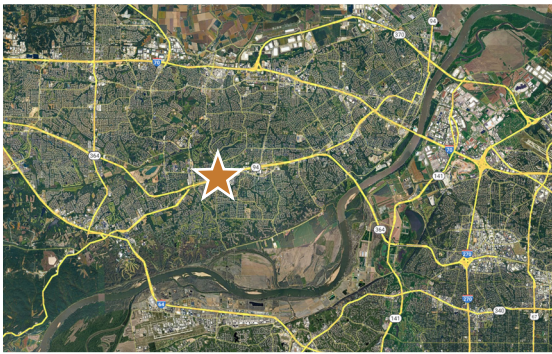




FOR SALE/LEASE

20,494 SF Service Center Building

4631 N. St. Peters Parkway, St. Peters, MO 63375



Joe Schneider, CCIM, SIOR

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Property Details

- Location: Central Location with Easy Access/Frontage to Hwy 364
- Year Built: 1992 with Major Renovations/Updates Since 2016
- Building Size: 20,494 SF
 - 14,674 SF High-Quality Office Finish (details on Page 2)
 - 5,520 SF Temperature-Controlled Warehouse
- Lot Size: 2.28 Acres
- Parking: 40 Surface Parking Spaces + 33 Spaces in Fenced/Secured Outside Storage Area
- Truck Loading Area:
 - 7 Dock-High Doors (8'W x 10'H) with Surface Levelers
 - 1 drive-in door (12'W x 10'H)
- Signage: High-Visibility Digital Signage (details on Page 2)
- Roof: New 60 mil TPO Roof Installed November 2025; 20 Year Warranty
- HVAC: All Newer Units (details on Page 2)
- Fire Suppression: Wet Sprinkler System
- Energy Efficiency: Solar Panels Installed on Roof for Reduced Energy Costs
- Heavy 3-Phase Electric
- Occupancy: Available Q3 2026
- 2025 Property Taxes: \$29,980

LEASE RATE: \$13.00/SF NNN (call broker for details)

SALE PRICE: \$2,950,000

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Additional Property Info

Office Area:

- Large open area
- 10 private offices
- Large conference room
- Two training rooms 30' x 40' each with accordion door separation
- Breakroom with full kitchen
- Two sets of restrooms

High Visibility Digital Signage

- Pole Sign:
 - 60' tall fronting Hwy 364
 - 10' x 25' double faced
 - 19mm full color watchfire electronic display center (\$244,000 investment)
- Monument Sign:
 - 6' tall X 8'3" wide fronting N. St. Peters Parkway;
 - 16mm full color watchfire electronic display center (\$32,000 investment)

HVAC: Six 7.5 ton RTU's

- Five new RTU's installed March 2021
- One new RTU installed 2018



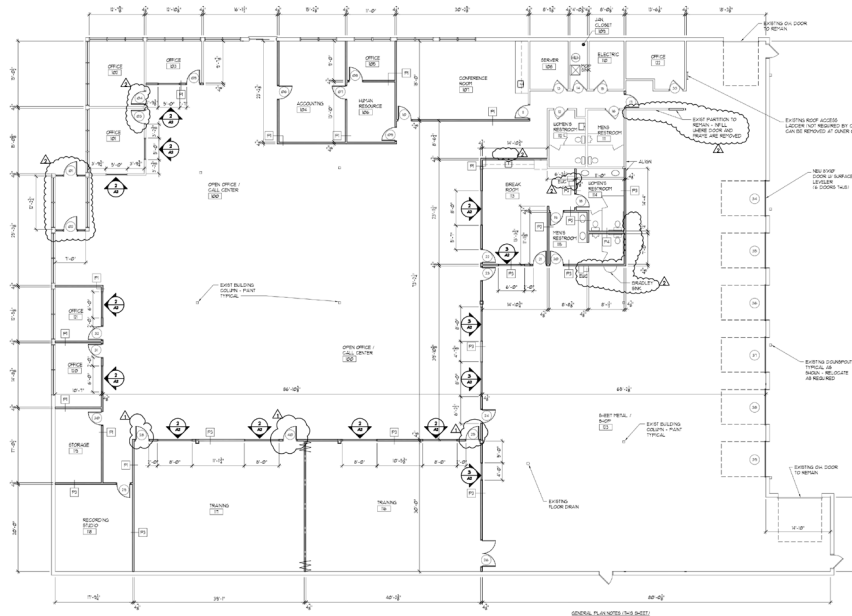
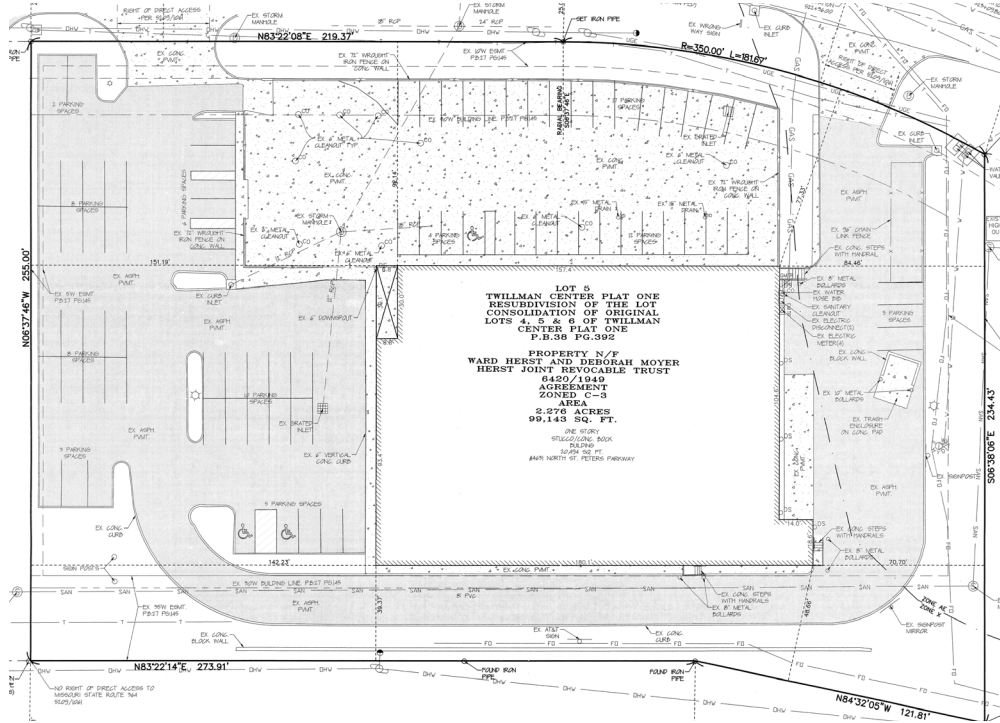
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Survey and Floor Plan



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Interior Photos



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Warehouse Photos



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Exterior Photos



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