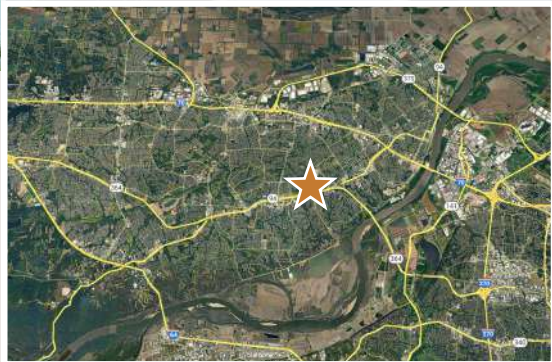




FOR SALE

15,100 SF Office/Showroom/ Warehouse on 1.88 Acres

3025 & 3035 N St. Peters Parkway, St. Peters, MO 63376



Joe Schneider, CCIM, SIOR

Managing Partner
636.578.6069
joe@schneidercommercial.com

Keith Schneider, CCIM, SIOR

Managing Partner
314.520.2747
keith@schneidercommercial.com

1551 Wall Street, Suite 200
St. Charles, MO 63303
p: 636.949.9797
schneidercommercial.com

Property Details

- 15,100 SF Office/Showroom/Warehouse (2 Buildings) on 1.88 Acres
 - 12,580 SF Office/Warehouse with Showroom
 - 15'-19' Clear Height
 - 2 Docks (9' x 8'), including 1 with Dock Leveler
 - 2 Drive-Ins (12'w x 14'h; 10'w x 12'h)
 - Two 200-Amp Panels, 230V, Single Phase
 - LED Lighting in Warehouse
 - Mezzanines Throughout Warehouse
 - Includes Approximately 5,560 SF of Office and Showroom
 - Constructed Circa 1984 with Circa 1999 Building Addition
 - 2,520 SF Warehouse
 - 2 Drive-Ins (12' x 12')
 - Constructed Circa 1996
- 29 Parking Spaces with Ability to Add
- Excess Land for Building Expansion, Parking Expansion, or Outdoor Storage
- Excellent Location along Highway 364
- Prominent Monument Sign with Highway Visibility
- Zoned "C-3" General Commercial District in City of St. Peters
- 2024 Real Estate Taxes: \$23,519.42

SALE PRICE: ~~\$1,812,000~~ \$1,650,000

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Aerials



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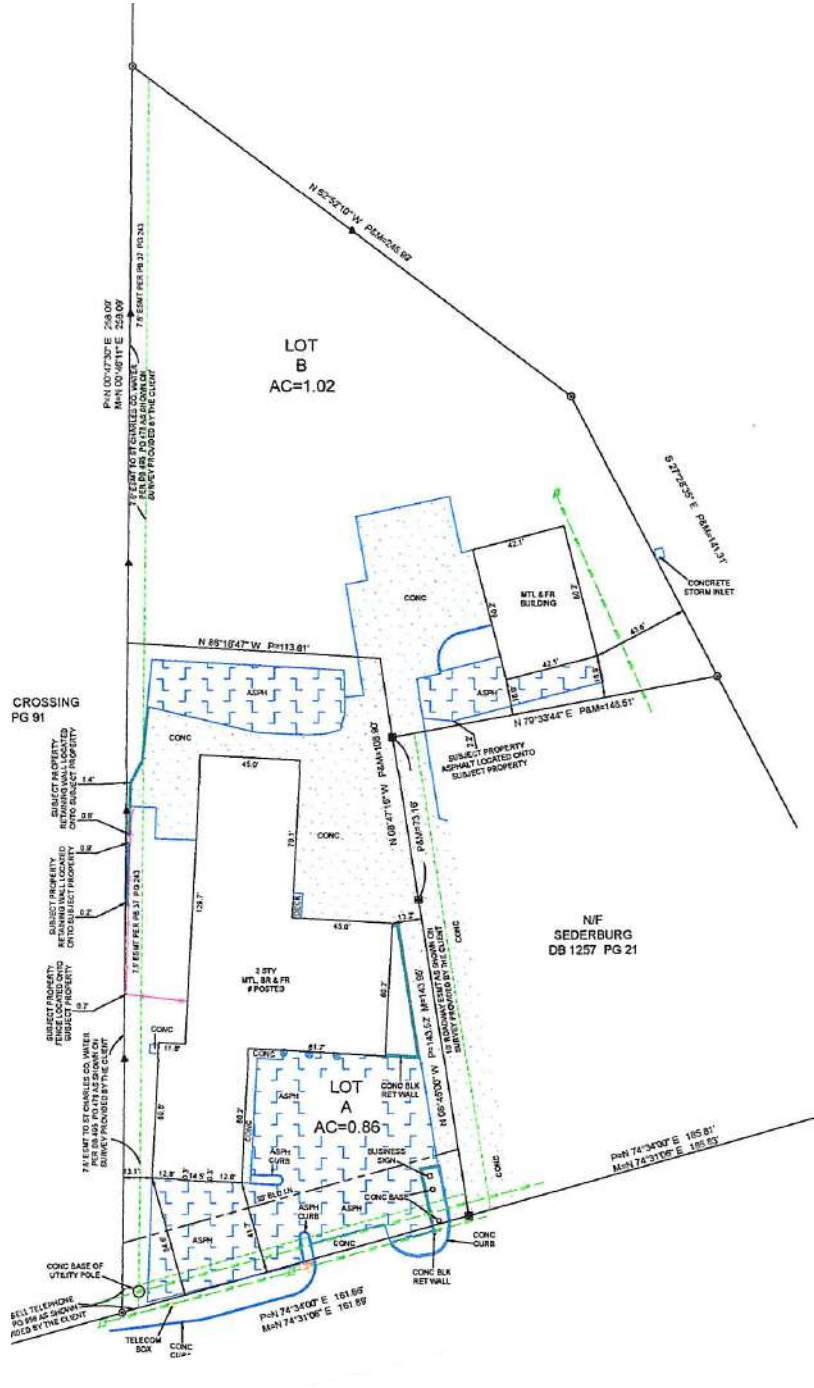


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Survey



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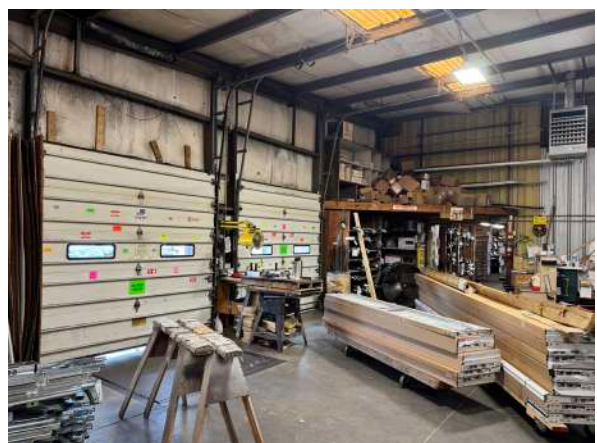


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