

# FOR SALE

3640 N. Hwy 94, St. Charles, MO 63301

## PROPERTY SUMMARY

### INDUSTRIAL WAREHOUSE & LOT

- 30.8 Acres
- 3+ Acre Rocked Lot
- 2,520 Sq. Ft. (42' x 60') Metal Building
- 2 Drive In Doors (15' x 14')
- Less than a mile from MO-370 at MO-94 and MO-B
- 900 feet of frontage on MO-94 at MO-B
- Zoned light Industrial
- Unincorporated St. Charles County
- **SALE PRICE: \$1,100,000.00**

#### Directions:

MO-370 to East on Hwy. 94 for one mile, destination will be on the right.



501 First Capital Dr. Suite 5,  
St. Charles MO 63301



Office 636-946-9753



[www.shockleycommercial.com](http://www.shockleycommercial.com)



Listing Agent **Danny Kluesner**



Cell 314-712-0055



[kluesner@shockleycommercial.com](mailto:kluesner@shockleycommercial.com)