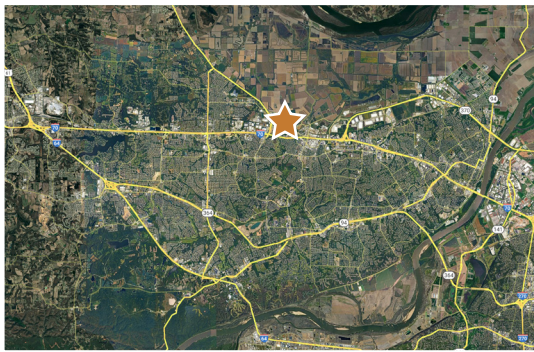




FOR SALE

# 14,300 SF Office/Warehouse with Excellent Interstate Visibility

125 N Service Road | 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  
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1551 Wall Street, Suite 200  
St. Charles, MO 63303  
p: 636.949.9797  
schneidercommercial.com

## Property Details

- 14,300 SF office/warehouse with approximately 2,300 SF of office
- Situated on 0.87 acres; Constructed in 1986
- 100% climate controlled
- 17' clear height
- 3 grade level drive-in doors
  - One (1) 16'x16'
  - One (1) 12'x14'
  - One (1) 10'x12'
- LED lighting in warehouse
- 400 amp 3-phase 600V electric service
- New 15'x20' Binks Paint Booth with Fire Suppression System
- 32+ parking spaces
- Owner/user or user/investor opportunity
- Currently configured as a 2-tenant building with 1 existing tenant in place (3,643 SF). Call broker for details.
- Exterior LED board sign facing both eastbound & westbound traffic
- Excellent I-70 visibility
- Zoned "I-1" Light Industrial in City of St. Peters
- 2025 Real Estate Taxes: \$24,447.13

**SALE PRICE \$1,950,000**

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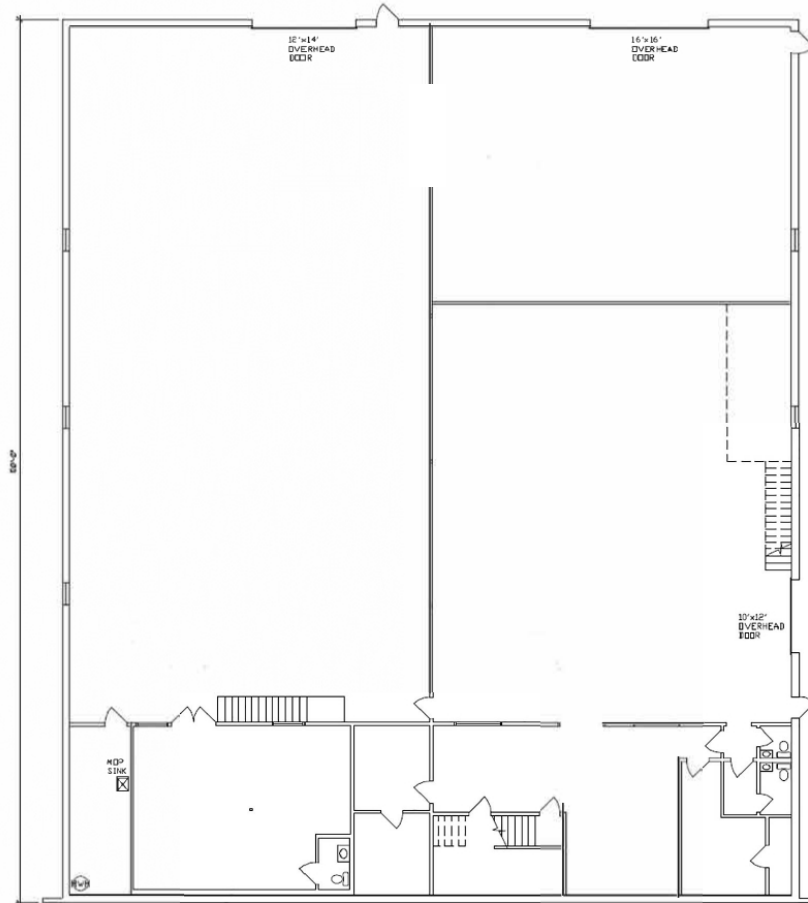


FOR SALE

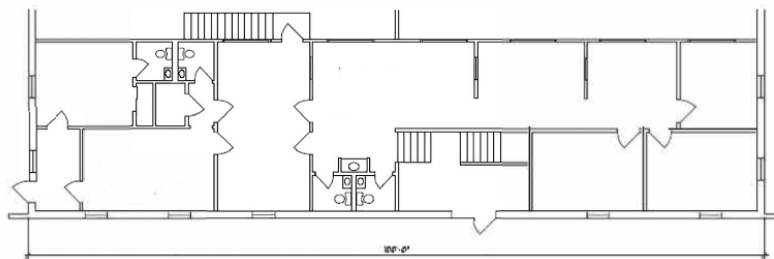
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## Floor Plan



*Main Level*



*Upper Level*

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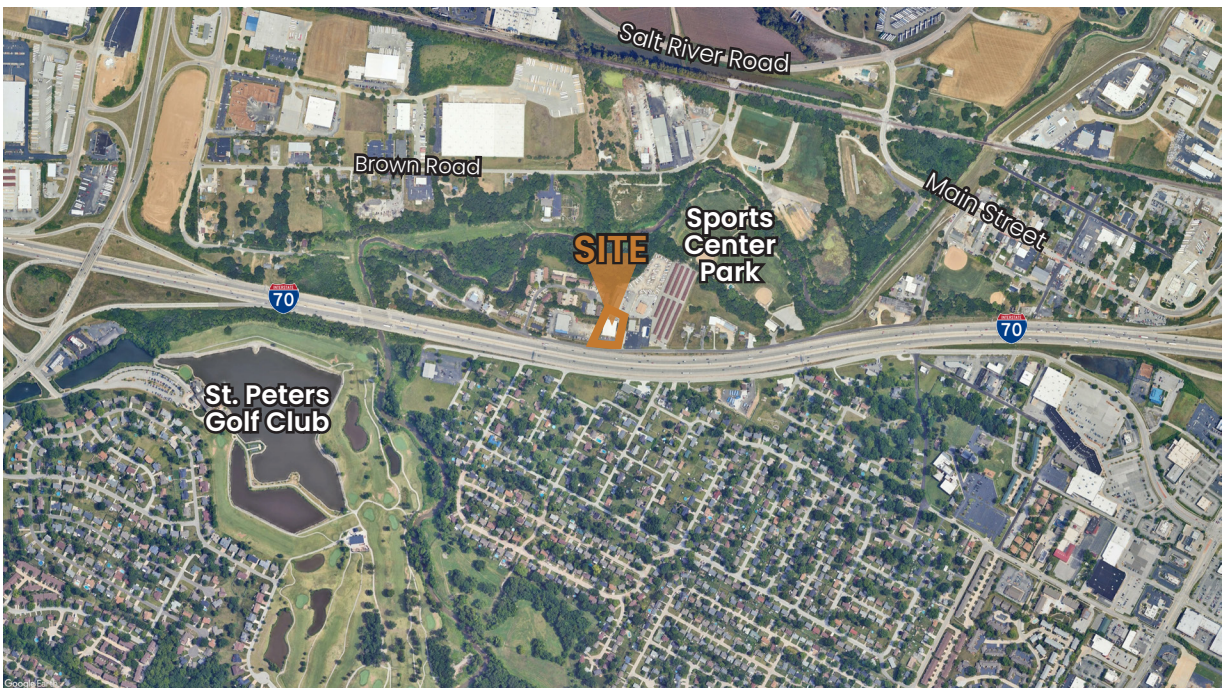


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## Aerial / Location Map



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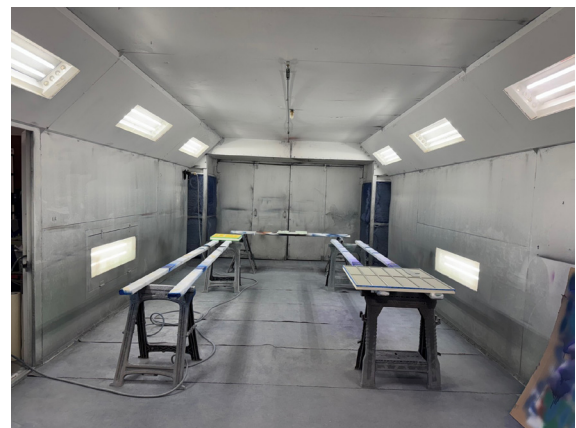


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## Photos



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