

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
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Keith Schneider, CCIM, SIOR

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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

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

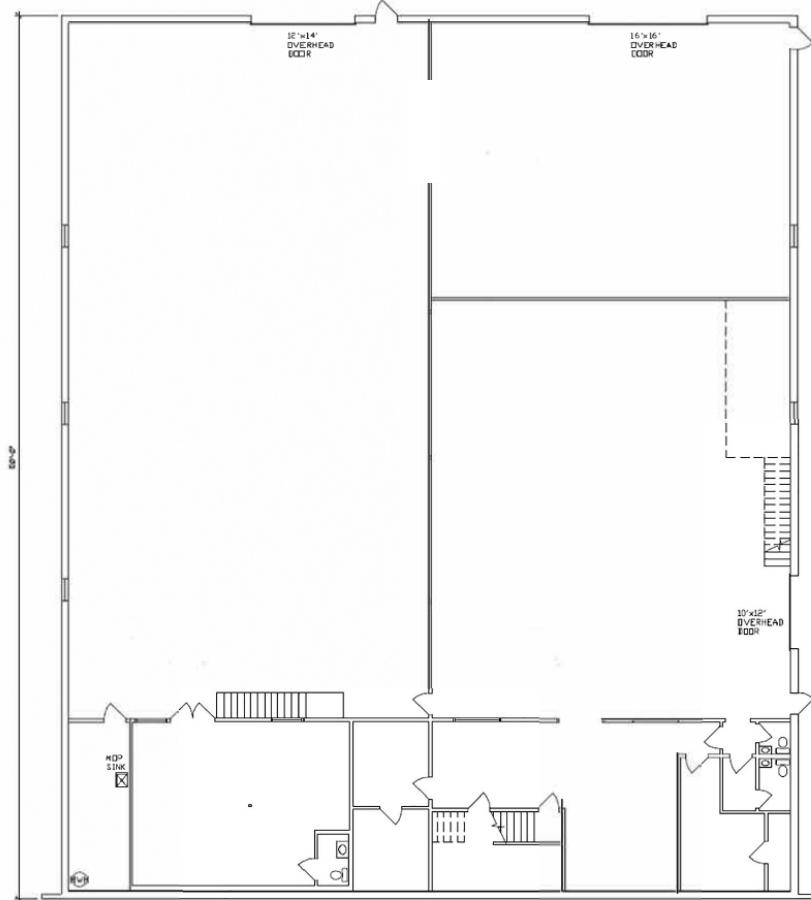


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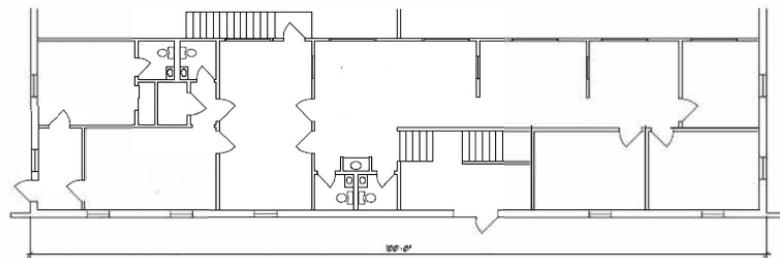
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Floor Plan



Main Level



Upper Level

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Aerial / Location Map



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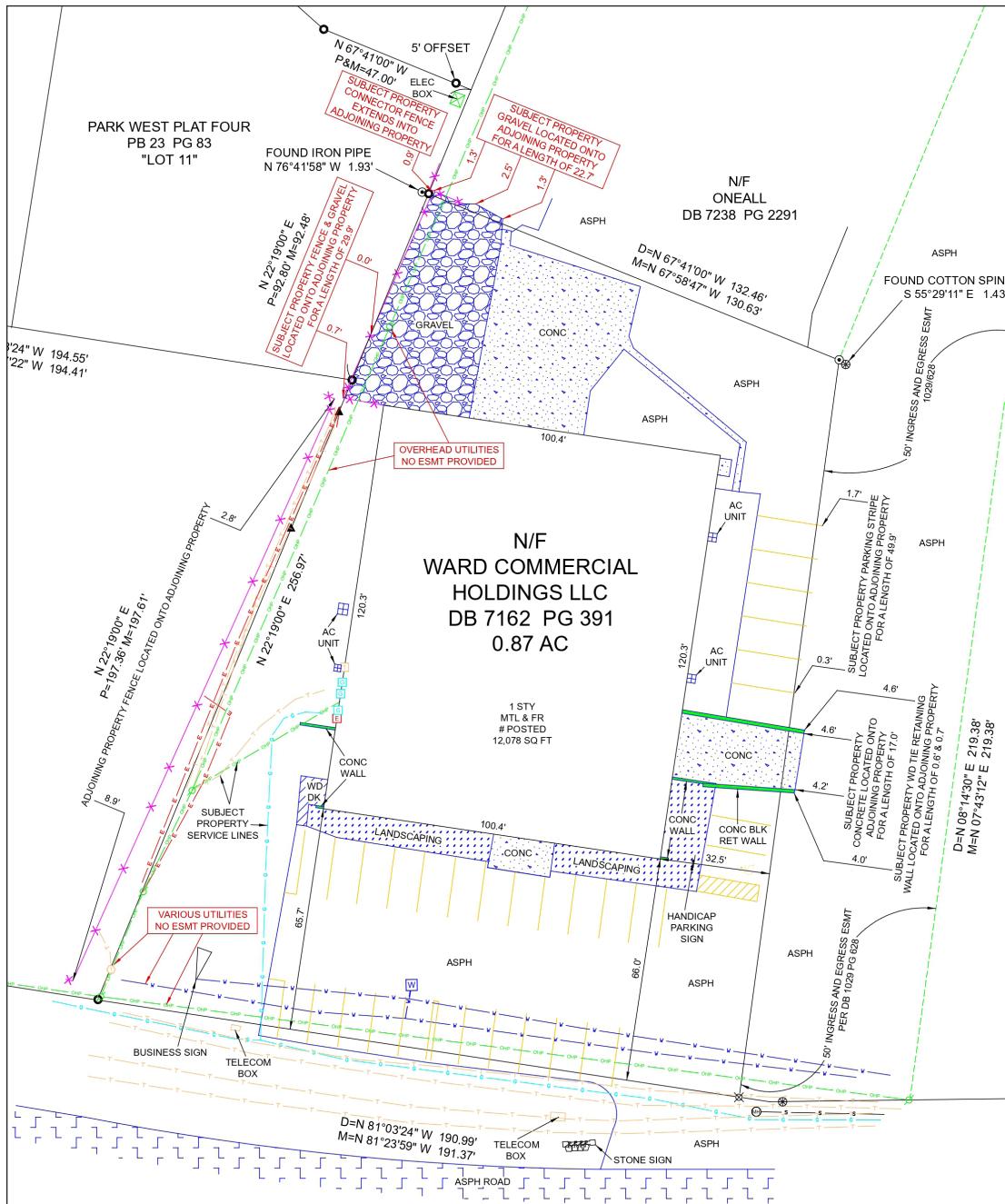
SCHNEIDER COMMERCIAL PARTNERS

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Survey



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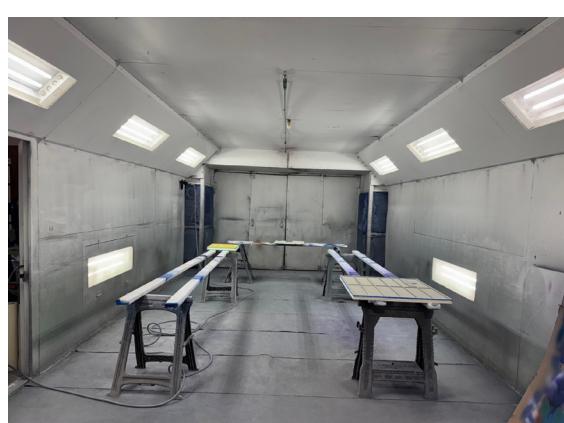
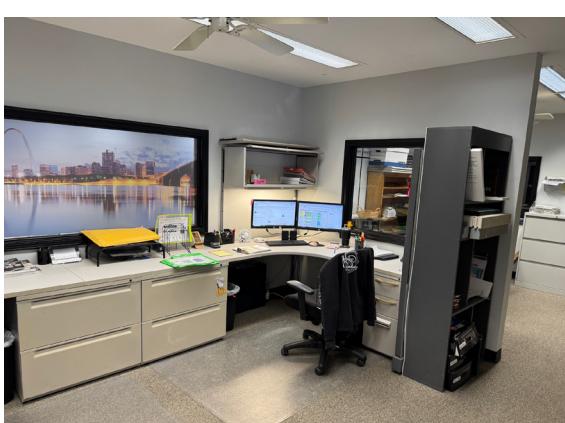
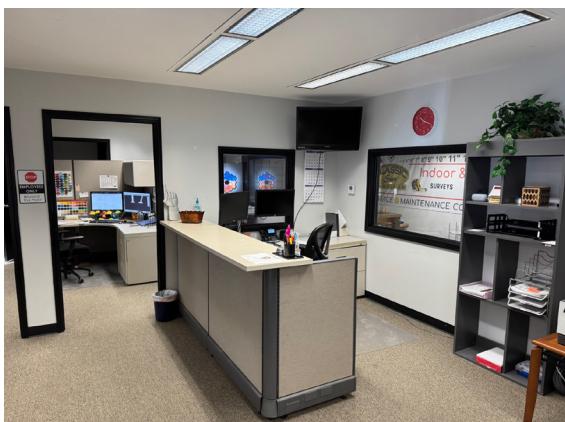
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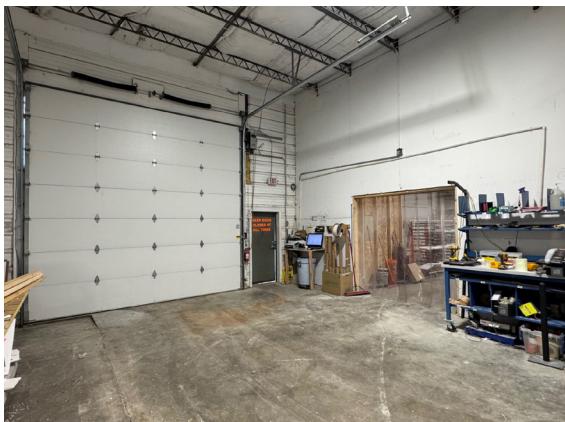
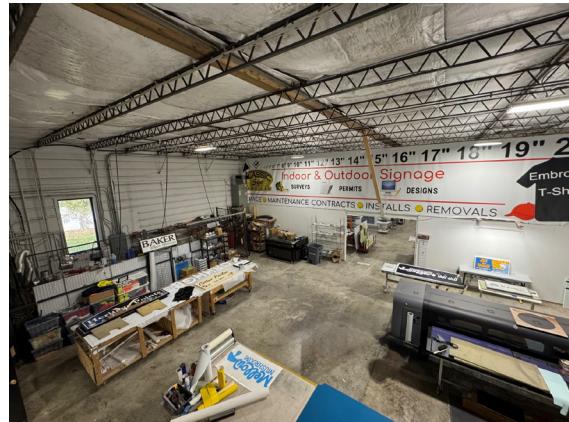
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