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# HORIZON BUSINESS CENTER

200-236 Turner Blvd. | St. Peters, MO 63376



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## PROPERTY HIGHLIGHTS

Horizon Business Center is a well-located Industrial Flex Office/Warehouse building located in St. Charles, near the intersection of MO-79 and I-70, providing excellent access to the interstate highway system. The property consists of 23,814 SF of office space and 49,917 SF of industrial, totaling 73,731 SF. Horizon also offers amenities to tenants such as local property ownership and management and ample parking.

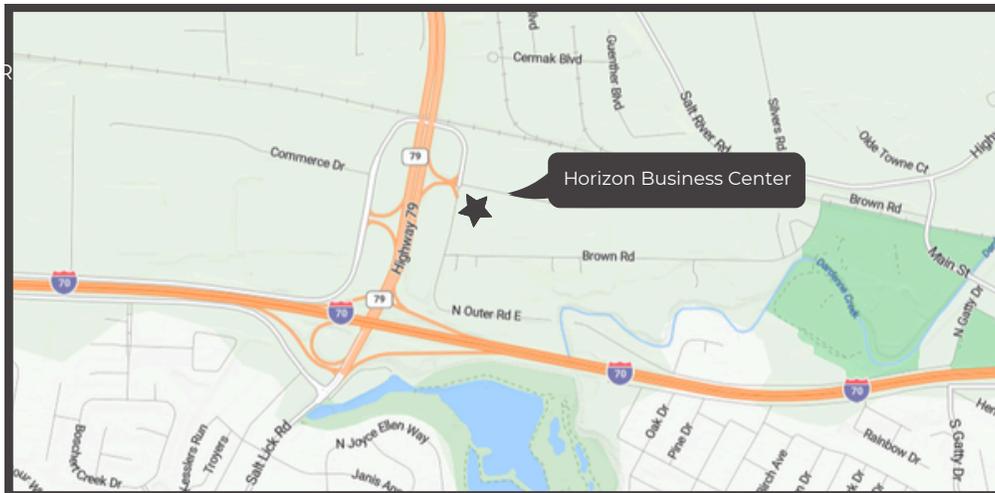


## BUILDING INFORMATION

HORIZON AT-A-GLANCE	
Year Built	1985
Building Size	73,731 SF
Divisible?	Yes
Parking Ratio	2.3:1,000

## Amenities & Features

- Ceiling Heights ranging from 13' to 14'1"
- Mix of dock and drive-in loading options
- Ample Parking in front of building
- Building is fully wet sprinklered
- Power: 400 ampere service 120/208 volt; 1 & 3 phase services
- Local ownership / management
- Net CAM \$2.06 plus utilities



Information contained herein has been obtained from the owner of the property or from other sources & is subject to change without notice. The broker & owner do not guarantee the accuracy of this information. Broker is a member of ownership. Owners & broker make no representation as to the environmental or other conditions of the property & recommend that tenant or purchaser investigate fully.

SPACE AVAILABLE

SUITE	SQUARE FEET
20X	5,000 - 13,180 RSF

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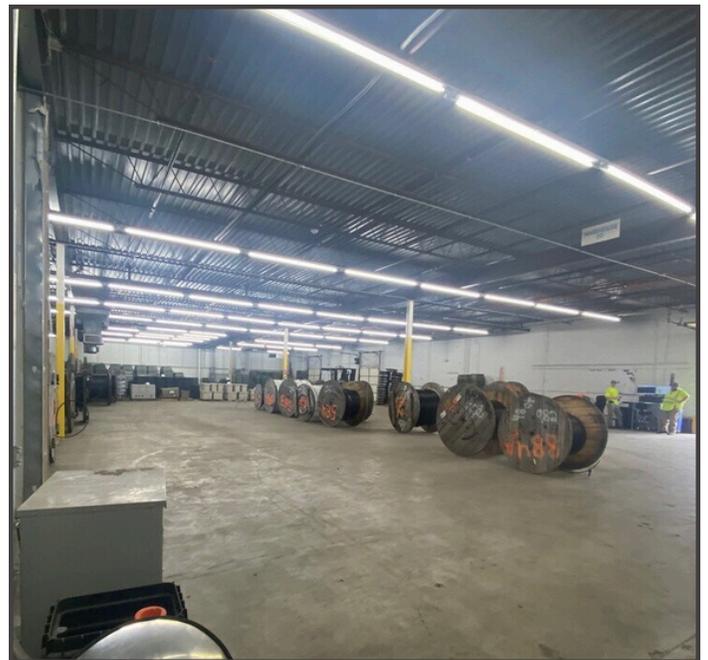
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## #20X - Amenities & Features

- **Available Quarter 4 2025**
- Size: 13,180± RSF
  - 4,000± RSF of Existing Office Space
- Space can be divisible into 5,000-7,000 SF Bays
- 14'1" clear
- 2 Dock High Doors
- Located on the northern side of the "U" shaped building
- **Starting Lease Rate: \$9.75/SF NNN**





**#20X**  
13,180 Square Feet

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