

Building Highlights

High Visibility Office and Warehouse with Long-Term Lease in Villa Ridge, MO

Regent Commercial Real Estate presents an outstanding opportunity for businesses looking for a long-term [sublease](#) of premium office and warehouse space in Villa Ridge, Missouri. Located at 109 Diversified Drive, this versatile property boasts 15,979 square feet of available space, divided between two high-quality warehouse buildings and an open, well-lit office area.

- High Visibility + Signage Along I-44
- Long-Term Lease Available: through 4/30/2037
- 15,979 SF Available:
 - Building 1: 11,647 SF / 18'5" clear height
 - Building 2: 4,332 SF / 16' clear height
- Industrial Outdoor Storage (IOS) available
- Bright and open office area, includes a conference room, break room, reception area, and cubicle area
- Two warehouse buildings with multiple drive-in doors
- Located next to Interstate 44, with 60,000 vehicles passing daily

Main Features of the Property

109 Diversified Drive in Villa Ridge, Missouri, is a unique opportunity for businesses seeking high visibility, flexible space, and long-term leasing options in a growing area with excellent access to major highways. The combination of warehouse and office space, along with proximity to St. Louis and key transportation routes, makes it a perfect location for businesses looking to grow in the region.

High Visibility and Signage Along I-44

One of the standout features of this property is its high visibility, with prominent signage opportunities along Interstate 44, which sees approximately 60,000 vehicles per day. This makes it an excellent location for businesses that benefit from exposure and easy accessibility.

Warehouse Space Breakdown

- **Building 1** offers **11,647 square feet** of warehouse space with an impressive **18'5" clear height**, providing ample vertical space for inventory, equipment, or industrial needs.
- **Building 2** features **4,332 square feet** of warehouse space with a **16' clear height**, ideal for additional storage or manufacturing operations. Both buildings come with **multiple drive-in doors**, allowing for easy loading and unloading of goods, which is perfect for businesses needing flexible logistics options.

Long-Term Lease Through the Year 2037

The property is available for sublease through **April 30, 2037**, providing stability and peace of mind for businesses that want to establish a long-term presence in a well-connected and highly visible location.

Office Space with Modern Amenities

In addition to the expansive warehouse space, the property includes a bright and open office area. The office is designed for productivity and comfort, featuring a conference room, break room, reception area, and cubicle area, making it a complete and versatile space suitable for various business operations.

Industrial Outdoor Storage (IOS)

For businesses requiring additional space, there is [industrial outdoor storage](#) available on-site, adding even more flexibility for operations that need extra room for equipment or inventory.

Villa Ridge, Missouri: A Growing Hub for Business and Real Estate

Villa Ridge, located in Franklin County, Missouri, offers an attractive location for businesses looking to establish themselves in a region that balances rural charm with easy access to urban amenities. As part of the St. Louis Metropolitan Area, Villa Ridge provides businesses with the benefits of proximity to a major city without the higher costs often associated with urban centers.

The commercial real estate market in Villa Ridge is expanding, with growing interest from industrial and logistics companies due to its strategic location along Interstate 44, a major transportation corridor connecting St. Louis to Springfield and beyond. Additionally, Villa Ridge offers relatively lower property costs compared to St. Louis, making it a financially appealing location for businesses seeking space to expand or relocate.

Nearby Businesses, Restaurants, and Hotels

Businesses that sublease at 109 Diversified Drive will find a range of amenities nearby. Villa Ridge is home to various small businesses, retail outlets, and service providers. For dining options, local favorites include Roadhouse 100, a popular spot for American cuisine, and El Agave Mexican Restaurant, offering vibrant flavors for lunch breaks or after-work gatherings.

For visiting clients or employees, there are several hotels nearby, including the Holiday Inn at Six Flags, located just a short drive away, providing comfortable accommodations for out-of-town visitors.

Additionally, the surrounding area is home to a mix of industrial and commercial businesses, making it an ideal location for companies looking to collaborate with local suppliers or service providers.

Proximity to St. Louis, MO, and Transportation Options

One of the major advantages of the 109 Diversified Drive property is its proximity to St. Louis, one of Missouri's most significant economic and cultural hubs. Located just 35 miles west of downtown St. Louis, Villa Ridge offers easy access to the city's vast resources, including a diverse labor pool, financial institutions, and transportation infrastructure.

For businesses with clients or suppliers in St. Louis, the commute is straightforward via Interstate 44, making travel between the two locations seamless. Additionally, St. Louis Lambert International Airport is just 45 minutes away, providing access to national and international travel for businesses involved in logistics, trade, or frequent client meetings.

Public transportation options in Villa Ridge are somewhat limited, given its more rural nature. However, the proximity to Interstate 44 and the nearby urban centers of Union and St. Louis provide ample road connections for businesses relying on vehicle-based transportation for their operations.