

For Sale

Industrial Parcels

NAIDESCO

18730 Olive Street Rd

Chesterfield, MO 63005



Property Highlights



For Sale
1.5 - 9.31 Acres



Planned Industrial Lots
with Outside Storage



Excellent Access to
I-64 & Hwy 109



Sale Price:
\$8.75 / SF

For more information, please contact:



Daniel Hayes

d (314) 994 - 4068

c (314) 401 - 4944

dhayes@naidesco.com

NAIDESCO

8112 Maryland Ave, Suite 300

St. Louis, MO 63105

(314) 994 - 4800

naidesco.com

Property Features

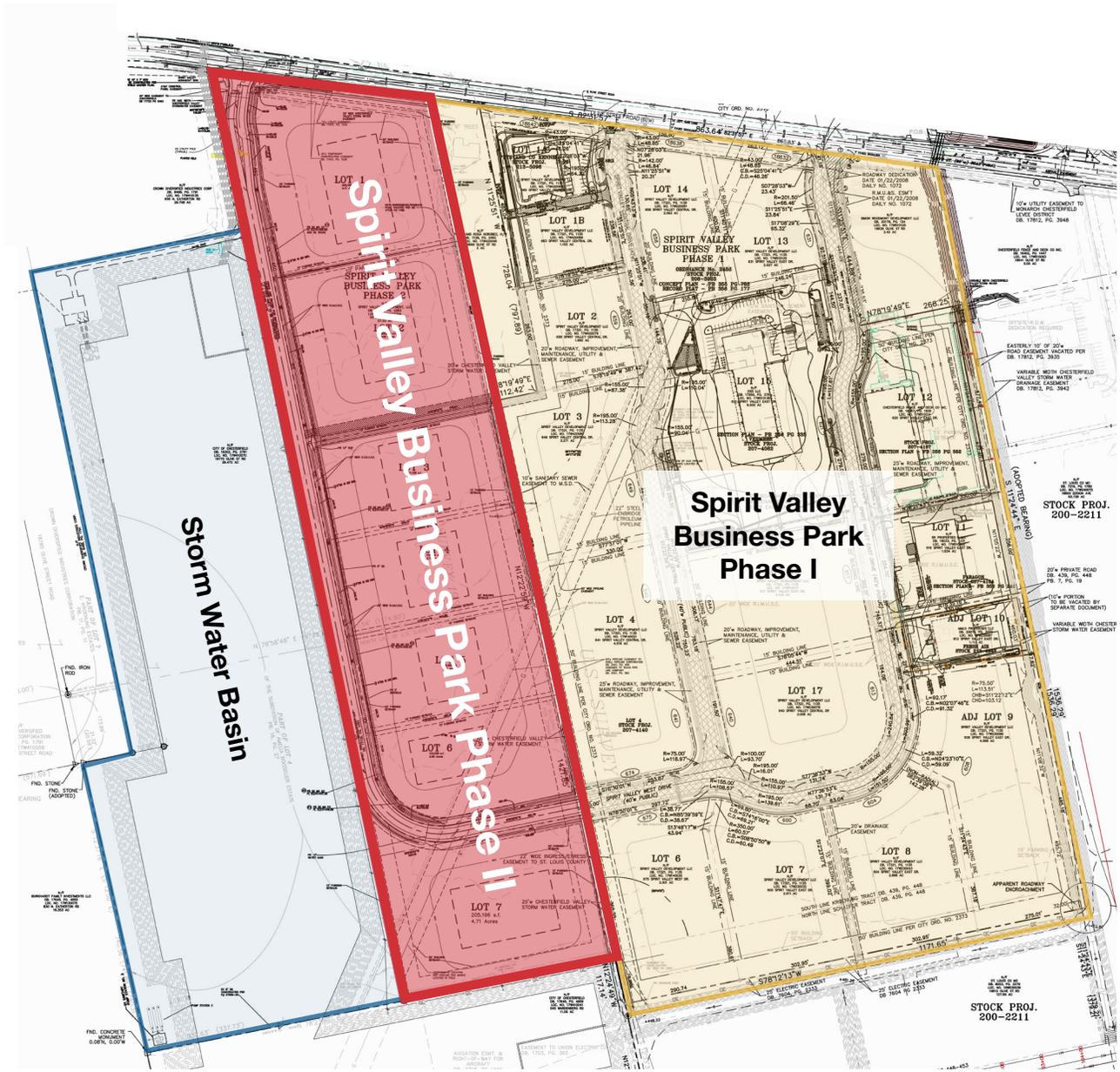
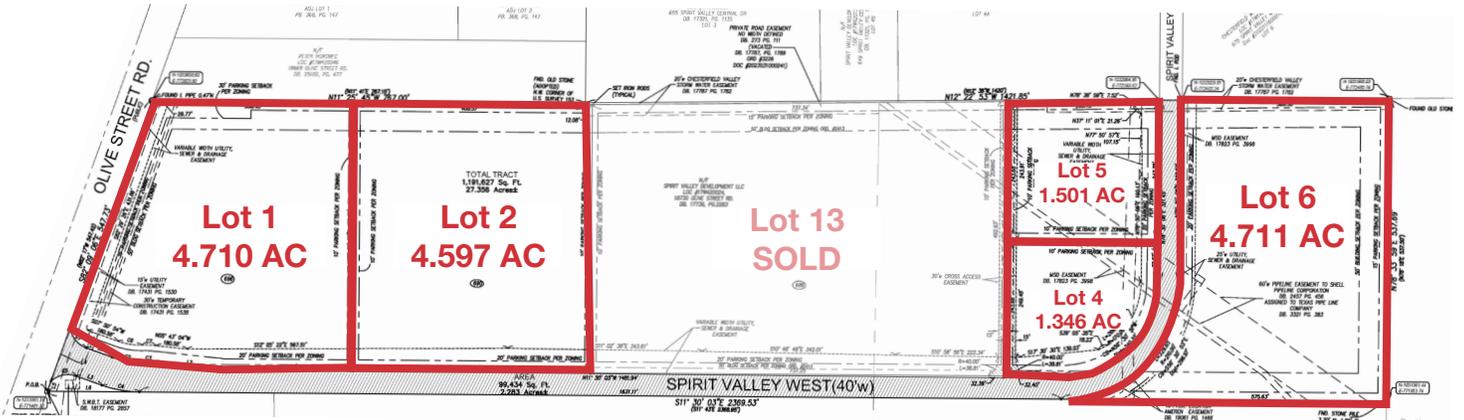
1.5 – 9.31 AC Lots – Fully Zoned Planned Industrial

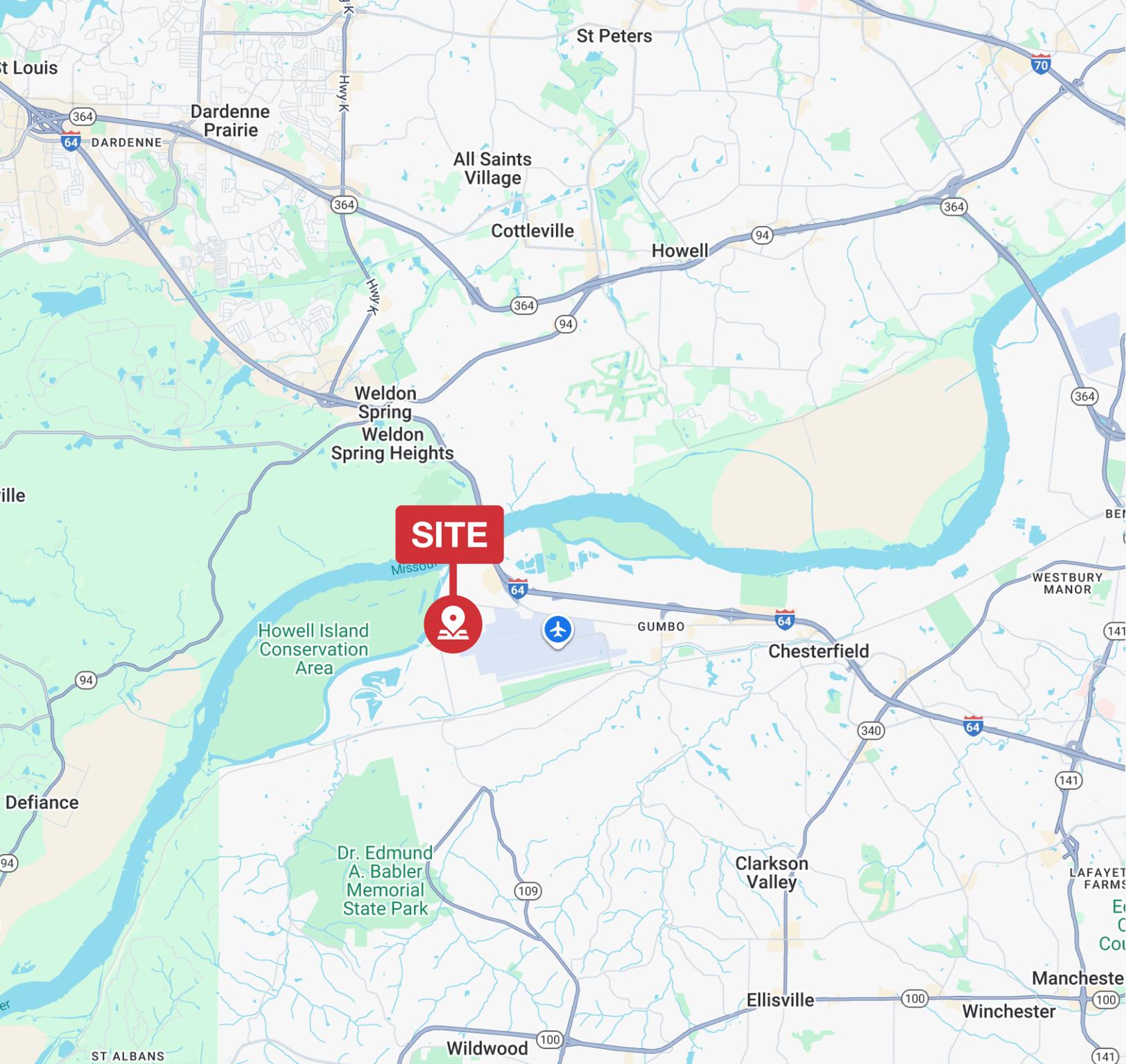
- **Outside storage permitted**
- 40 allowed uses with multiple subcategories and ancillary uses
- Full public utilities to site:
 - Water: Missouri American Water
 - Sanitary Sewer: MSD; Storm Water: adjacent to west end storm water basin
 - Electric: Ameren
 - Natural Gas: Spire
 - Communications: AT&T central nerve for west end of valley
- Public Streets
- Site Development Concept Plan approved
- Excellent access to I-64 and Highway 109
- Chesterfield Valley amenities nearby: restaurants, retail, hospitality, sports, recreation, and Spirit of St. Louis Airport
- Located on St. Louis County / St. Charles County boundary – top local demographics and strong access to both counties

 **Sale Price: \$8.75 / SF**



Survey & Development Concept Plan





Daniel Hayes

d (314) 994 - 4068

c (314) 401 - 4944

dhayes@naidesco.com



NAIDESCO

8112 Maryland Ave, Suite 300

St. Louis, MO 63105

(314) 994 - 4800

naidesco.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, changes in price, rental, or other conditions, prior sale, lease, or financing, or withdrawal without notice, and any special listing conditions imposed by our principals. No warranties or representations are made as to the condition of the property or any hazards contained therein, nor are any to be implied.