

BUILD TO SUIT

2.5 - 9 acres in Wright City, Lot 5 Cooperative Way, MO 63390



Gateway West Industrial Center


PROPERTY SUMMARY

- Approx. 2.5 to 9 acres Build to Suit
- Building size 25,000 up to 100,000 sf
- Zoned for Heavy Industrial Use
- Electric, Water, Sewer at Site
- Approx. 1 mile from meat packing plant
- Highway 70 access
- For Lease at **\$6.95 rsf NNN**

From St. Charles take Hwy 70 West to Foristell, then Exit 203 for Missouri T/Missouri W, and turn Left onto Hwy W, then Right on Veterans Memorial Parkway, then Left onto S Stringtown Rd, then Right onto S 1st St, then left onto Cooperative Way.



 Listing Agent **Trevor Shockley**

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St. Charles MO 63301

 Office **636-946-9753**

 **www.shockleycommercial.com**

A CONCEPT PLAN FOR
GATEWAY WEST INDUSTRIAL CENTRE
 A TRACT OF LAND IN BEING ALL OF LOT 4 OF "GATEWAY WEST INDUSTRIAL CENTRE"
 TOWNSHIP 47 NORTH, RANGE 1 EAST
 OF THE FIFTH PRINCIPAL MERIDIAN
 CITY OF WRIGHT CITY
 WARREN COUNTY, MISSOURI

**Approx.
2.5 to 9 acres
BUILD TO SUIT**

**BRAND NEW-
WAREHOUSE**

Development Notes:

1. AREA OF TRACT: 18000 ACRES
2. THIS PROPERTY IS PART OF THE PROPERTY REFERENCED AS PAGE 6 NUMBERED PARCELS IN THE ABOVE LISTING.
3. EXISTING ZONING: M-2 I HAVE NEUTRAL (OUT OF MOST CITY)
4. PROPOSED USE: OFFICE/HOUSEHOLD
5. OWNER: KOLAR FAMILY LANDS LTD
229 WOODLAND PIKE STE 120
ST LOUIS, MO 63104
6. YARD AND SETBACK REQUIREMENTS:
FRONT YARD = NONE
SIDE YARD = NONE
REAR YARD = NONE
7. PARKING CALCULATIONS:
OFFICE = 3 SPACES PER 1000 SQ FT FLOOR SPACE
4,700/SQ FT X 3 SPACES / 1000 = 14 SPACES
EMPLOYEES + VISITORS = 8 BEST GUESTS
- TOTAL SPACES REQUIRED = 22 SPACES
TOTAL SPACES PROVIDED = 14 SPACES PLUS 8 BEST GUESTS
TOTAL SPACES PROVIDED = 22 SPACES (INCLUDES 3 ACCESSIBLE SPACES)

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

A CONCEPT PLAN FOR
GATEWAY WEST INDUSTRIAL CENTRE
COOPERATIVE WAY
WRIGHT CITY, WARREN COUNTY, MO. 63390



221 Point West Blvd.
St. Charles, MO 63301
636-928-5552
900-928-1718

See Engineering Company, Inc.
Missouri State Certificate of Authority
Engineering 000803
Missouri State Certificate of Authority
Surveying 000044

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DISCLAIMER OF RESPONSIBILITY
I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey other than those authenticated by my seal.

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Engineers Name Civil Engineer Engineers License #	06-10-24 DATE 94-60550 PROJECT NUMBER 50550Concept18.DWG FILE NAME AKA DRAW AKA CLH
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CONCEPT PLAN

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