

FOR SUBLEASE

8,832 SF Industrial
with Showroom



Accelerating success.



215 Stag Industrial Blvd
Lake St. Louis, MO 63367

CONTACT US

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Property Overview

Address:	215 Stag Industrial Blvd Lake St. Louis, MO 63367
Building Size:	33,817 SF
Year Built:	2002
Available SF:	8,832 SF
Docks:	Two with pit levelers
Drive-Ins:	One (14' x 12')
Clear Height:	20' to the bottom of the eaves
Features:	Showroom, training room, three offices, kitchenette, and warehouse
OPEX:	\$2.92 PSF
Sublease Expiration:	March 31, 2028

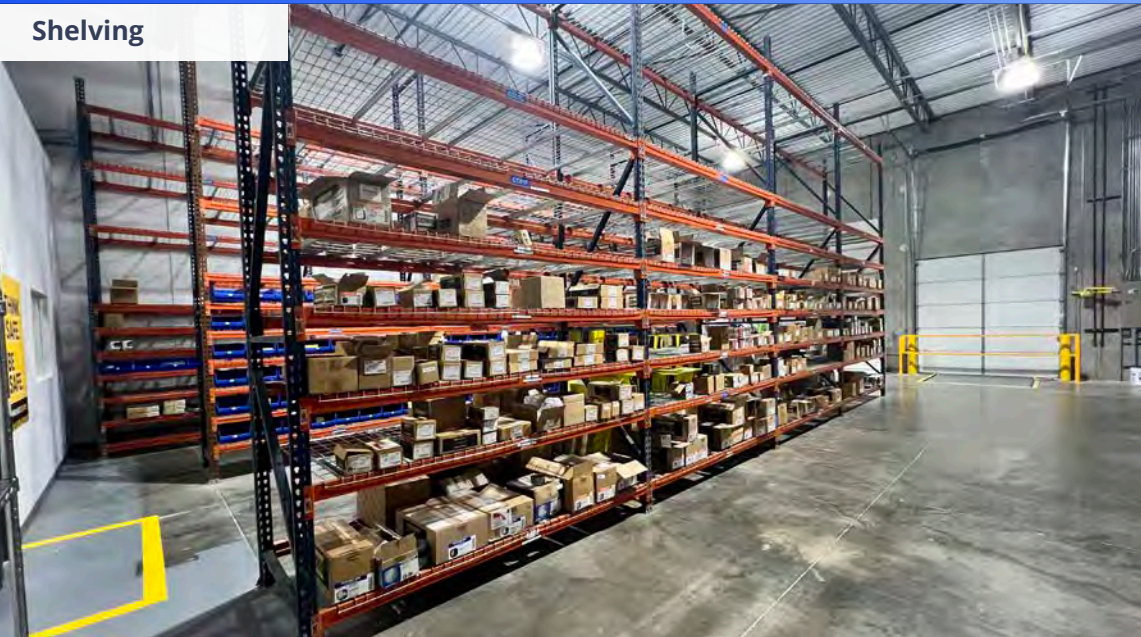
SUBLEASE RATE:

\$6.95 PSF, NNN

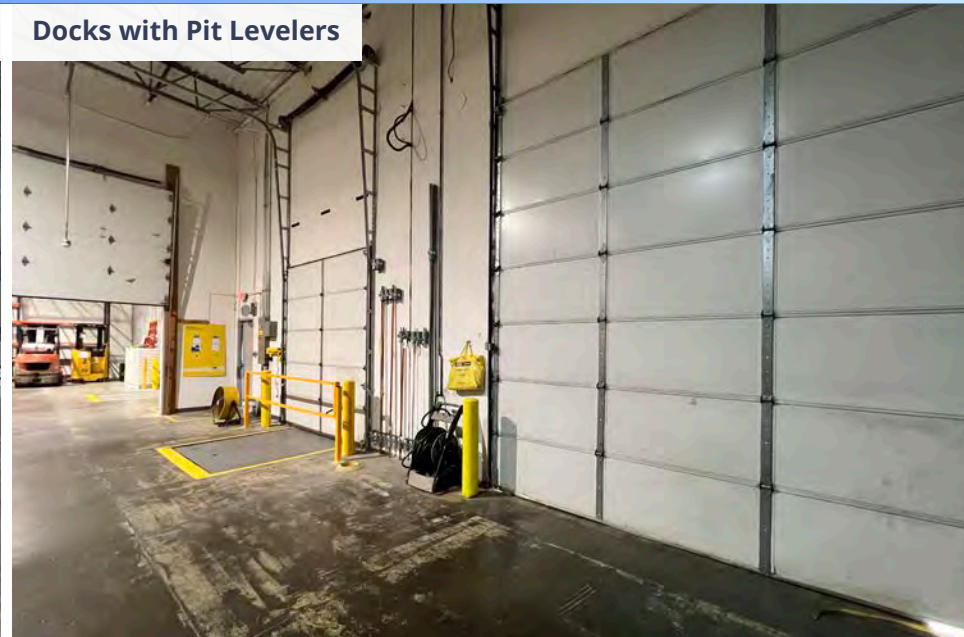


Warehouse Photos

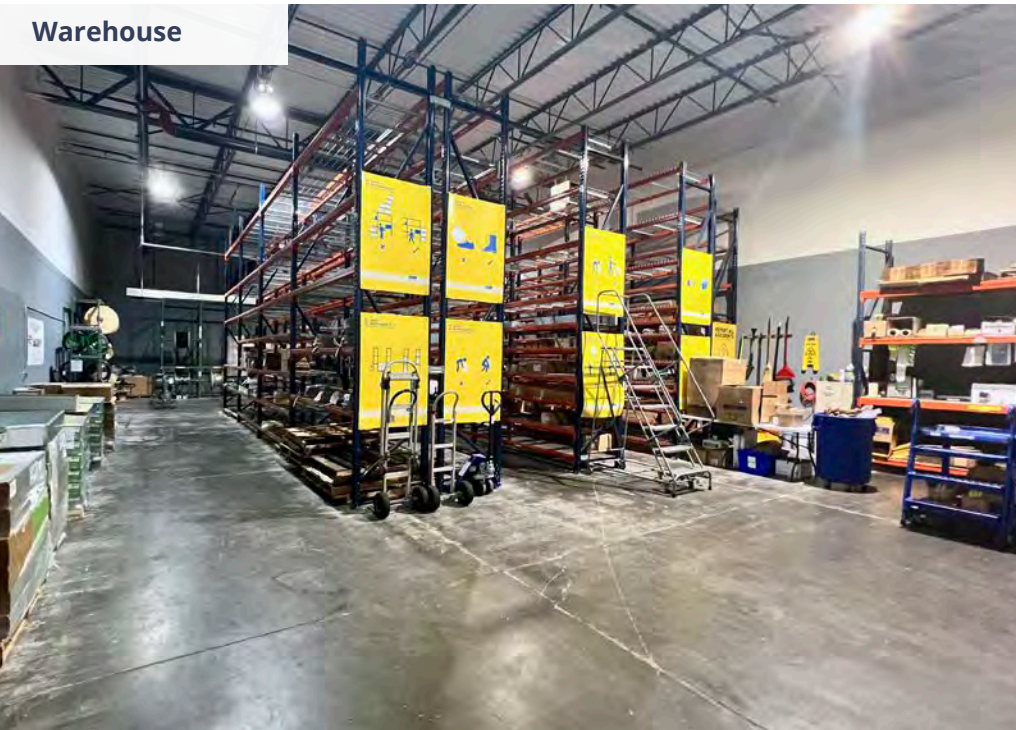
Shelving



Docks with Pit Levelers



Warehouse



Loading





Lambert
International
Airport

This is an aerial photograph of the St. Louis, Missouri area. Major highways are highlighted in yellow, including I-70, I-64, and I-94. The Mississippi River is visible on the left side. A blue callout box points to the location of Lambert International Airport in the upper center. Another blue callout box points to 215 Stag Industrial Blvd, which is located near the intersection of I-64 and I-364. Other labels on the map include 'Mexico Rd', 'Duello Rd', 'East Hwy N', 'Hwy Dd', and 'Schwede Rd'. A north arrow is in the top right corner.

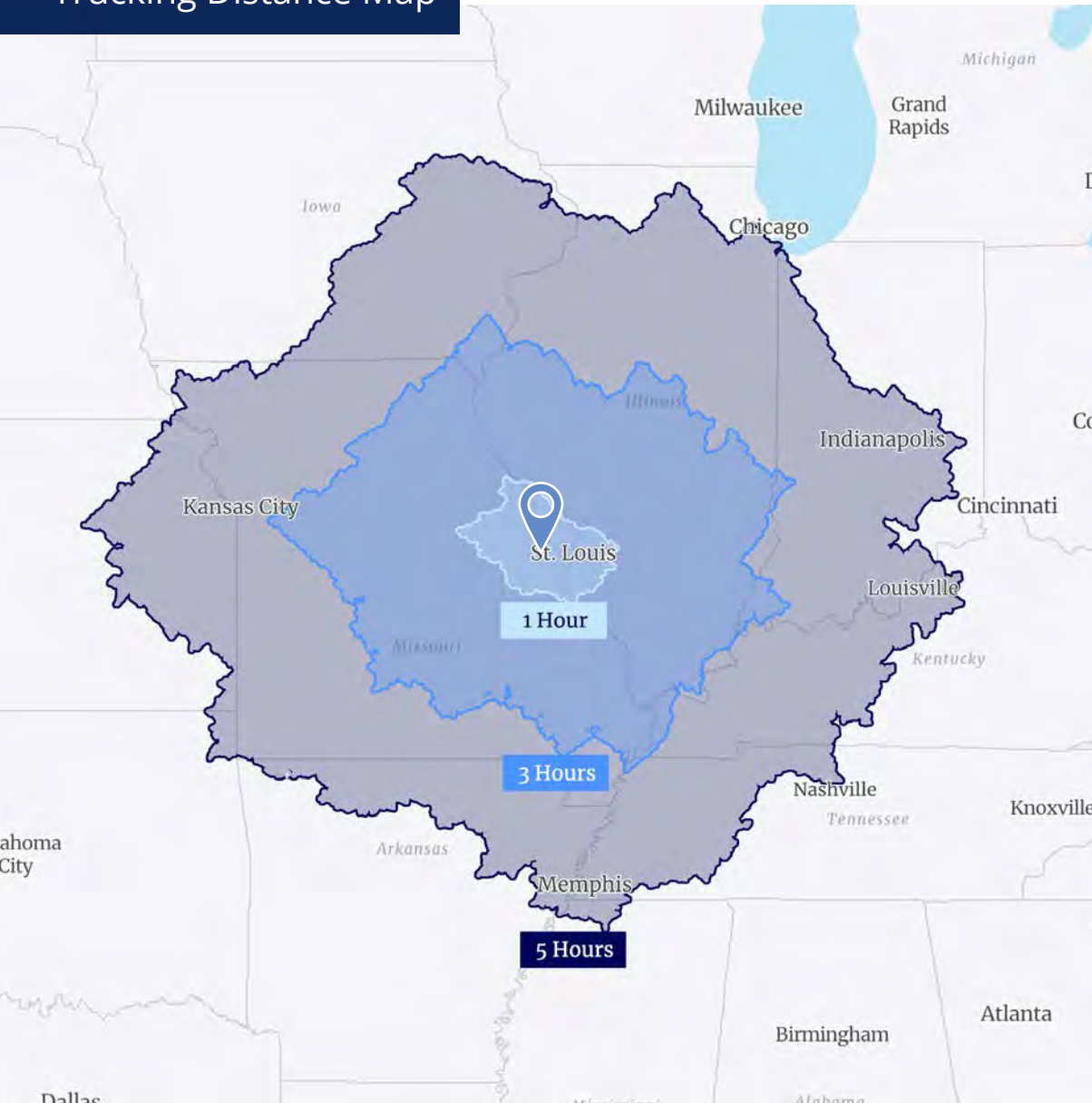
215 Stag
Industrial Blvd

Location

Great access to the Page Extension & Hwy 364 and minutes away from I-64.

Convenient Location with a Strong Workforce

Trucking Distance Map



Workforce Summary

As the fastest growing county in Missouri, St. Charles County features a dynamic workforce encompassing various industries, including manufacturing, healthcare, retail, education, and technology. The county also features many educational institutions and training centers that contribute to a well-educated and skilled workforce.

Positioned in close proximity to St. Louis, St. Charles County boasts a strong worker inflow with over one million labor shed. With its convenient and accessible location, thousands of warehouse workers commute to St. Charles County daily.

1M+

labor shed

#1

fastest growing
county in Missouri

44%

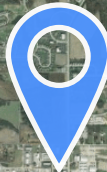
of new job growth in
the St. Louis region

*Statistics provided by the Economic
Development Council of St. Charles County

Area Demographics

	1 Mile	3 Miles	5 Miles
Population	10,094	47,025	105,778
Households	3,485	17,176	38,982
Average HH Income	\$156,306	\$158,105	\$146,219
No. of Business	233	878	2,213
No. of Workers	3,201	12,799	31,891

Nearby Business & Amenities



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