

**FOR SUBLEASE**

8,832 SF Industrial  
with Showroom

**Colliers**

Accelerating success.



215 Stag Industrial Blvd  
Lake St. Louis, MO 63367

**CONTACT US**

**Chad Burkemper, SIOR**  
Executive Vice President  
+1 314 584 6279  
chad.burkemper@colliers.com

# 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

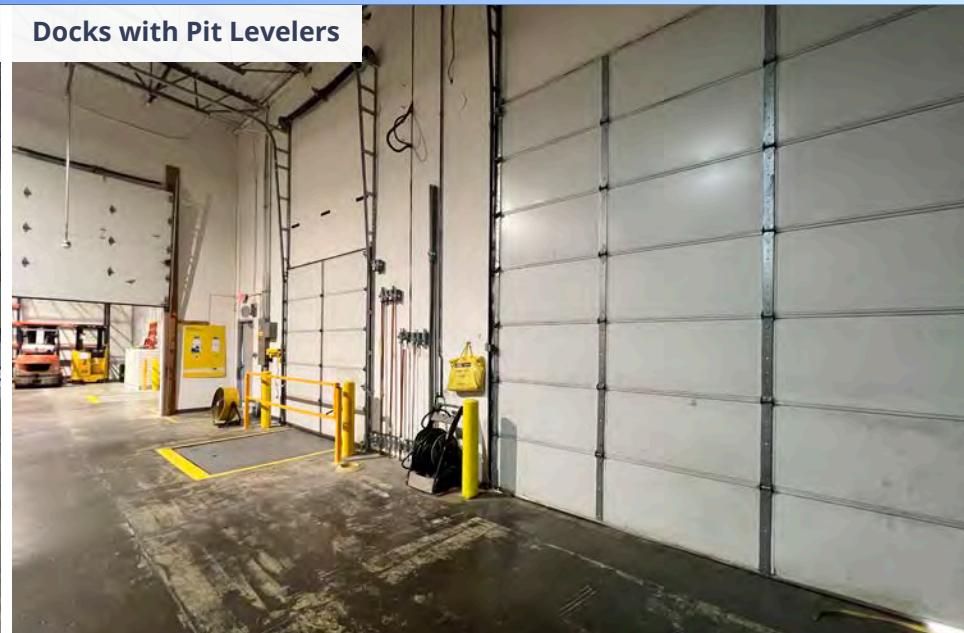


# Warehouse Photos

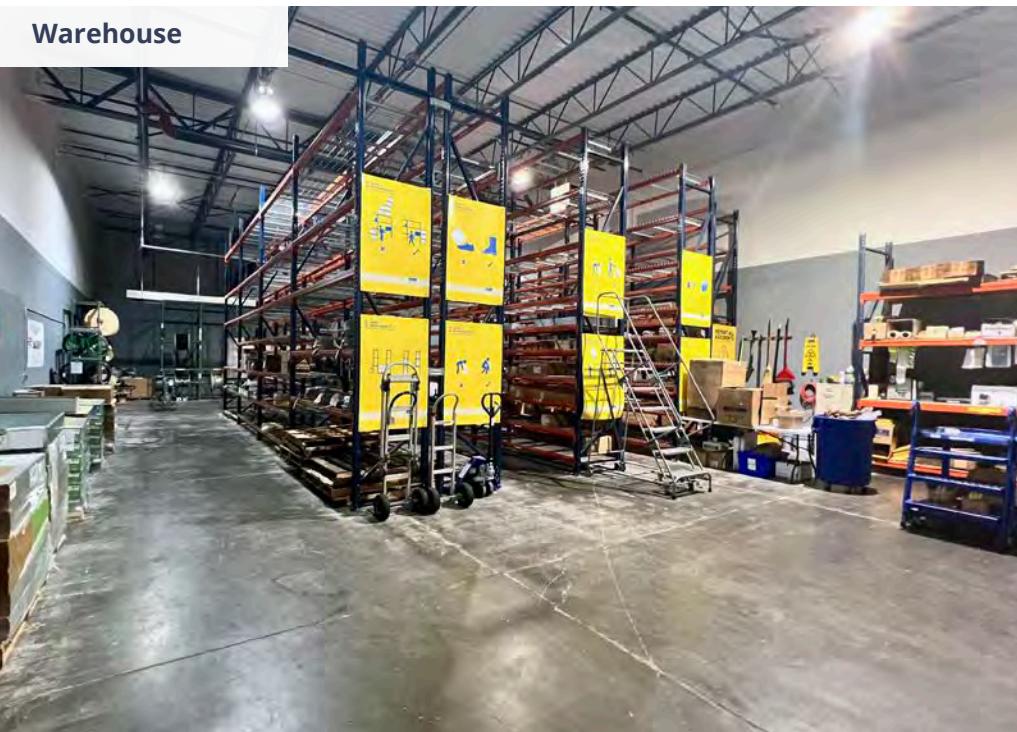
Shelving



Docks with Pit Levelers



Warehouse



Loading





Lambert  
International  
Airport

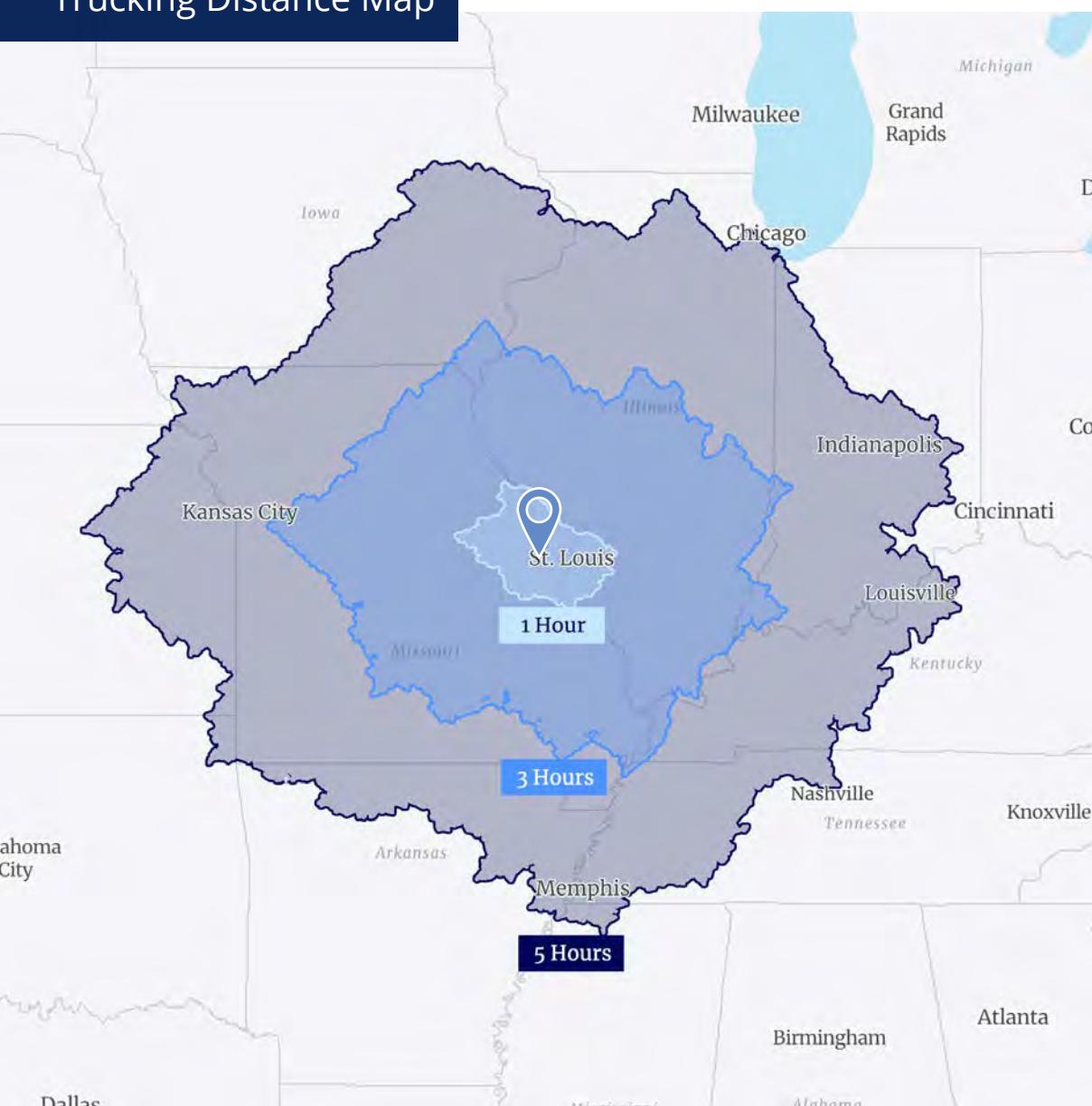
215 Stag  
Industrial Blvd

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

# Nearby Business & Amenities





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Colliers

101 S Hanley Road, Suite 1400

St. Louis, MO 63105

+1 314 863 4447

[colliers.com/stlouis](http://colliers.com/stlouis)



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