

For Sale / Lease User or Investor Flex / Retail Building +



7870 Mexico Rd

St. Peters, MO 63376

Property Features

- ±23,000 SF building and 0.62-acre vacant lot
- 13,240 SF available for owner / user with remaining SF leased to Plaza Tire Service through 2036
- · Two vacant suites:
 - 11,865 SF office / warehouse space with 2 dock high doors, 1 drive-in door, 14'-24' ceilings and approx. 35% office finish
 - 1,375 SF office space
- Zoned C-2 Community Commercial
- Located 1 mile from I-70 (at Salt Lick Rd)

Sale Price: \$3,500,000 (Contact Broker for

Investment Specifics)

Lease Rate: \$8.00-\$12.00 / SF, NNN (\$2.20 / SF)



For more information:

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Interior Photos

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Site Plan

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> ADULYS RENTY 114 ADE UE ACO RCAD UK. ALJA PO 1435

0.62 Acre

LOT 3B

MEXICORD



