THE PROPERTY

FOR LEASE

1 Vance Dr • O'Fallon, MO 63366



- Great Location with Easy Highway Access to Highways 70 & 64
- Strong Submarket
- · Approved Site for Cannabis
- Available Options:
 - Buildable Lot
 - 12,000 SF Building
 - · 2 Drive In Doors
 - · Clear Height Est. 12'-14'

Contact Broker For Pricing

For More Information, Contact:

Ken Wedberg

Office: 314-446-7540 • Cell: 314-374-6670 Wedberg@realtyexchangeweb.com



Information contained herein has been obtained from the owner of the property or other sources. The Brokers do not guarantee the accuracy of this information. Sellers and Brokers make no representation as to the environmental or other conditions of the property and recommend that Purchaser(s) investigate fully.



THE PROPERTY



12,000 SF Manufacturing & Processing Building

3 Drive-Ins
Warehouse/Manufactoring



12,000 SF Manufacturing Building

2 Drive-Ins Warehouse/Manufactoring



THE PROPERTY

PROPERTY DESCRIPTIONS

Description Parcel 1: Lot 3A of Lone Star Industrial Park Phase Two Plat Three , St. Charles County Missouri, Recorded in Plat Book 31 Pages 55,56

Description of tract Surveyed:

Description of tract Surveyed: A tract of land being lots 3A & 3B of the Resubdivision of Lots 3A & 3B of Lonester Industrial Park, Phase Two Plat Three, recorded in Plat Book 31 pages 55 & 55, St. Charles County Missouri and being more particularly described as follows:

particularly described as follows:

Beginning at the Southeast corner of said Lot 3A, thence Westerly along the South Line of said Lots 3a 4.38, South 80 degrees 16 minutes along the South Line of said Lots 3a 4.38, South 80 degrees 16 minutes and said Lot 38; themne Northerly along the West Line thereof the following courses and distances, Morth 00 degrees 50 minutes 08 seconds West 303,13 feet, North 00 degrees 50 minutes 08 deconds West 100,13 feet, North 00 degrees 50 minutes 08 seconds Sect 203,00 feet to the Northeast Corner of said Lot 3A, A Morth 80 degrees 16 minutes 08 seconds East a distance of 471.27 feet to the Northeast Corner of said Lot 3A, which was the Northeast Corner of Section 10 minutes 100 seconds sect and Lot 3A, and the Section 100 minutes 100 seconds section 100 section 100

OWNERS DECLARATION

The undersigned RIGTV, LLC being the owner and developer of the tract described in the surveyor's certificate shown hereon, has caused said tract to be surveyed, and a Consolidation plat to be prepared in the manner shown hereon, which plat shall hereafter be known as "Vance Road Consolidation Plat".

Permanent and semi-permanent survey monuments shall be set within 12 months after recording of this plat which meet or exceed the Missouri standards requirements for property boundary surveys.

All taxes due and payable against this property have been paid in full.

IN WITNESS WHEREOF, the undersigned have set their hands this ___

Please Print Name

Title

Please Print Name

COUNTY OF ST. CHARLES) On this ____ day of _____ , 2022 , before me appeared

to me personally known, who being by me duly sworn, did say that he is owner of the tract shown hereon and that the foregoing instrument was signed and declared said instrument to be his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid the day and year first above written.

NOTARY PUBLIC

OWNER'S NOTARY

STATE OF MISSOURI

Print Name

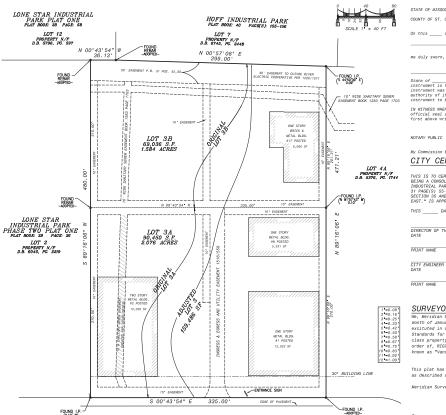
My Commission Expires

VANCE DRIVE CONSOLIDATION PLAT

A CONSOLIDATION OF LOTS 3A AND 3B OF LONESTAR INDUSTRIAL PARK PHASE TWO PLAT THREE, RECORDED IN PLAT BOOK 31, PAGES 55-56, LOCATED IN PART OF SECTION 24. FRACTIONAL SECTION 25. AND U.S. SURVEY 1780, T.47 N., R.2 E., CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

GENERAL NOTES

Any existing easements shown on this survey were plotted from items furnished to Meridian Land Services LLC by the owners of : This Plat does not constitute a title search by the Surveyor. The bearings on this survey are based on the RECOMP PLAT OF LOWE STAR INDUSTRIAL PARK PHASE TWO PLAT THREE, RECOMEDED IN PLAT	•
Current Zoning is - 1.2 Heavy Industrial District Total area of this plat 159,488 SQ. Ft. This plat contains 2 existing Lots. Addresses are as shown hereon.	
This plat lies within Zone X (areas determined to be outside 0.2% chance floodplain) per the Flood Insurance Rate Map, Community Panel No. 2918020266, effective date January 20, 2018. The overall Area of Adjusted Lot 3 is 159,488 sf, the total area of the footprint of the existing dutilidings cover 22.2% of the total rarea of Adjusted Lot 3.	



LONE STAR DRIVE 60'W

The differsion industrial forms of the St. Charles
County, Missouri Recorder's Office hereby joins in and approves in
every detail, this Consolidation plat of 'Vance Read Consolidation
Plat
IN WITNESS INMEREOF, said holder or legal owner has signed and

LENDERS NOTARY

STATE OF MISSOURI COUNTY OF ST CHARLES I

____, to me personally known, who being by

me duly sworn, did say that he/she is the __

My Commission Expires:

CITY CERTIFICATION

THIS IS TO CERTIFY THAT THE *VANCE ROAD CONSOLIDATION PLAT-BEING A CONSOLIDATION OF LOTS 3A AND 3B OF LONE STAP AND STAP OF LOTS STAP OF LOTS STAP OF LOTS STAP 31 PAGE(5) \$5.56, LOCATED IN PART OF SECTION 24, FRACTA BOOK SECTION 35 AND U.S. SURVEY 1780, TOWNSHIP 47 NORTH, RANGE 2 EAST. 1S APPROVED FOR RECORDING

THIS _____ DAY OF ___

DIRECTOR OF THE DIVISION OF PLANNING AND ZONING DATE

PRINT NAME

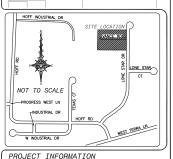
SURVEYORS CERTIFICATE

We, Meridian Surveying Services LLC ., have, during the month of January, 2022, executed a Boundary Survey being excituted in accordance with the Current Missouri Standards for property boundary surveys, for an Urban class property and during the month of March, 2022, by order of, RIGTV, LLC, prepared this Consolidation plat known as 'Vance Road Consolidation Plat'.

This plat has been created from the original Survey as described above and shown become

(Agent) Lee C Ferrenbach III, P.L.S. #2310 Meridian Surveying Services LLC 08/15/2022





PROJECT DESCRIPTION	
SURDIVISION: LOWE STAM INCOSTRIAL PARK PHASE THO PLAT THREE ORIGINAL LOTS; LOTS 34 AND 55 AS PLAT BOOK: 31 PAGE(S): 55-56 ST. CHARLES COUNTY, MO	
SITE ADDRESS	
1,2,9 & 17 VANCE DRIVE	

OMPANY	NAME	AND	ADDRESS
	7		

MERIDIAN LAND SURVEYING MERIDIAN LAND SURVEYING
21 POINT WEST BLUD, ST. CHARLES, MO 63301
PHONE: 636-939-2900
FAX: 636-948-9099
WWW.MERIDIANLANDSURVEYING.COM
2020 MERIDIAN SURVEYING SERVICES, LLC
CORPORATE LICENSE RO. 2010/20144

PROJECT# 73080C



\	DRAFTER:	REVIEWER:
1	AJ	LCF
. 1	FIELD CREW:	DATE:
П	MWH/AJS	03/11/2022
- 1	DRAWING NO:	SCALE:
J	01	1" - 40"
	_	