

FOR LEASE

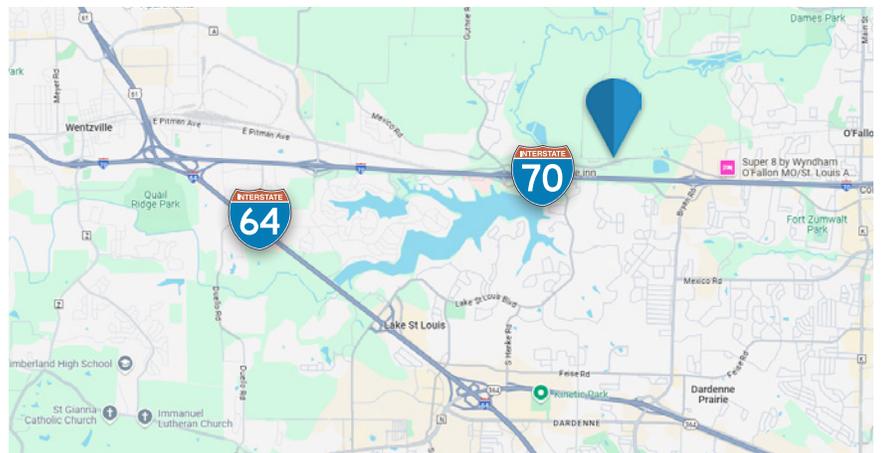
1 Vance Dr • O'Fallon, MO 63366



Highlights

- Great Location with Easy Access to Highways 70 & 64
- Strong Submarket
- 12,000 SF Building
- 2 Drive In Doors
- Additional 3/4 +/- Acre Lot Available for Development
- Zoned I-2 Heavy Industrial

\$10.00 SF + NNN



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St. Charles County Submarket

St. Charles County has historically been one of the tightest industrial markets in St. Louis. That trend has continued even as developers have added new buildings to the submarket's inventory.

There is currently 830,000 SF of industrial space under construction across St. Charles County. More than half of that is at Lakeside Logistics Center, NorthPoint Development's newest industrial park in St. Louis. A 490,000-SF property kicked off the 190-acre park, slated to have five buildings and 1.6 million SF when fully built. Over the past five years, 4.8 million SF has been built across St. Charles County, making it one of the most active submarkets for new development in St. Louis. Higher land availability and tax abatement have made the area a developer target. Much of this has come along the northern half of the submarket along Missouri

370, a highway that connects to I-70, the region's primary east-west thoroughfare. The park with the most activity is Premier 370. The area is home to tenants such as FedEx Ground, Amazon, Trane, and Medline industries. These companies all occupy space in recently built properties. Logistics properties, with a vacancy rate below 2%, have experienced the highest rent growth at 5.9% over the past year. Specialized properties are next in line, gaining 3.6% in the same period. With such a low vacancy rate across the submarket, new properties play an important role in this growth. For instance, a 106,000-SF warehouse at Commerce Park West along I-64, which recently finished construction, is being offered at \$8.95/SF on a triple net basis.

Properties Available for Lease

12,000 SF Manufacturing & Processing Building
3 Drive-Ins
Warehouse/Manufacturing



Vacant Lot
Lot for Development
Approx. 0.83 Acres

