# THE PROPERTY

# INDUSTRIAL NNN FOR SALE

1 Vance Dr • O'Fallon, MO 63366



- All Buildings are 100% Leased
- Site is 3.61 Acres
- 4 Buildings Totaling 35,642 SF
- Upside Potential with Remaining .83 Acre Lot Zoned I2 Heavy Industrial
- Strong Submarket Located within the Lonestar Industrial Park. The Property has Excellent Visibility and Access to I-70 Less than a mile Away. The Property is Also within 30 Miles of Downtown St. Louis, the International Airport and the Missouri River.
- Long Term Leases in Place
- Site has Cannabis License Opportunity for Additional Cannabis User

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

## 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.

Thereis currently 830,000 SF of industrial space under construction across St. Charles County. More than half of that is at Lakeside Logistics Center, North Point 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. Higherland availability and taxabatement have made the area adeveloper target. Much of this has come along the northern half of the submarket along Missouri 370, a high way that connects to 1-70,

theregion's primary east-west thorough fare. The park with the most activity is Premier 370. The area is home to tenants such as Fed Ex Ground, Amazon, Trane, and Medline industries. The secompanies 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.

Sales activity in the past year reached \$15.5 million, putting St. Charles County in the top half of submarkets in St. Louis.

### Additional Income Potential

### Vacant Lot Lot for Development Approx. 0.83 Acres





## 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".

The undersigned designates these streets as utility easements for all public utilities, as their interests may appear.
All Streets will be Private

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 the tract Surveyed.

  This Plat does not constitute a title search by the Surveyor.

  The bearings on this survey are based on the Record PLAT of LONE STAR INDUSTRIAL PARK PHASE TWO PLAT THREE, RECORDED IN PLAT 800K 31, PAGE(S) 55-56.

  Current Zoning is 1-2 Meavy Industrial District

  Total area of this plat 159,48 59, ft.

  This plat contains 2 existing lots.

  Addresses are as shown hereon.

- The east lies within Zone M. (creas determined to be outside 0.% chance floodplain) per the Flood Insurance Rate Map, Community Panel No. 20180202066, effective date Jeunnary 20, 2018. The Commission Panel No. 20180202066, effective date Jeunnary 20, 2018. The versil Area of Adjusted Lot 3 is 159,480 sf, the total area of the Footprint of the existing unitaring sover 22.4 of the total area of Adjusted Lot 3.

#### LENDERS NOTARY

COUNTY OF ST CHARLES I \_ , to me personally known, who being by

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

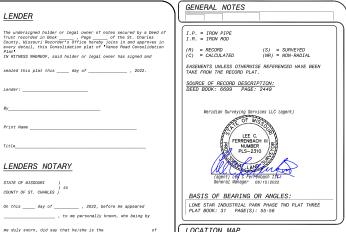
THIS IS TO CERTIFY THAT THE VANCE ROAD CONSOLIDATION PLAT-BEING A CONSOLIDATION OF LOTS 3A AND 3B OF LONE STAP AND STAP OF LOTH OF LOTS STAP OF LOTH OF LOTH OF LOTH 31 PAGE(5) \$5.68, LOCATED IN PART OF SECTION 24, FRACTA BOOK SECTION 35 AND U.S. SURVEY 1780, TOWNSHIP 47 NORTH, RANGE 2 EAST. IS APPROVED FOR RECORDING

CITY ENGINEER

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 SUBDIVISION: LONE STAR INDUSTRIAL PARK PHASE TWO PLAT THREE SITE ADDRESS COMPANY NAME AND ADDRESS



### PROJECT# 73080C

(OID)	
W	
を翻題る	
TANDON PROPERTY.	
DOND SURVETING	

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

SHEET				
-1	1			
_ /				
0F	1			
O/	′	۰		
	=	-		