

## 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:**

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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.

## 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, 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. 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.

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*



