

FOR LEASE

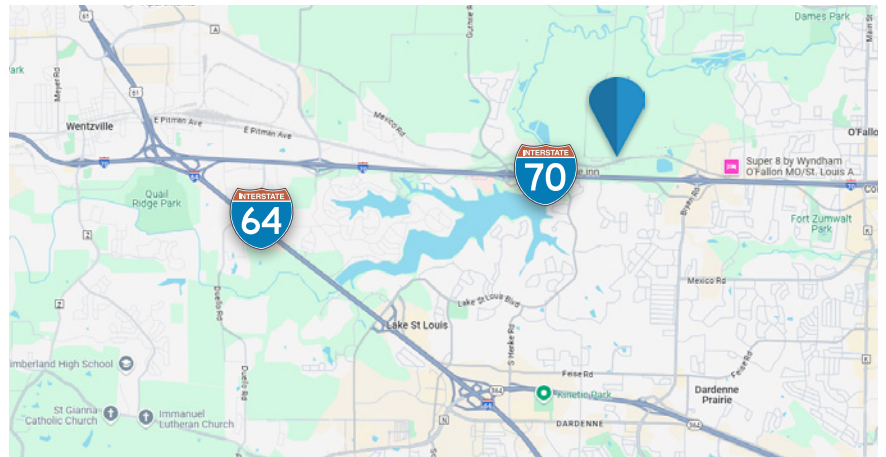
1 Vance Dr • O'Fallon, MO 63366



Highlights

- Great Location with Easy Access to Highways 70 & 64
- Strong Submarket
- 3/4 +/- Acre Lot Available for Development
- Zoned I-2 Heavy Industrial
- Cannabis Use Possible

CALL FOR RATE



Ken Wedberg

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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.

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.

Available for Lease



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 Parcel 2:
Lot 3B 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:
A tract of land being Lots 3A & 3B of the Resubdivision of Lots 3A & 3B of Lone Star Industrial Park, Phase Two Plat Three, recorded in Plat Book 31 pages 55 & 56, St. Charles County Missouri and being more particularly described as follows:

Beginning at the Southeast corner of said Lot 3A, thence Westerly along the South line of said Lots 3A & 3B, South 89 degrees 16 minutes 00 seconds West a distance of 480.00 feet to the Southwest corner of said Lot 3B; thence Northerly along the West line thereof the following courses and distances, North 00 degrees 43 minutes 54 seconds West 36.13 feet, North 00 degrees 57 minutes 08 seconds East 299.00 feet to the Northwest corner of said Lot 3B; thence Easterly along the North line of said Lots 3B & 3A, North 89 degrees 16 minutes 00 seconds East a distance of 471.21 feet to the Northeast corner of said Lot 3A, said point also being on the West line of Lone Star Drive being 50 feet wide; thence Southerly along the common West line of said Lone Star Drive and East line of said Lot 3A, South 00 degrees 43 minutes 54 seconds East a distance of 335.00 feet to the point of beginning, containing 159,487 square feet or 3.661 acres more or less.

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 ____ day of _____, 2022.

By _____

Please Print Name _____

Title _____

By _____

Please Print Name _____

Title _____

By _____

Please Print Name _____

Title _____

By _____

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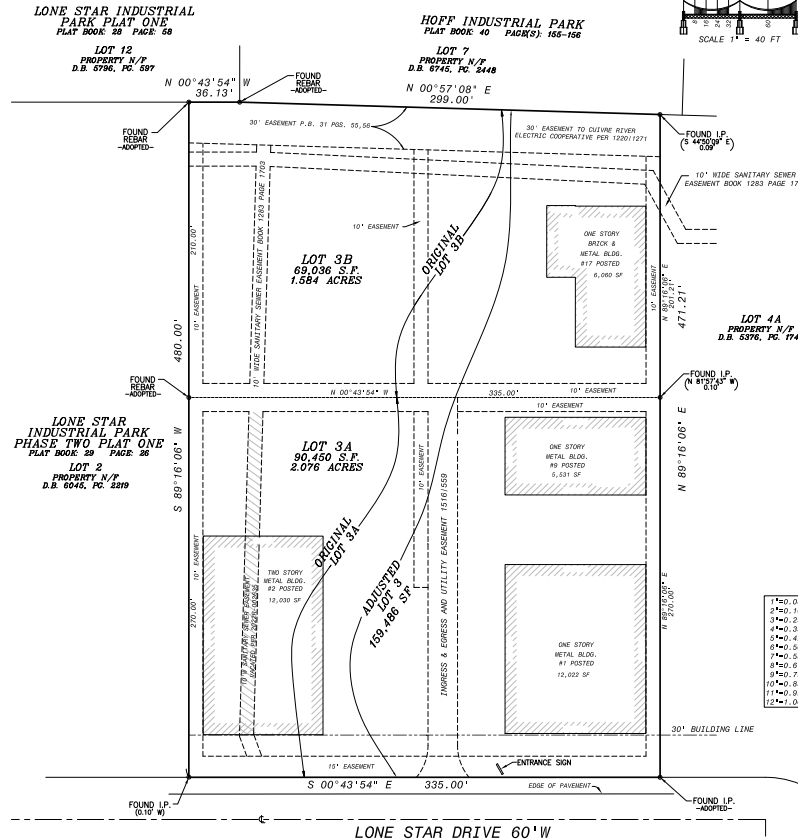
Title _____

By _____

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 BOOK 31, PAGE(S) 55-56.
- Current zoning is - M-25 Heavy Industrial District.
- Total area of this plat 159,486 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. 2918000000, effective date January 20, 2016.
- The overall Area of Adjusted Lot 3 is 159,486 sf, the total area of the footprint of the existing 4 buildings is 35,643 sf. The existing buildings cover 22.2% of the total area of Adjusted Lot 3.



LENDER

The undersigned holder or legal owner of notes secured by a Deed of Trust recorded in Book _____, Page _____ of the St. Charles County, Missouri Recorder's Office hereby joins in and approves in every detail, this consolidation plat of "Vance Road Consolidation Plat".

IN WITNESS WHEREOF, said holder or legal owner has signed and sealed this plat this ____ day of _____, 2022.

By _____

By _____

Print Name _____

Title _____

LENDERS NOTARY

STATE OF MISSOURI) ss
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/she is the _____ of _____, a Corporation of _____

State of _____, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors; and said acknowledges said instrument to be the free act and deed of said corporation.

IN WITNESS 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

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 STAR INDUSTRIAL PARK PHASE TWO PLAT THREE, RECORDED IN PLAT BOOK 31 PAGE(S) 55-56, LOCATED IN PART OF SECTION 24, FRACTIONAL SECTION 25 AND U.S. SURVEY 1780, TOWNSHIP 47 NORTH, RANGE 2 EAST, IS APPROVED FOR RECORDING.

THIS ____ DAY OF _____, 2022.

DIRECTOR OF THE DIVISION OF PLANNING AND ZONING
DATE _____

PRINT NAME _____

CITY ENGINEER
DATE _____

PRINT NAME _____

SURVEYORS CERTIFICATE

We, Meridian Surveying Services LLC, have, during the month of January, 2022, executed a Boundary Survey being executed 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 hereon.

Meridian Surveying Services LLC (Agent)

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

GENERAL NOTES

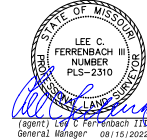
I.P. = IRON PIPE
I.R. = IRON ROD

(R) = RECORD (S) = SURVEYED
(C) = CALCULATED (NR) = NON-RADIAL

EASEMENTS UNLESS OTHERWISE REFERENCED HAVE BEEN TAKE FROM THE RECORD PLAT.

SOURCE OF RECORD DESCRIPTION:
DEED BOOK: 6699 PAGE: 2449

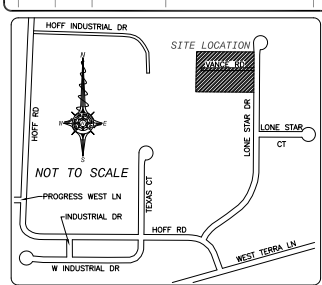
Meridian Surveying Services LLC (agent)



BASIS OF BEARING OR ANGLES:

LONE STAR INDUSTRIAL PARK PHASE TWO PLAT THREE
PLAT BOOK: 31 PAGE(S): 55-56

LOCATION MAP



PROJECT INFORMATION

PROJECT DESCRIPTION

SUBDIVISION: LONE STAR INDUSTRIAL PARK PHASE TWO PLAT THREE
ORIGINAL LOT(S): LOTS 3A AND 3B
PLAT BOOK: 31 PAGE(S): 55-56
ST. CHARLES COUNTY, MO

SITE ADDRESS

1,2,9 & 17 VANCE DRIVE

COMPANY NAME AND ADDRESS

MERIDIAN LAND SURVEYING
21 POINT WEST BLVD., ST. CHARLES, MO 63301
PHONE: 636-639-2900
FAX: 636-946-9009
WWW.MERIDIANLANDSURVEYING.COM
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CORPORATE LICENSE NO. 201002084

PROJECT# 73080C



DRAFTER: _____
FIELD CREW: LCF
DATE: 03/11/2022
DRAWING NO: _____
SCALE: 1" = 40'

SHEET
1
OF 1