

FOR SALE OR LEASE

- 1,750-10,500 S.F. Office Warehouse
- \$12.00 PSF NNN
- Available Winter 2021
- Lease with option to buy
- Selling for \$185 PSF

OFFICE WAREHOUSE CONDO DEVELOPMENT

ELM POINT COMMONS, ST. CHARLES, MISSOURI



- Landlord may finish out to tenant specifications over white-box
- Each unit white-box will have overhead doors, glass entry door with lights and awning, restroom, stock room, utility closet and 125 amp electric
- Zoned C-3
- Great visibility and access to I-370 near New Town and proposed Orchard Farm Early Development Center and Elementary School
- Less than a mile from one of the largest residential St. Charles communities
- Owner/Broker

**For more information contact:
Danny Wapelhorst dannyw@cissellmueller.com**

The information contained herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of this information. Seller and brokers make no representation as to the environmental or other condition of the property and recommend that purchaser investigate fully.



CISSELL MUELLER
COMPANY, LLC

WWW.CISSELLMUELLER.COM | INFO@CISSELLMUELLER.COM
5530 SALT RIVER ROAD, ST PETERS, MO 63376 | (636) 970-0330

COMMERCIAL REAL
ESTATE BROKERAGE
COMMERCIAL DEVELOPMENT
INVESTMENTS

AERIAL

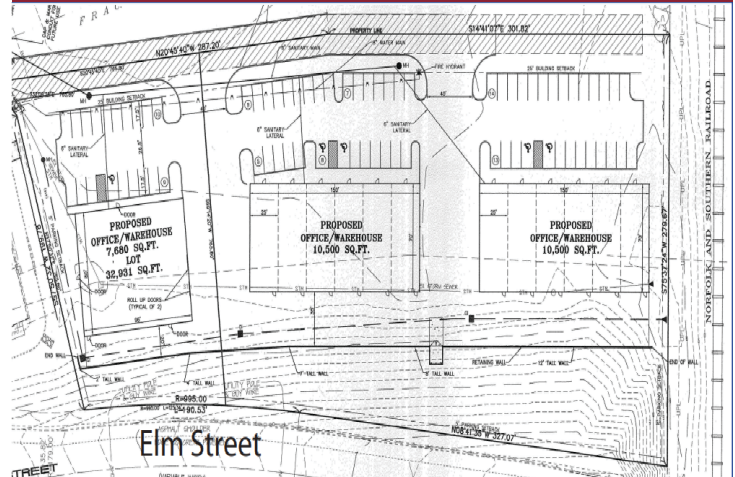
Local Retailers:



DEMOGRAPHICS

	1 Mile
Population	6,403
Daytime Population	1,837
Avg. Household Income	\$109,355
	3 Mile
Population	54,741
Daytime Population	20,985
Avg. Household Income	\$68,496
	5 Mile
Population	111,632
Daytime Population	61,921
Avg. Household Income	\$72,728

SITE PLAN



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WAREHOUSE

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