

For Sale/Lease

Office/ Warehouse/ Retail Space

Elm Point Commons II
3100 Lumina Pkwy.
Saint Charles, MO 63301



- 1,750 - 5,250 SF Available for Lease
- Zoned C-3
- Landlord will finish out to tenant specifications
- Each unit has man and overhead doors, glass entry door with lights and awning, restroom, stock room utility closet, and 125 amp electric
- Great Visibility and access to I-370 near New Town & new Orchard Farm Early Development Center and Elementary School
- CID in place - \$.20/SF added to real estate taxes to cover cost of fully developed lots
- Lease with an option to buy
- Lease Rate: \$12.00 PSF, NNN
- Sale Price: \$350,000 per bay (1,750 SF bay)

Danny Wapelhorst

Vice President

Phone: (636) 970-0330

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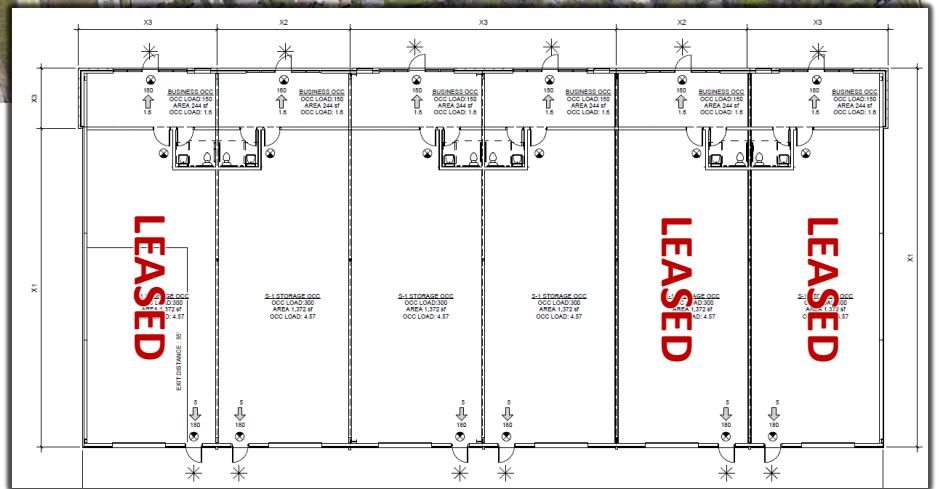


CISSELL MUELLER
COMPANY, L.L.C.

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