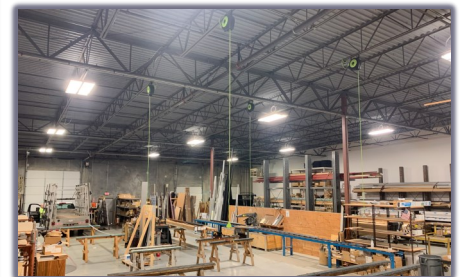


For Sublease

Flex/Industrial Space

3080 Elm Point Industrial Dr.
Saint Charles, MO 63301



- Multi-tenant Flex/Industrial Building on 3.04 ac lot
- 15,120 SF for Sublease
- Space includes lobby/reception area, kitchenette, 8 offices, IT room, conference room, 3 restrooms, 2 drive-in doors 12' wide x 14' tall, 2 docks doors, fenced outside storage, and warehouse space measuring 107' wide x 99' deep
- Warehouse has 18'2" clear height with column spacing of 35' wide x 33' deep
- Easy access to Route 370, Route 141, Route 94, and I-270
- Sublease through December 31, 2030
- Lease Price: \$ 8.50 PSF NNN

Danny Wapelhorst

Vice President

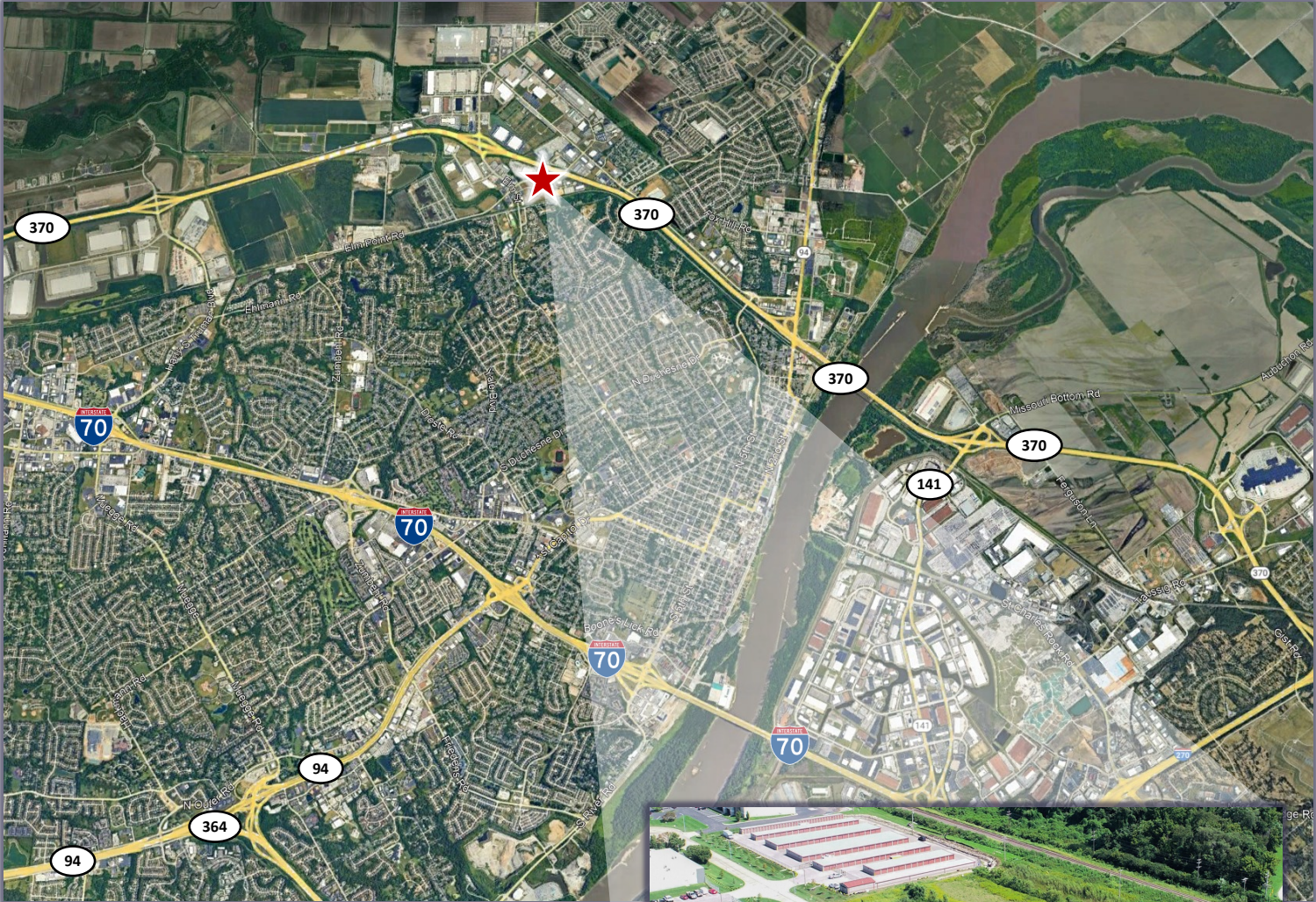
Phone: (636) 970-0330

dannyw@cissellmueller.com



CISSELL MUELLER
COMPANY, L.L.C.

3080 Elm Point Industrial Dr. Saint Charles, MO 63301



Danny Wapelhorst

Vice President
Phone: (636) 970-0330
dannyw@cissellmueller.com



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