

FOR LEASE

6,148 SF Stand-Alone
Office/Warehouse



1530 Swantnerville Drive
Wentzville, MO 63385

CONTACT US

Chad Burkemper, SIOB

Executive Vice President

+1 314 584 6279

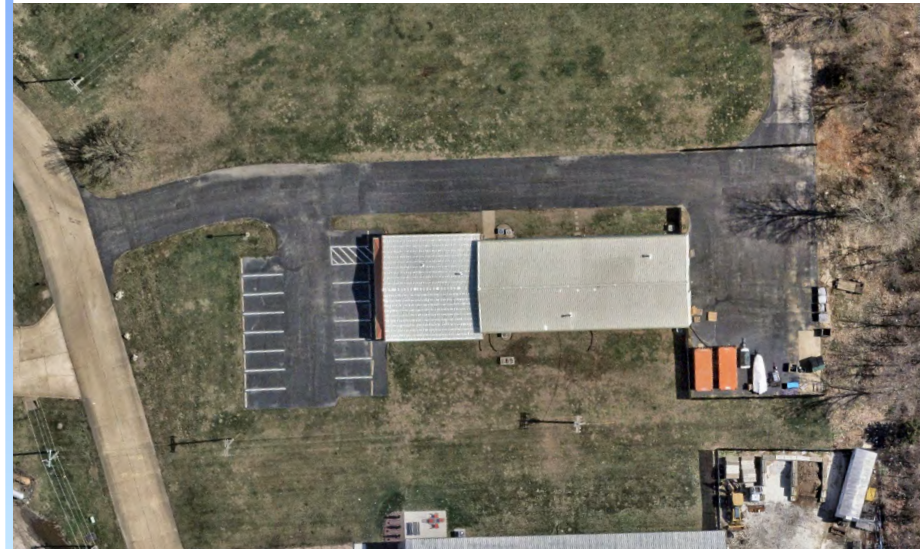
chad.burkemper@colliers.com

Property Overview

Address:	1530 Swantnerville Drive Wentzville, MO 63385
Building Size:	6,148 SF
Lot Size:	0.98 acres
Warehouse SF:	3,948 SF
Office SF:	2,200 SF
Year Built:	1987
Ceiling Height:	15' clear
Loading:	One drive-in door (14' x 12')
HVAC:	100% air conditioned
Lighting:	LED
Power:	3-phase, 220 volt, 600 amp
Zoning:	I-1: Light Industrial
Accessibility:	Great access to I-70 and located near the I-70/I-64 interchange

LEASE RATE:

\$14.75 PSF, NNN

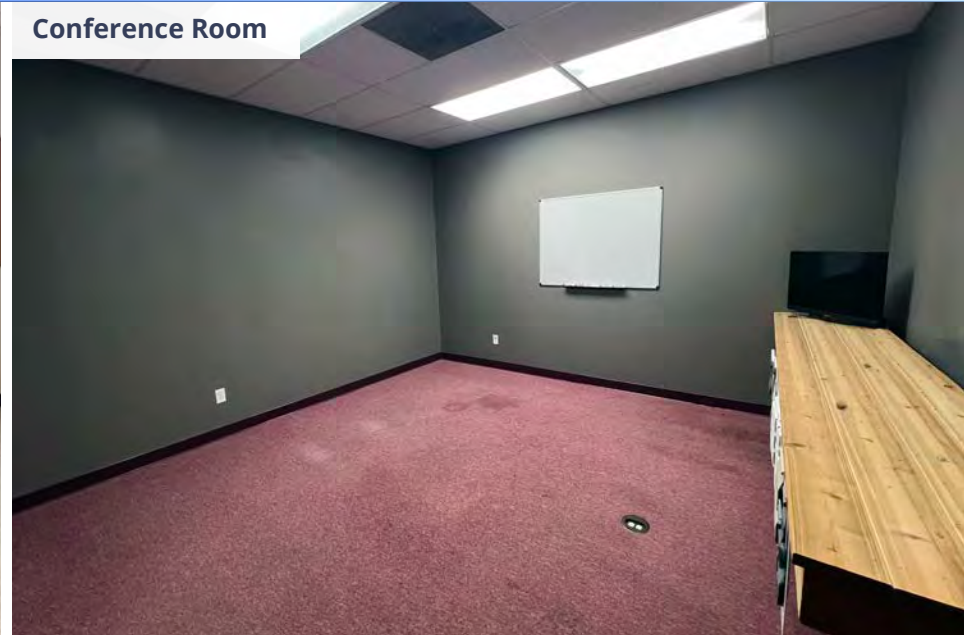


Property Photos

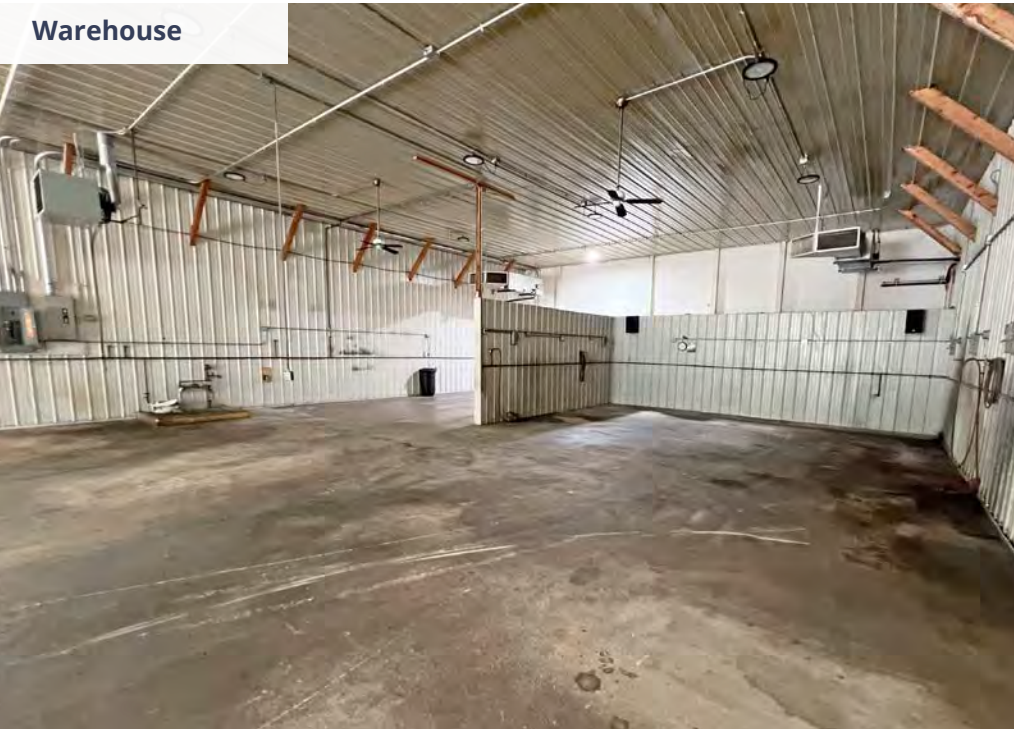
Lunch Room



Conference Room



Warehouse



Loading Area



Office Build Out



PARCEL 1
0.98 ACRES

1 STORY METAL BUILDING
6,231.87 SQ FT

SWANTERVILLE DRIVE
(50' WIDE PRIVATE ROAD)

NORFOLK & SOUTHERN RAILWAY

FOUND IRON ROD (DISTURBED)
(N79°20'E 2.48")

FOUND IRON ROD (DISTURBED)
(N13°59'59"E 79.06'(S)
N15°07'57"W 79.06'(R)

FOUND IRON ROD WITH CAP

FOUND COTTON SPINDLE

25' WIDE CROSS-ACCESS EASEMENT

10' WIDE EASEMENT

10' WIDE EASEMENT

40' WIDE EASEMENT

15' WIDE EASEMENT

30' WIDE SETBACK

15' WIDE EASEMENT

50' WIDE EASEMENT

FOUND IRON ROD

PIN UNDER ASPHALT

N00°46'00"E 79.82'(R)
N01°53'58"E 79.82'(S)

N08°26'45"E 207.57'(S)
N09°34'43"W 207.57'(R)

N09°39'07"W 341.01'(R)
S08°31'09"E 341.01'(S)

N76°00'01"E 128.74'(S)
S74°52'03"W 126.74'(R)

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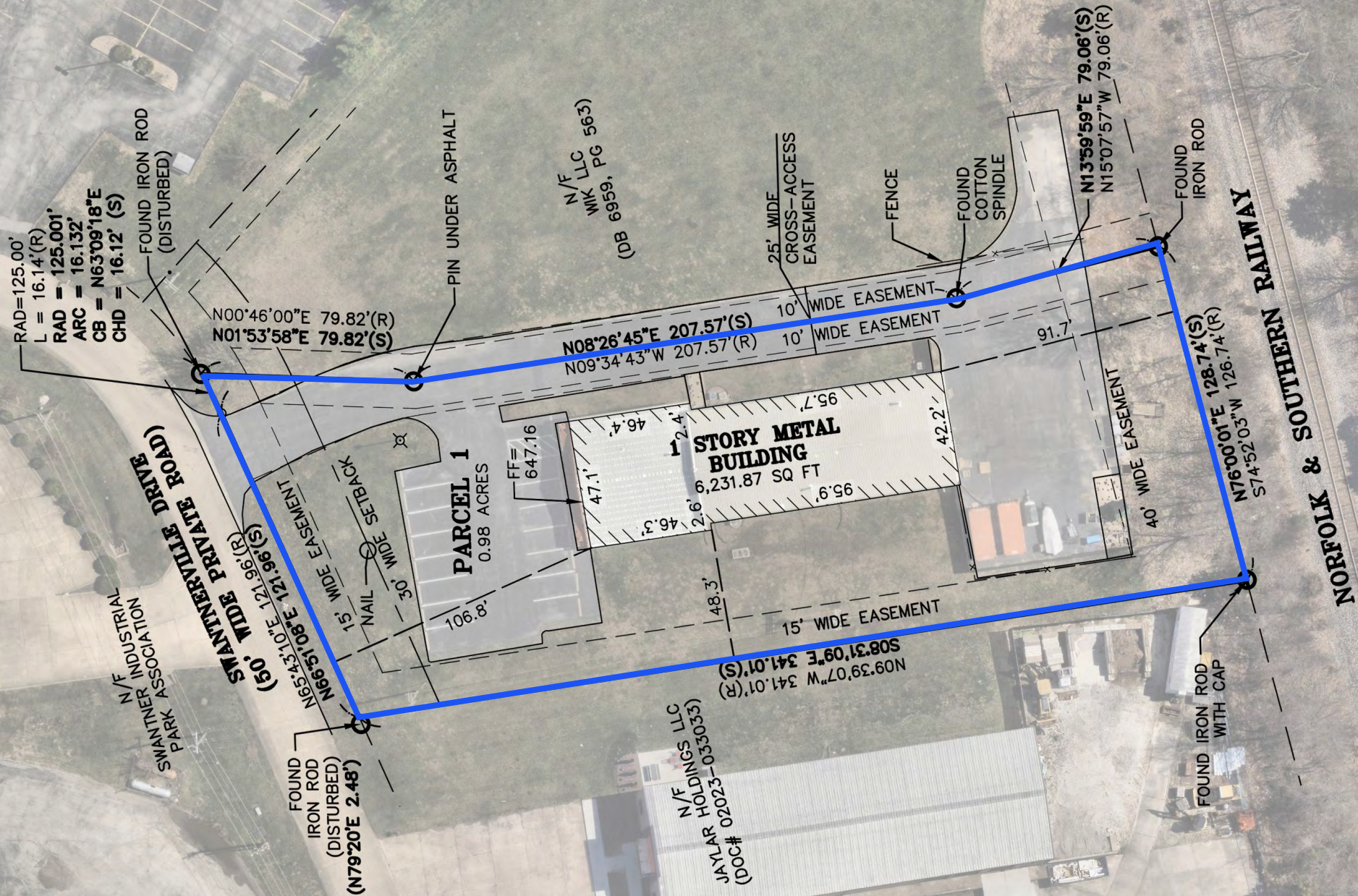
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Location



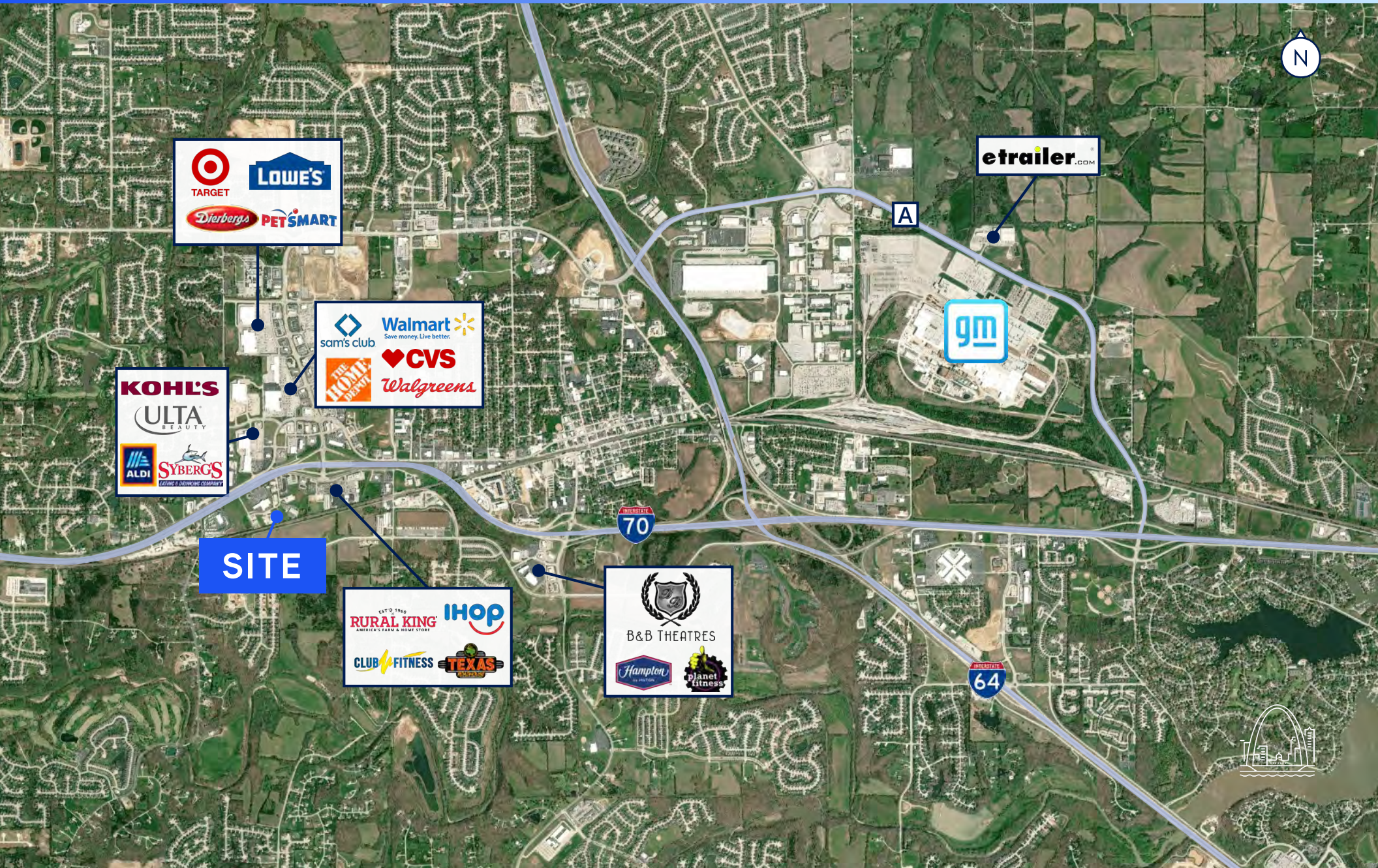
0.6 Miles
to Highway 70



29.1 Miles
to St. Louis Lambert
International Airport



42.7 Miles
to Downtown St. Louis



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