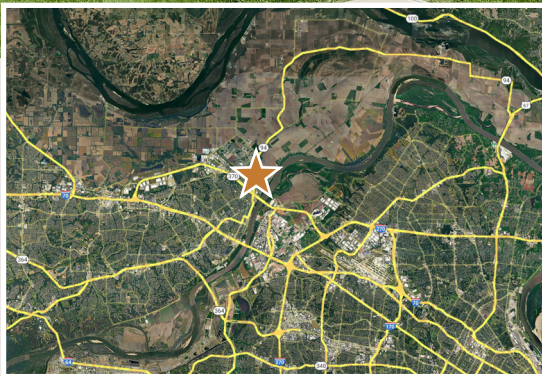




FOR LEASE

7,600 SF Office/Warehouse Space

201-205 Hughes Lane, St. Charles, MO 63301



Property Highlights

- 7,600 SF office/warehouse space available in 15,826 SF building on 1.49 acres
- High-quality full masonry building
- Approximately 5,000 SF office space and 2,600 SF warehouse space
- Heated warehouse with LED lighting
- 18'6" to 19' clear height
- Two (2) 8'w x 10'h dock doors and one (1) 12'w x 10'h drive-in
- Great access from Highway 370
- Zoned "I-1" Light Industrial District in City of St. Charles

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**LEASE RATE: ~~\$12.00/SF NNN~~
\$10.50/SF NNN
(Estimated NNNs = \$3.00/SF)**

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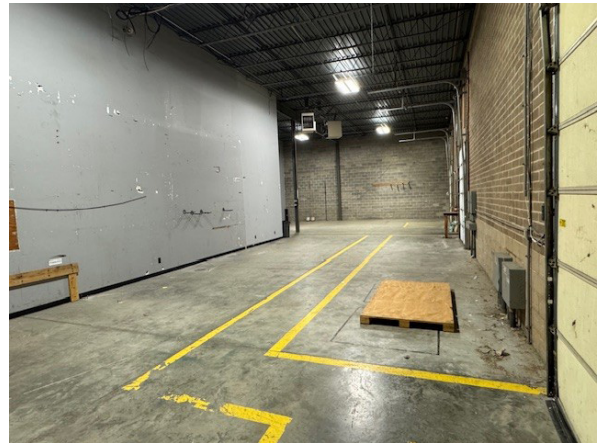
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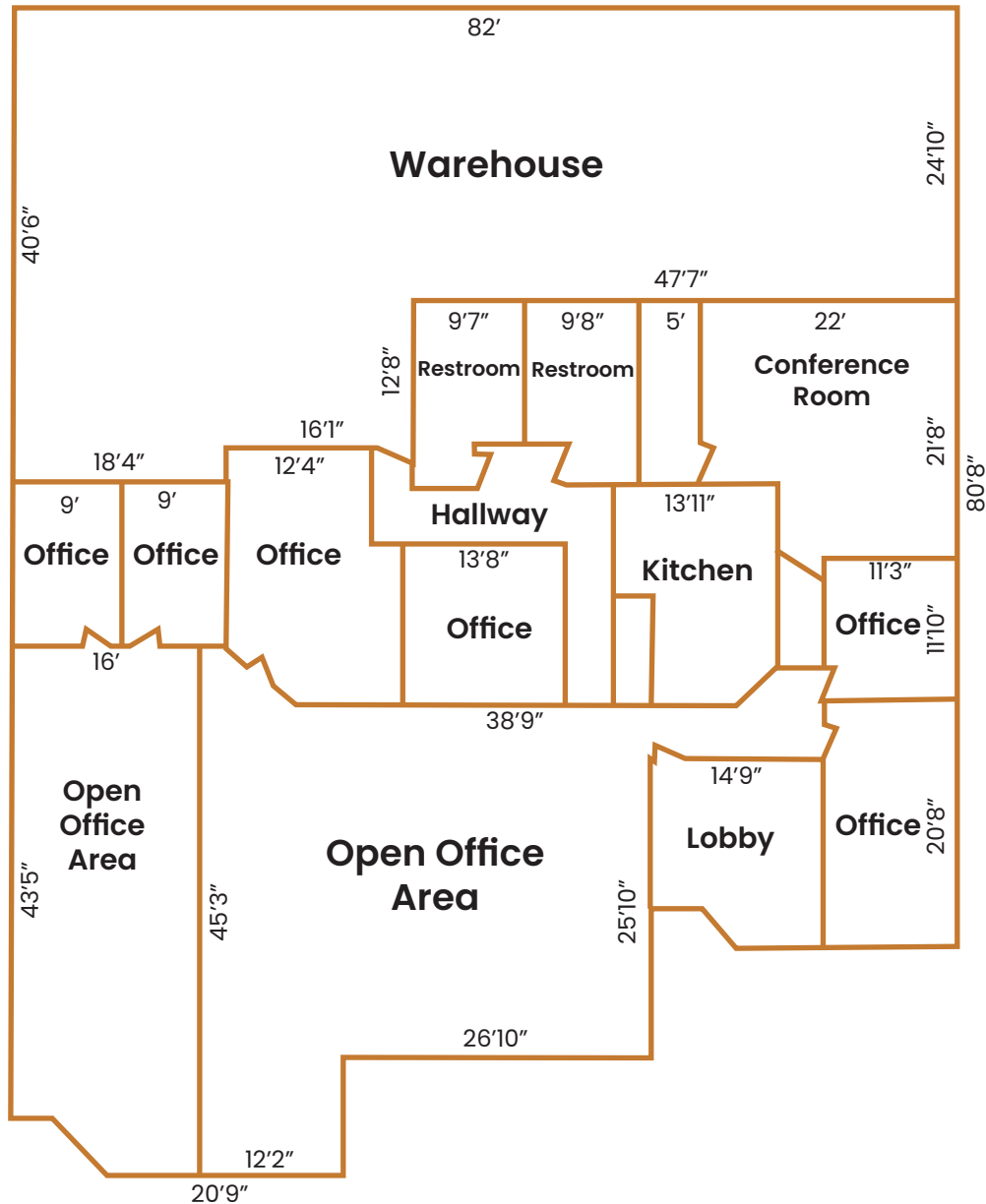
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Floor Plan



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