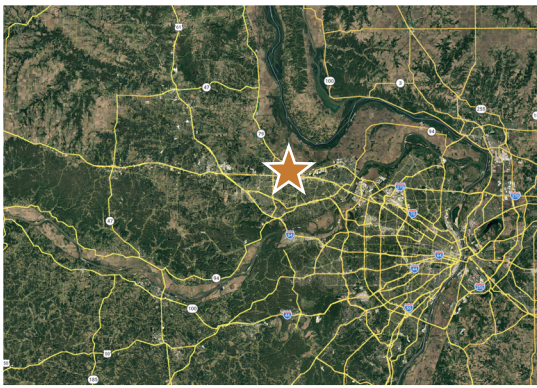




FOR LEASE

1,176 SF – 17,818 SF Industrial Space

540 N Service Road, St. Peters, MO 63376



Joe Schneider, CCIM, SIOR

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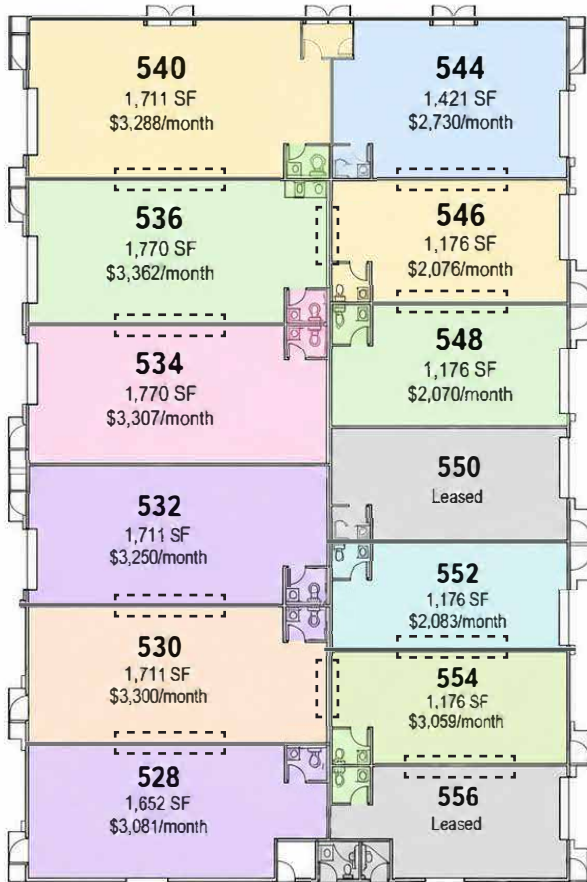
Property Details

- 1,176 SF to 17,818 SF of high-quality flex/small bay industrial space available for lease
- Up to 10,325 SF of contiguous space
- Constructed in 2026
- Fully temperature-controlled spaces
- 15' clear height
- 12'W x 14'H grade-level drive-in doors
- Private restrooms
- Excellent location with convenient access to I-70 and Hwy 79
- Zoned "I-1" Light Industrial in City of St. Peters

LEASE RATE: SEE FLOOR PLAN

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Floor Plan and Rent Breakdown



[Dashed Box]
 Indicates Removable
 Opening

Unit	Sq. Ft.	Monthly Rent
528	1,652	\$3,081
530	1,711	\$3,300
532	1,711	\$3,250
534	1,770	\$3,307
536	1,770	\$3,362
540	1,711	\$3,288
544	1,421	\$2,730
546	1,176	\$2,076
548	1,176	\$2,070
550	1,176	-
552	1,176	\$2,083
554	1,176	\$3,059
556	1,127	-
562	1,276	-
564	1,102	-
566	1,392	-
568	1,368	\$2,235
570	1,450	-

Tenant responsible for separately metered electric. Monthly Rent includes all other expenses.

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Exterior Photos



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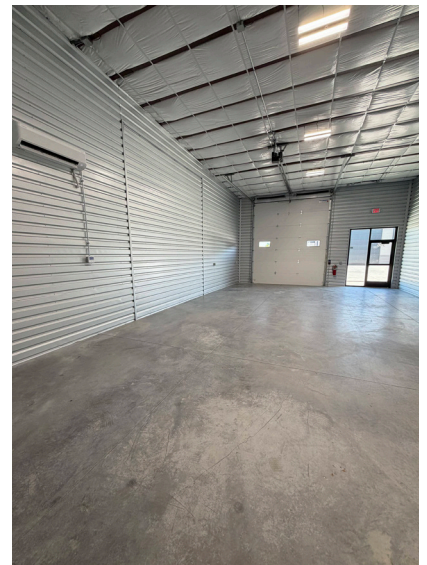


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Interior Photos



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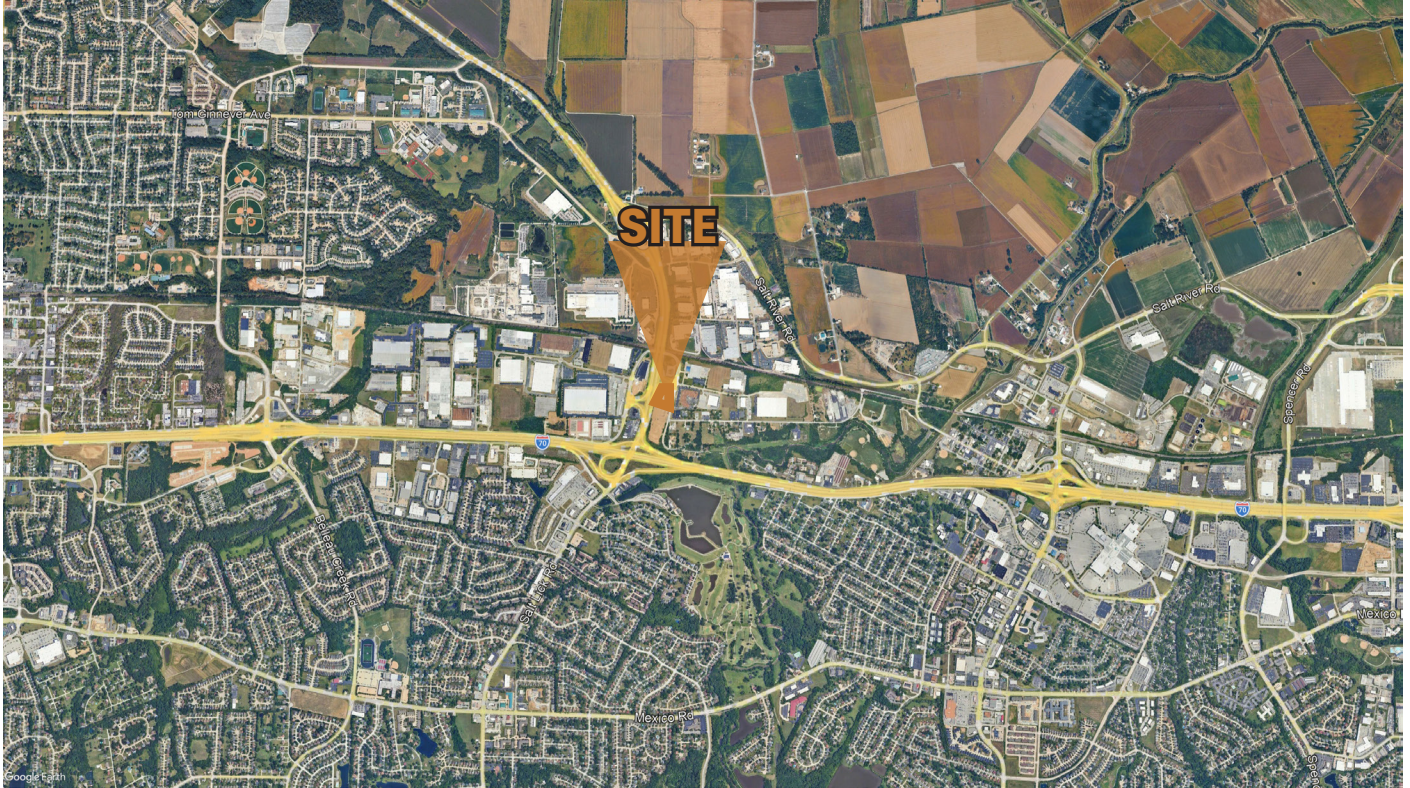


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Aerial



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