

St. Peters Industrial Building

501 N Service Rd, St. Peters, MO 63376



NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

RENT DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

Activity ID #ZAG0680026

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA
marcusmillichap.com



EXCLUSIVELY LISTED BY

Alec Coronado

Associate

Office: St. Louis

Direct: 314.889.2562

Alec.Coronado@marcusmillichap.com

License: MO #2020018510

Marcus & Millichap

TABLE OF CONTENTS

SECTION 1 Executive Summary	5
SECTION 2 Property Information	15
SECTION 3 Financial Analysis	19
SECTION 4 Market Overview	28

SECTION 1

Executive Summary

OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

Marcus & Millichap



OFFERING SUMMARY



Listing Price
\$1,800,000



Square Feet
11,650 SF



Price/SF
\$154.51

FINANCIAL

Listing Price	\$1,800,000
Down Payment	100% / \$1,800,000
NOI	\$48,027
Pro-Forma NOI	\$135,732
Price/SF	\$154.51

PROPERTY

Square Feet	11,650 SF
Warehouse	6,069 SF (52% of Building)
Office	5,581 SF (48% of Building)
Offices	8
Bathrooms	4
Conference Room	1 (560 SF)
Dock Doors	2 (1 Grade Level Door, Height of 12 Ft.)
Clear Height	16 Ft.
Lot Size	0.85 Acres (37,026 SF)
Year Built/Renovated	1989/2008





DISCOUNTCOFFEE.COM

501 N Service Rd, St. Peters, MO 63376

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present this rare Industrial/Office Property in St. Charles County, Missouri (St. Louis, MO MSA). DiscountCoffee.com is a national coffee, refreshment, and snack supplier operating since 1998. They specialize in value, speed, convenience, and customer control in the office coffee environment as well as personal sales. DiscountCoffee.com currently occupies the 6,069 SF warehouse space with a 5 year NNN lease to be signed at closing, which includes 3% annual rent escalations and three 5-year options. This is an opportunity for an Owner-User to purchase the property and occupy the remaining 5,581 SF of Office Space with positive cash flow from the long-term, NNN warehouse tenant. The investment would also allow a savvy investor the opportunity at a profitable sale-leaseback if they could line up a strong tenant. Don't miss your chance to invest in the fast-growing and highly desirable market of Saint Charles County.

Property Highlights:

- Full brick building with completed landscaping surrounding the front entrances, asphalt parking lot (23 spots)
- 5,581 Office space featuring 2 large reception/customer service areas, 7 offices which includes 2 executive suites, 14 cubicles, a 560 SF conference room, a break room, and 4 bathrooms
- Opportunity to convert office space into two separate offices
- Two dock height doors as well as one 10' x 12' grade level door all lead to 6,069 SF of warehouse space with a clear height of 16', including 1 office







A Cup of Coffee
FRIEND
IS HAPPINESS
TASTED AND THOU
WILL SAY





Discount
Coffee
.com



SECTION 2

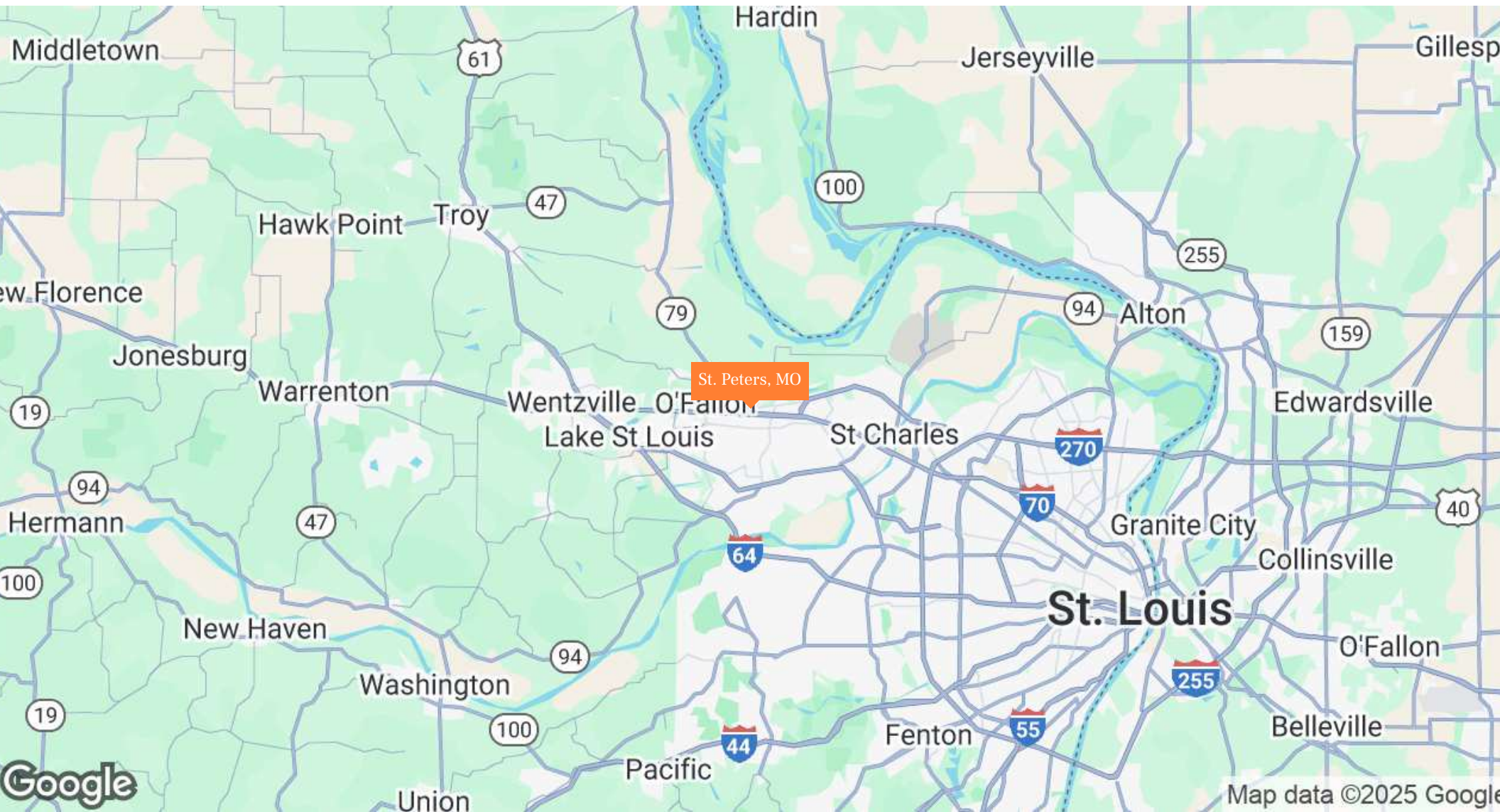
Property Information

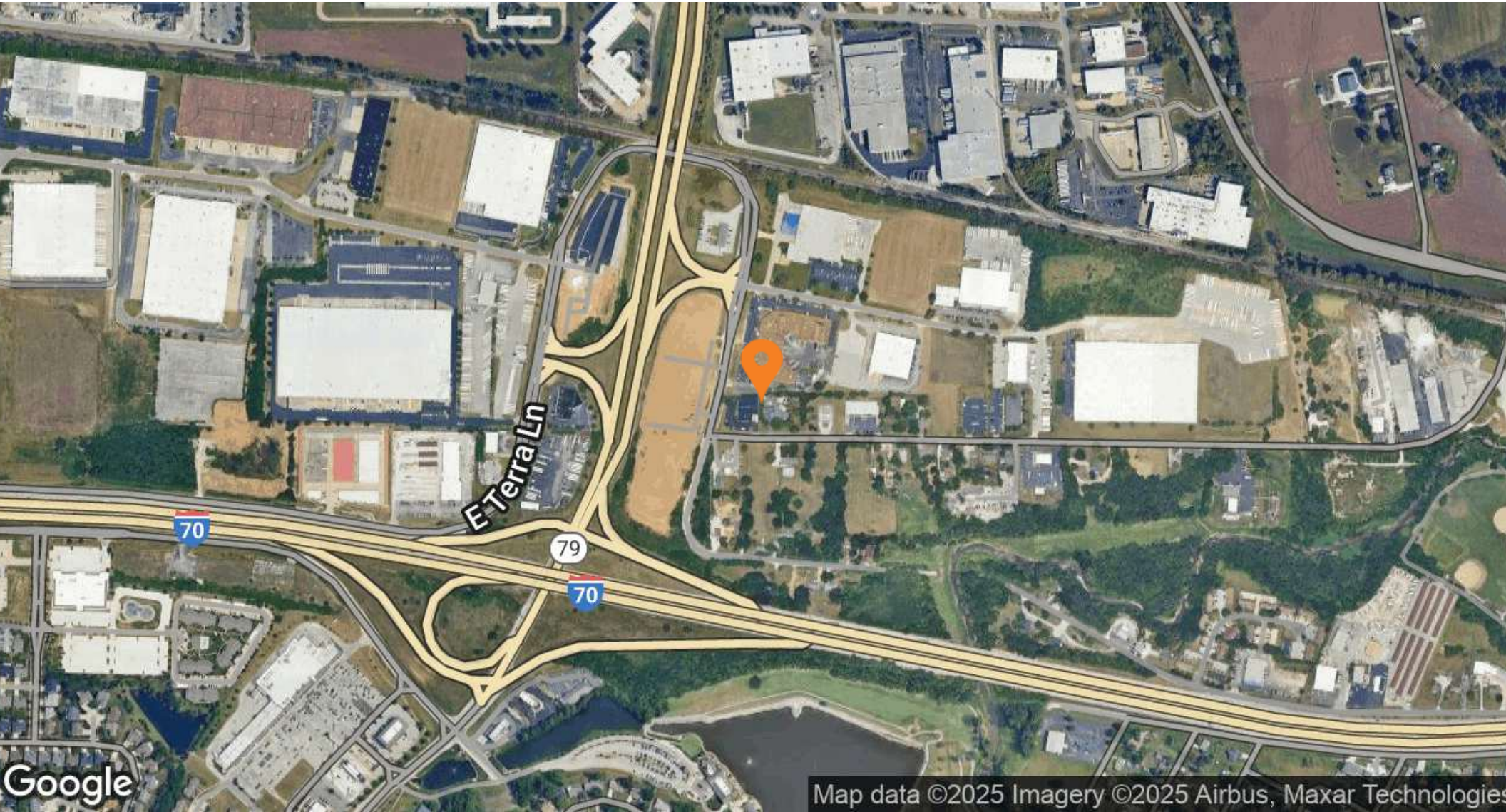
REGIONAL MAP

LOCAL MAP

RETAILER MAP

Marcus & Millichap





Google

Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

RETAILER MAP // DiscountCoffee.Com



SECTION 3

Financial Analysis

FINANCIAL DETAILS

Marcus & Millichap



As of March,2025

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Changes on	Rent Increase	Lease Type	Renewal Options and Option Year Rental Information
				Comm.	Exp.								
DiscountCoffee.com	Warehouse	6,069	52.1%	3/1/25	3/1/30	\$11.00	\$5,563	\$66,756	\$68,760	Mar-2026	\$5,730	NNN	3% Annual Rent Escalations, Three 5-Year Options
Vacant	Office	5,581	47.9%	3/1/26	3/1/36	\$0.00	\$0	\$0	\$66,972	Mar-2026	\$5,581	NNN	3% Annual Rent Escalations, Three 5-Year Options
Total		11,650				\$5.73	\$5,563	\$66,756	\$135,732				
Occupied Tenants: 1				Unoccupied Tenants: 1		Occupied Rentable SF: 52.10%			Unoccupied Rentable SF: 47.90%				
				Total Current Rents: \$66,756		Occupied Current Rents: \$66,756			Unoccupied Current Rents: \$0				
Notes:													

FINANCIAL DETAILS // DiscountCoffee.Com

INCOME	In Place	Per SF	Current	Per SF	Pro Forma	Per SF	Notes
Scheduled Base Rental Income	66,756	5.73	66,756	5.73	135,732	11.65	
Expense Reimbursement Income							
CAM	0	0.00	7,815	0.67	15,000	1.29	
Insurance	0	0.00	4,116	0.35	7,900	0.68	
Real estate Taxes	0	0.00	8,440	0.72	16,200	1.39	
Total Reimbursement Income	\$0	0.0%	\$20,371	52.1%	\$39,100	100.0%	
Effective Gross Revenue	\$66,756	\$5.73	\$87,127	\$7.48	\$174,832	\$15.01	
OPERATING EXPENSES							
	In Place	Per SF	Current	Per SF	Pro Forma	Per SF	
Common Area Maintenance	15,000	1.29	15,000	1.29	15,000	1.29	
Insurance	7,900	0.68	7,900	0.68	7,900	0.68	
Real Estate Taxes	16,200	1.39	16,200	1.39	16,200	1.39	
Total Expenses	\$39,100	\$3.36	\$39,100	\$3.36	\$39,100	\$3.36	
Expenses as % of EGR	58.6%		44.9%		22.4%		
Net Operating Income	\$27,656	\$2.37	\$48,027	\$4.12	\$135,732	\$11.65	

Notes and assumptions to the above analysis are on the following page.

SUMMARY	
Price	\$1,800,000
Down Payment	\$1,800,000
Down Payment %	100%
Number of Suites	2
Price Per SqFt	\$154.51
Rentable Built Area (RBA)	11,650 SF
Lot Size	0.85 Acres
Year Built/Renovated	1989
Occupancy	52.09%

RETURNS	Current	Pro Forma
CAP Rate	2.67%	7.54%
Cash-on-Cash	2.67%	7.54%

OPERATING DATA				
INCOME		Current	Pro Forma	
Scheduled Base Rental Income		\$66,756		\$135,732
Total Reimbursement Income	52.1%	\$20,371	100.0%	\$39,100
Potential Gross Revenue		\$87,127		\$174,832
Effective Gross Revenue		\$87,127		\$174,832
Less: Operating Expenses	44.9%	(\$39,100)	22.4%	(\$39,100)
Net Operating Income		\$48,027		\$135,732
Cash Flow		\$48,027		\$135,732
Net Cash Flow After Debt Service	2.67%	\$48,027	7.54%	\$135,732
Total Return	2.67%	\$48,027	7.54%	\$135,732
Operating Expenses		Current	Pro Forma	
CAM		\$15,000		\$15,000
Insurance		\$7,900		\$7,900
Real Estate Taxes		\$16,200		\$16,200
Total Expenses		\$39,100		\$39,100
Expenses/Suite		\$19,550		\$19,550
Expenses/SF		\$3.36		\$3.36









SECTION 4

Market Overview

MARKET OVERVIEW

Marcus & Millichap

ST. LOUIS

Known for its iconic Gateway Arch, the St. Louis metro is situated near the geographic center of the United States, within 500 miles of one-third of the U.S. population, and it has nearly 2.8 million residents. The metro encompasses the city of St. Louis; the Missouri counties of St. Charles, Jefferson, Franklin, St. Louis, Lincoln, Warren and Washington; and the Illinois counties of Madison, St. Clair, Macoupin, Clinton, Monroe, Jersey, Bond and Calhoun. St. Louis is the most populous county, with 992,100 people. The city of St. Louis contains around 307,000 citizens and is the only city in the metro with a population of more than 100,000 residents. In North St. Louis, the U.S. National Geospatial-Intelligence Agency has a major expansion underway. The \$1.7 billion 97-acre campus is set to be completed in 2025. St. Louis is also home to the Federal Reserve Bank of St. Louis.

METRO HIGHLIGHTS



CENTRAL LOCATION

The central U.S. location and Mississippi River accessibility allow for fast access to markets, both domestically and internationally.



EXCELLENT TRANSPORTATION SYSTEM

The St. Louis metro has extensive freight, rail, air and sea transportation systems, facilitating the shipping and distribution of goods worldwide. Additionally, the light rail system offers public transportation to the airport.



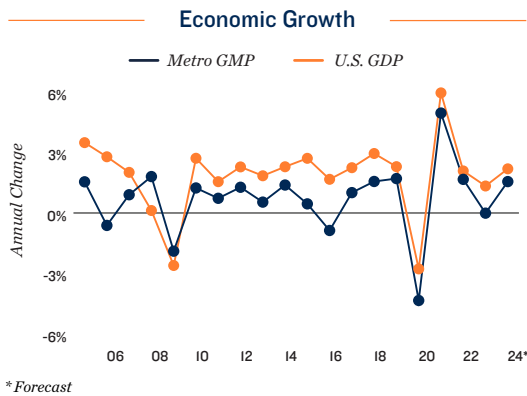
AFFORDABLE COST-OF-LIVING

Home prices are substantially below other large markets in Midwestern states, as well as the overall U.S. average.



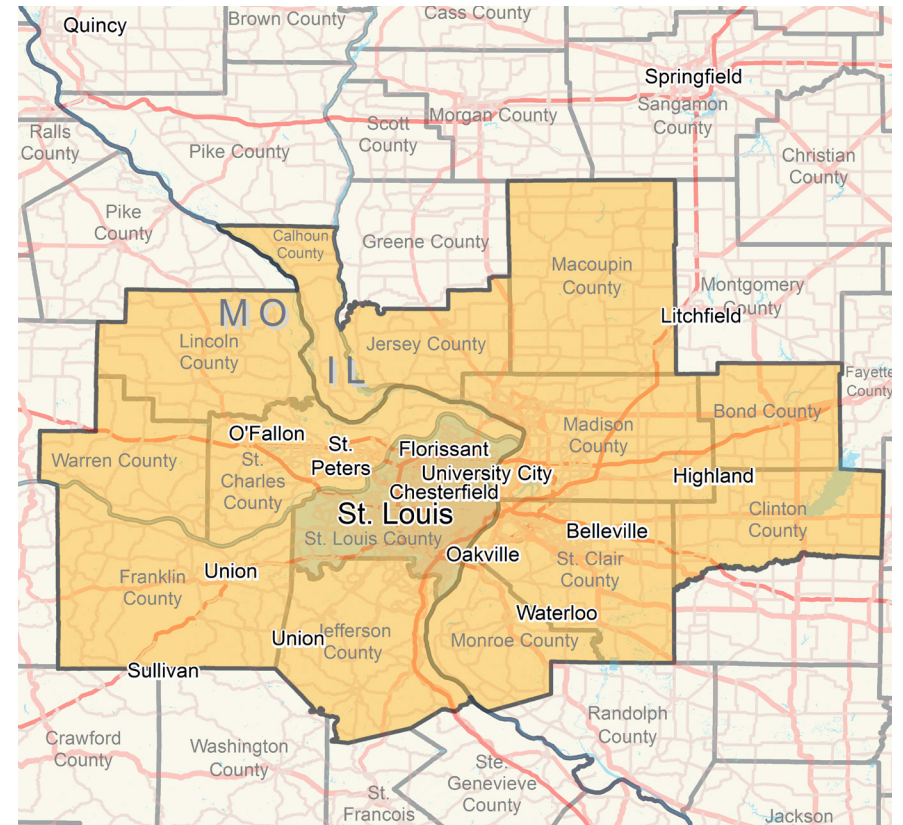
ECONOMY

- St. Louis is highly ranked for its logistics infrastructure, bolstered by its central location and easy access to major waterways. It is a significant inland port.
- The region is emerging as a large financial services center, with seven Fortune 500 companies headquartered there: Centene Corp., Emerson Electric, Reinsurance Group of America, Jones Financial, Olin, Ameren and Graybar Electric.
- Government entities pursue business developments and provide resources for startups, along with incubators, with guidance and low-cost office and lab space.

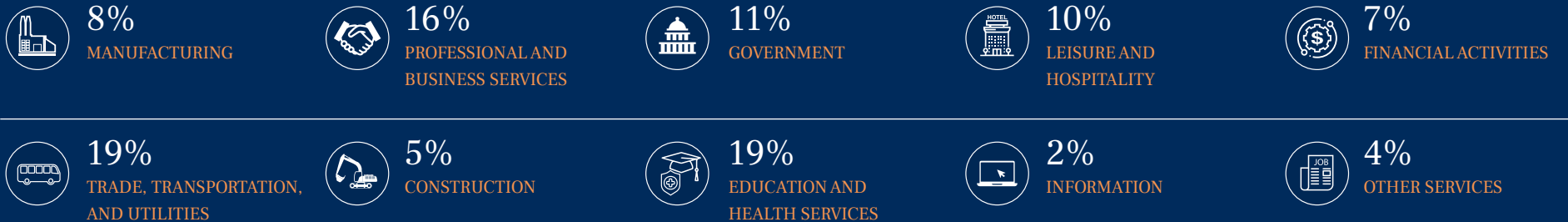


MAJOR AREA EMPLOYERS

- Boeing
- Firestone Holdings LLC
- Essence Healthcare Inc.
- Saint Louis University
- Heartland Coca-Cola Bottling Co.
- World Wide Technology Int'l LLC
- Golden Gate Capital
- American Insurance Company
- Barnes-Jewish Hospital
- General Motors LLC

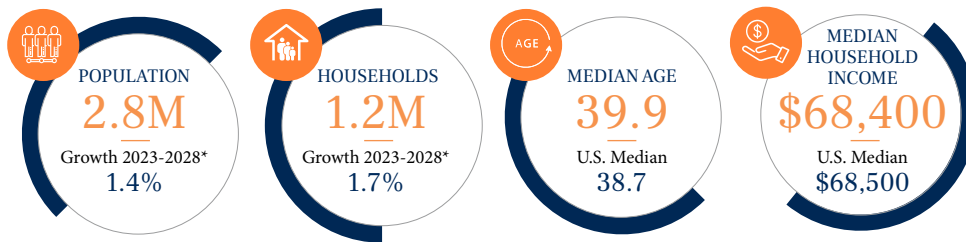


SHARE OF 2023 TOTAL EMPLOYMENT



DEMOGRAPHICS

- The metro is expected to see population growth over the next five years, supporting steady household formation with an approximate 20,400 additions.
- A median home price below the national level has produced a homeownership rate of over 70 percent, which is well above the national rate of 64 percent.
- Roughly 33 percent of residents hold a bachelor's degree or higher; 14 percent have also earned a graduate or professional degree.



2023 POPULATION BY AGE



QUALITY OF LIFE

The metro boasts numerous public and private golf courses, more than 100 parks, 200 miles of trails and the Gateway Arch National Park. Many of St. Louis' top attractions — including the Saint Louis Zoo, the Saint Louis Art Museum, the Missouri History Museum and the Municipal Opera — are located in Forest Park. The park features golf courses and athletic fields. The St. Louis Cardinals and the St. Louis Blues are housed in nearby downtown. Lake of the Ozarks is within driving distance, offering destinations for hunting, fishing, camping, hiking and spelunking. There are more than 40 colleges, universities and technical schools in the metro, enrolling around 200,000 students a year. Washington University in St. Louis is highly ranked among U.S. universities.

SPORTS

Baseball	MLB	ST. LOUIS CARDINALS
Ice Hockey	NHL	ST. LOUIS BLUES
Soccer	MLS	ST. LOUIS CITY SC
Football	UFL	ST. LOUIS BATTLEHAWKS
Basketball	NCAA	SAINT LOUIS BILLIKENS

EDUCATION

- UNIVERSITY OF MISSOURI — ST. LOUIS
- SAINT LOUIS UNIVERSITY
- WASHINGTON UNIVERSITY
- WEBSTER UNIVERSITY
- HARRIS-STOWE STATE UNIVERSITY
- ST. LOUIS COMMUNITY COLLEGE

ARTS & ENTERTAINMENT

- CONTEMPORARY ART MUSEUM ST. LOUIS
- GATEWAY ARCH NATIONAL PARK
- SAINT LOUIS ZOO
- SAINT LOUIS SYMPHONY
- SIX FLAGS ST. LOUIS

* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau





EXCLUSIVELY LISTED BY

Alec Coronado

Associate

Office: St. Louis

Direct: 314.889.2562

Alec.Coronado@marcusmillichap.com

License: MO #2020018510

Marcus & Millichap