

BUILD-TO-SUIT OPPORTUNITY

50,000-100,000 SF OFFICE/WAREHOUSE AVAILABLE

450 Technology Dr | Weldon Spring, Missouri 63304

REVEL
COMMERCIAL REAL ESTATE



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 **PANATTONI**[®]

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- 50,000-100,000 SF build-to-suit office/warehouse available
- Zoned HTO, High Technology Office District, City of Weldon Spring; owner has secured an approved site plan with the City of Weldon Spring for a ±76,500 SF office/warehouse
- Utilities to site
- Easy access to I-64 and Highway 94
- Excellent visibility with over 500' of frontage along I-64 with 80,000+ vehicles per day
- Located across I-64 from Missouri Research Park, a 200-acre research and technology focused business park
- Potential sale opportunity
- Contact Broker for pricing



POTENTIAL BUILDING SPECS

TOTAL BUILDING SIZE	±50,000 SF - ±100,000 SF
CEILING HEIGHT	±32' - ±36'
DOCKS	Multiple
DRIVE-INS	Multiple
PARKING	95 parking stalls
TRAILER DROPS	15 trailer stalls

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AERIAL MAP



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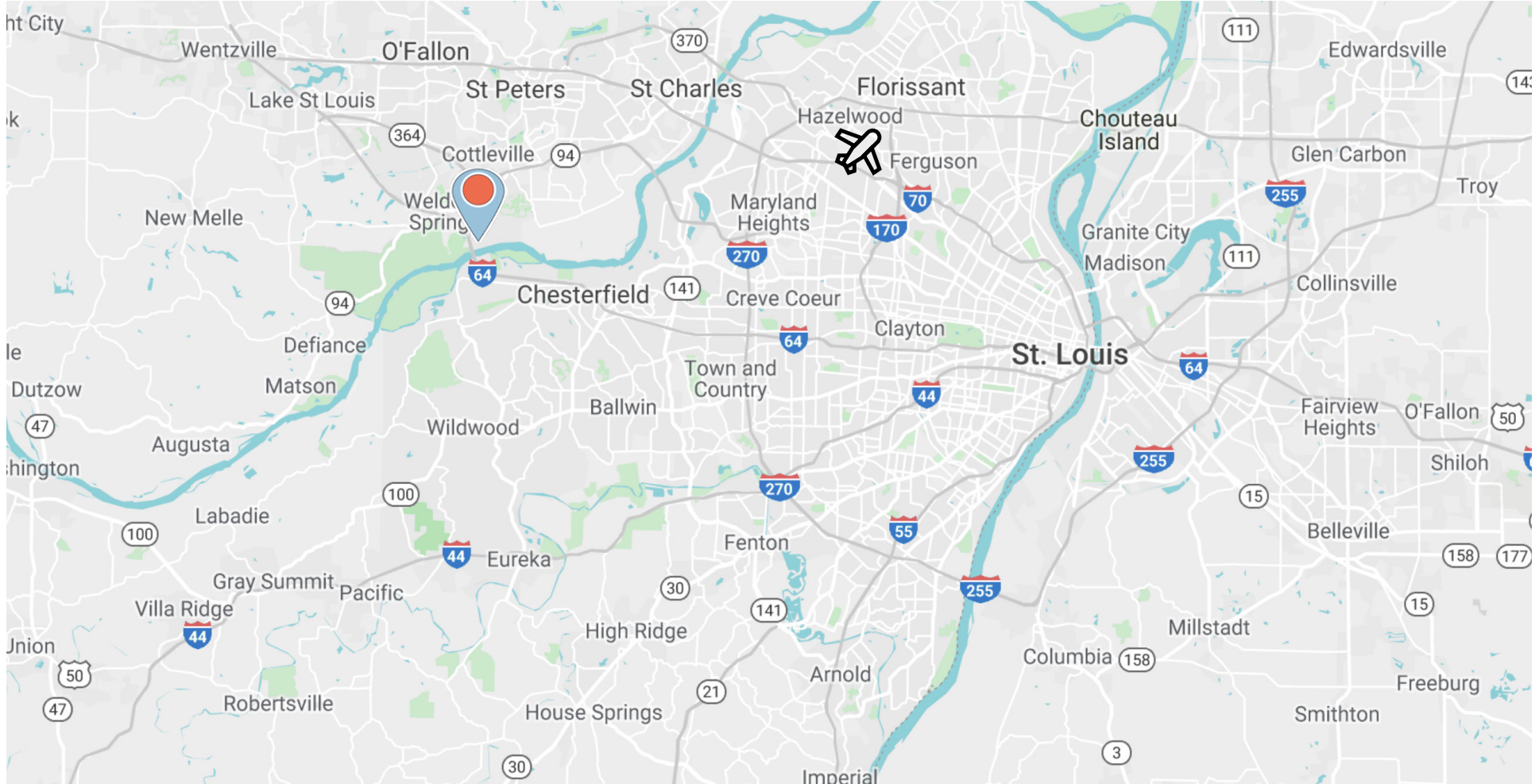
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REGIONAL MAP



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LOCATION OVERVIEW



415,000+ POPULATION	Home to the largest-ever private investment in the State of Missouri, GM's \$1.5 billion re-investment in their Wentzville Assembly Plant
#1 FASTEST GROWING COUNTY IN MO	
1 million+ LABOR SHED	44% of all new job growth in the STL region is in St. Charles County
3rd LOWEST CORPORATE TAX RATE	

MAJOR EMPLOYERS



Located across I-64 from 450 Technology Dr, Missouri Research Park was the first business park in the St. Louis region to market exclusively to technology-intensive and research-based companies. Developed in 1985, the 200-acre research and development park has been a catalyst for development along the I-64 high-tech corridor in St. Charles County. Missouri Research Park is owned and managed by the University of Missouri.

Today, the park includes over 15 companies and two federal agencies with more than 1.5 million square feet under roof and approximately 2,000 employees. The park-like setting features walking trails, a hotel, and a golf course among its amenities.

ST. LOUIS MSA SNAPSHOT

 2.8 m Population	 1.5 m Workers	 3.1% Unemployment rate	 \$178,000 Median home value	 \$69,635 Median HH income	 38.0% Bachelor's degree or higher
DOMINANT INDUSTRIES:		 Bio science	 Healthcare	 Education	

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