

FOR LEASE BUILD TO SUIT

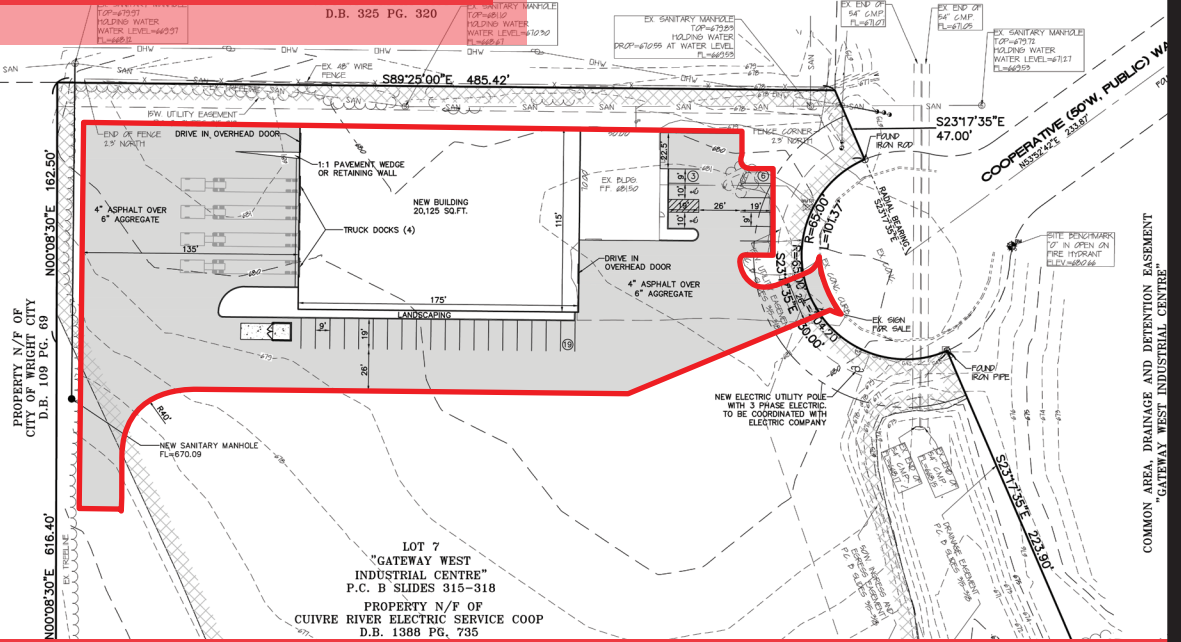
70 Cooperative Way, Wright City, MO 63390

PLAN FOR

LOT 7
OF "GATEWAY WEST INDUSTRIAL CENTRE"
THE SOUTHEAST QUARTER OF SECTION 22,
OF THE FIFTH PRINCIPAL MERIDIAN,
WARREN COUNTY, MISSOURI

INDUSTRIAL CENTRE
P.C. B SLIDES 315-318

PROPERTY N/F OF
GRACE INVESTMENTS, INC.
D.B. 951 PG. 187



NEW OFFICE WAREHOUSE UNDER CONSTRUCTION

23,875 SF OFFICE / WAREHOUSE

- 10% Office
- 300 amp service/ 3 Phase
- 24' Clearance Height
- Approx. 2 acres
- 4 Drive Ins
- 4 Docks
- ESFR Sprinkler System
- Zoned Heavy Industrial
- **LEASE RATE: \$7.50 per sf NNN**

DIRECTIONS

From St. Charles take Hwy 70 West to Forstell, then Exit 203 for Missouri T/Missouri W, and turn Left onto Hwy W, then Right on Veterans Memorial Parkway, then Left onto S Stringtown Rd, then Right onto S 1st St, then left onto Cooperative Way.



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