

AVAILABLE IMMEDIATELY

Cherokee Industrial Park
96 Algana Court – Back unit
St. Peters, MO

For Lease
3,400 sq. ft.

\$2260 per month – no extra charges



SITE IMPROVEMENTS

- Cherokee Industrial Park
- Zoned I-1
- 16,150 sq. ft. masonry/block total building footprint
- 3,400 total available
- Unit size 85' x 40'
- 16 ft. eave height, clear span
- Lot size 1+ acres
- Approximately 12+ parking spaces per unit
- Asphalt parking area
- Dock high – straight truck access
- One drive-in door available per unit
- Quick access to I-70

EXISTING INTERIOR IMPROVEMENTS

- 1,700 sq. ft. office finish with 8' ceiling height - office finish newer
- 3-phase, 400-amp electric service standard
- 48" exhaust fan
- Excellent storage/warehouse distribution

CONTACT

BILL DAVIS/MARY JO EVERHART
WM. T. DAVIS, BROKER-OWNER
2209 DROSTE RD.

ST. CHARLES, MO 63301

636-949-0680 Office 636-949-6706 Fax

The information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice. Broker or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenants independent investigations.