

11,381 Light Industrial Flex Space

1755 Ford Ln, St. Charles, Missouri 63303
St. Charles County

Ethan . Gowin

Phone: 618-946-1487

Email: ethang@barbermurphy.com

Vito . LaFata IV

Phone: 314-824-8486

Email: vitol@barbermurphy.com



Basic Details

Listing No:	3220
Sale Or Lease:	For Lease
Property Type(s):	Industrial
Building Size (Sqft):	11,381 Sqft.
Total Sqft Available:	11,381 Sqft.
Lease Rate:	\$9.00/SF-\$10.00/SF
Lease Type:	NNN

Address

Country:	US
State:	MO
County:	St. Charles
City:	St. Charles
Zipcode:	63303
Street Number:	1755
Street:	Ford
Street Suffix:	Ln

Square Foot Information

Building Total Sqft:	11,381 Sqft.
Total Sqft Available:	11,381 Sqft.
Min Divisible Sqft:	11,381 Sqft.
Max Contiguous Sqft:	11,381 Sqft.

Facility Information

Heating:	Yes
Cooling:	Yes
Insulated:	Yes
Sprinklers:	ESFR
Lighting:	LED
Men's Restroom:	Yes
Women's Restroom:	Yes
Shower:	Yes
Ventilation:	Yes

Property Information

Parcel No:	3-0116-0165-00-0001.14
Zoning:	Improved Commercial
Parking:	80
Tax Year:	2025

Structural Data

Year Built:	1974
Rehab Year:	2025
Clearance Min:	11 ft
Clearance Max:	14 ft
Roof:	Metal
Exterior:	Block
Floor Type:	Concrete
Floor Thickness:	6"

Utility Information

Water Provider:	City Served
Water Provider Location:	On-Site
Sewer Provider:	City Served
Sewer Provider Location:	On-Site
Gas Provider:	Ameren
Gas Provider Location:	On-Site
Electric Provider:	Ameren
Electric Provider Location:	On-Site
Phase:	3

Transportation

Interstate:	I-70
-------------	------