

FOR LEASE

1755 Ford Ln.,
St. Charles, MO 63303



11,381 SF LIGHT INDUSTRIAL FLEX SPACE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
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FLOOR PLAN

1755 Ford Ln., St. Charles, MO 63303



*Not to scale

PROPERTY PHOTOS

1755 Ford Ln., St. Charles, MO 63303

WAREHOUSE



WAREHOUSE



WAREHOUSE



OUTDOOR AREA



WASHER/DRYER/TOILET/SINK



POSSIBLE DOCK DOOR



- Clear span open space
- Potential for dock/overhead door
- Parking lot

- 11'-14' ceilings
- Reception area
- Three-phase power

LEASE RATE:
\$9.00/SF - \$10.00/SF, NNN

OFFICE/RETAIL SUMMARY

1755 FORD LN

LISTING # 3220

LOCATION DETAILS:

Parcel # 3-0116-0165-00-0001.14
County: MO - St. Charles
Zoning: Improved Commercial

PROPERTY OVERVIEW:

Building SF: 11,381
Vacant SF: 11,381
Min Divisible SF: 11,381
Max Contig SF: 11,381
Lot Size: 1.98 Acres
Parking Spaces: 80

STRUCTURAL DATA:

Year Built: 1974
Renovated: 2025
Ceilings: 11'-14'
Construction Type: Exterior - Block



LEASE INFORMATION:

Lease Rate: \$9.00/SF - \$10.00/SF
Lease Type: NNN

FINANCIAL INFORMATION:

Taxes: \$7,687.64
Tax Year: 2025

PROPERTY DESCRIPTION:

Open 11,381 SF layout with approximately 11' ceilings—ideal for office, light industrial, retail, or sports facility use. Clean, unobstructed space ready for customization with potential to add a dock or overhead door.

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