

**COMMERCIAL
FOR SALE OR LEASE**

Office/Retail/Industrial...Totally remodeled building on May Rd just behind the new Kohl's.

Flexible interior design with an abundance of electric. Parking can be greatly expanded in back of building. Upper level is office/showroom and has power grids throughout the ceiling. Lower level is 25% office with remaining warehouse.

BUILDING SIZE

17,696 sf

LOT SIZE

2.0 acres

ZONING

C2, City of Wentzville

PARKING

57 Spaces

LEASE RATE:

\$9.00/sf NNN - Upper Level

\$5.00/sf NNN - Lower Level

TAXES

\$17,435

SALE PRICE

\$1,999,999



This area has undergone major changes during the past year. The City of Wentzville plans to widen May Road to a three lane major thoroughfare with sidewalks on both sides and Kohl's recently opened a new store less than three blocks away from the property location. The Kohl's store is very visible from this building. May has become a very busy road making this facility ideal for businesses desiring high visibility.

This building sits on a two acre lot and there is sufficient space to add on to the building, add another building in the rear, or increase parking.

AREA PROFILE

Geography Selection 3 mi radius

2005 Estimate

TOTAL POPULATION

12,828

25.2% Projected Increase by 2010

POPULATION DENSITY

453.7

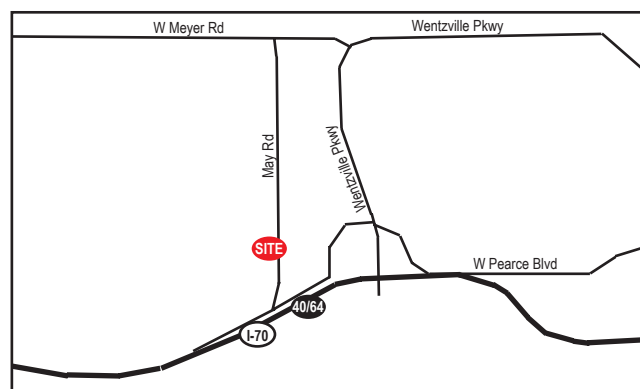
TOTAL HOUSEHOLDS

4,698

AVERAGE HH INCOME

\$70,391

SITE MAP



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UPPER LEVEL

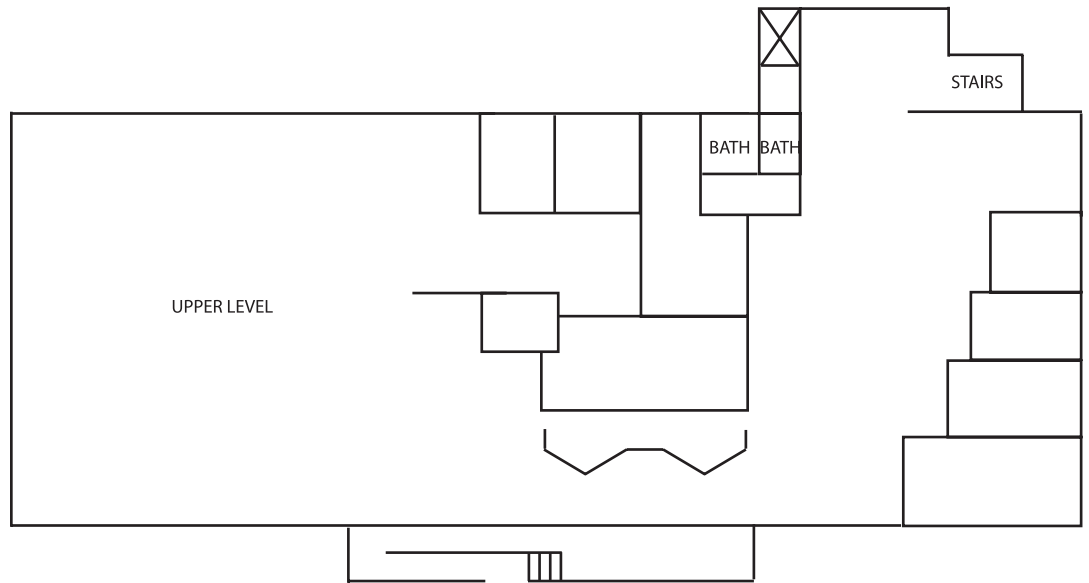
TOTAL AREA
8,848 sf

OFFICE
750 sf

SHOWROOM
8,000 sf

RESTROOMS
2 (Two)

HVAC
Zoned



LOWER LEVEL

TOTAL AREA
8,848 sf

OFFICE
2,000 sf

WAREHOUSE
6,000 sf Heated

RESTROOMS
2 (Two)

HVAC
Office/Zoned

DOCK DOORS
2 (Two)

DRIVE-IN DOOR
1 (One)

CEILING HEIGHT
12' High / 11' Low

