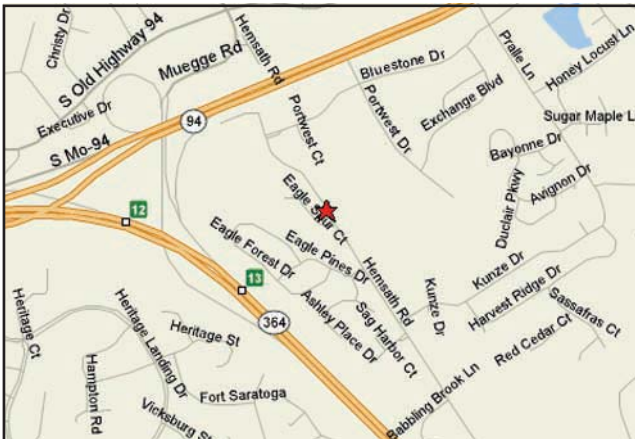


OFFICE FOR SALE OR LEASE

HEMSATH BUSINESS PARK BLDG A, B AND C - PART 2 ST. CHARLES, MISSOURI 63303



Office condo available for sale or lease in a beautiful new brick building in a well maintained and landscaped area near Highway 94 & Page Avenue. Ideal for small business owner or manufacturers rep. White box and specs provided. If needed, additional space is available.

I-364 to Arena Parkway to west on Page Avenue to property on right.

Building Size	25,600 sf
Space Available	1,200 sf Minimum Divisible 12,000 sf Maximum Contiguous
Zoning	Commercial, St. Charles
Year Built	New - 2006
Parking	Shared, cross access
Multi-Tenant	Yes
Restrooms	1 per 2,000 sf
Loading	Double doors in rear
Ceiling Height	8' Low, 10' High
Electric	200 Amp, Single Phase
Heat & A/C	Throughout
Lease Rate	\$10.50/sf NNN
Condo Fee	\$190/month
Taxes	\$755.63 (2005 undeveloped)
Sale Price	\$115/sf White Box condition (See specs)



MCKELVEY PROPERTIES
building relationships . creating wealth

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