

*NEWLY CONSTRUCTED*

**FOR LEASE**



## WESTGATE 200 – ST. CHARLES, MO

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St. Charles, MO

# SITE PLAN



# BUILDING SPECIFICATIONS

**15 YEAR**

50% Real Estate and Personal  
Property Tax Abatement

- **72,333 SF Available**
- Divisible to 43,400 SF and 28,933 SF
- 2% Office BTS
- 28' Clear
- 6 Dock Doors with 35,000 lb Levelers (Knock outs for 8 Additional Dock Doors)
- 1 Ramped 10' x 14' Drive-in Door
- 50+ Car Parking (Expandable)
- Up to 32 Trailer Parking Spots Available
- ESFR Sprinkler
- High Bay LED Lighting
- 2021 Estimated Operating Expenses are \$0.98 PSF
- **\$4.95 – 5.25 PSF, Triple Net**



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# PARK DESCRIPTION



## Park Attributes

- Established Master Planned Mixed-Use Business Park
- Site Elevated Above FEMA's 500-Year Flood Elevation Level
- High Growth Area with Excellent Available Workforce
- Eligible for New Market Tax Credits and EB-5 Financing
- Park Amenities Including Restaurants, Hotels, Daycares, Banks and Shopping
- "AT&T Fiber Park", AT&T Fiber Lines are Installed throughout the Park
- Dual Electric Substations
- Direct and Easy Access to I-370

## Neighboring Companies

- |                             |                          |
|-----------------------------|--------------------------|
| ▪ Coca Cola                 | ▪ Victory Packaging      |
| ▪ FedEx                     | ▪ AMI Metals, Inc.       |
| ▪ National Tire Wholesale   | ▪ Vi-Jon                 |
| ▪ Cardinal Health           | ▪ LMI Aerospace          |
| ▪ Sysco                     | ▪ Pharma Medica          |
| ▪ MiTek                     | ▪ SSM Healthcare         |
| ▪ Old Dominion Freight Line | ▪ Southern Glazer's Wine |
| ▪ Air Products              | ▪ Newco                  |
| ▪ Craftsmen                 | ▪ Top Notch Distributors |



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# SURROUNDING BUSINESS



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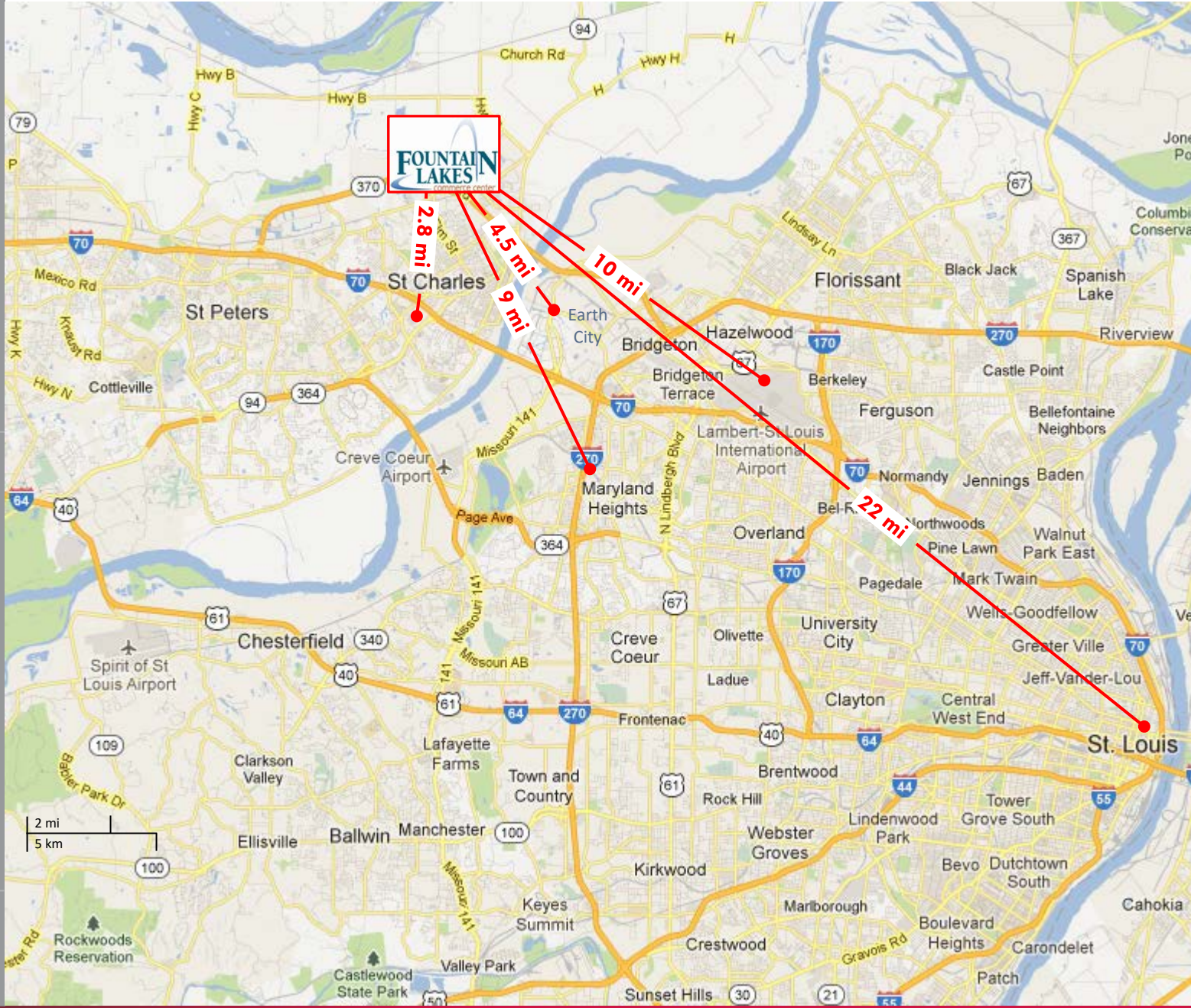
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# St. Louis Metro Map



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**WESTGATE 200**  
**St. Charles, MO**



-  **Airport**  
10 mi
-  **CBD**  
22 mi
-  **Fed EX/UPS**  
2.8 mi
-  **Earth City - UPS**  
4.5 mi
-  **Maryland Heights**  
9 mi

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# CONTACT INFORMATION



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