

AVAILABLE IMMEDIATELY
CHEROKEE INDUSTRIAL PARK
94 ALGANA CT.
ST. PETERS, MO
FOR LEASE
4,750 SQ. FT. UNIT
CALL FOR PRICING

SITE IMPROVEMENTS

- Cherokee Industrial Park
- Zoned I-1
- 16,150 sq ft. masonry/block building
- 4,750 total available
- Unit size 35'+ x 120'
- 16 ft. eave height, clear span
- Lot size 1+ acres
- Approximately 12+ parking spaces per unit
- Asphalt parking area
- Dock high – straight truck access
- Quick access to I-70
- One drive-in door available per unit

EXISTING INTERIOR IMPROVEMENTS

- 800 sq. ft. office finish with 8' ceiling height
- 3-phase, 400-amp electric service standard
- 48" exhaust fan
- Excellent storage/warehouse distribution

CONTACT:
BILL DAVIS (314.280.5496 cell)
MARY JO EVERHART(314.280.6912 cell)
Wm. T. Davis, Broker/Owner
2209 Droste Rd.
St. Charles, MO 63301
636.949.0680 (Office)
636.949.6706 (Fax)

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