

For Lease

**4,000 Sq. Ft.
AVAILABLE TODAY
152 ENTERPRISE DR., SUITE 114
SACHS BUSINESS PARK
WENTZVILLE, MO 63385**

For Lease

- Lease Rate: Starting at \$2,280 per sq. ft. gross.
- Lot Size: 3.94 acres – 395' x 435'.
- Building at back of lot.
- Space available: 4,000 sq. ft. out of a 25,000 sq. ft. building.
- 10% office finish with 9 ft. ceiling height.
- Eave height 26 ft., single slope.
- Steel insulated dock and drive-in doors. Excellent dock access. 115' tractor trailer turn around.
- Three phase electric – 120/208, 200 amp. Heavy electric available.
- 4" fiberglass insulation with vinyl backing, 20-year steel roof system, natural gas heat, and efficient 400 watt metal Halide lighting.
- Certified fire sprinkler system, high piled storage rated.
- 1" domestic line with backflow prevention.
- 400 watt wall pack exterior lighting.
- Portland concrete.

DIRECTIONS: Located in Sachs Business Park. Take Hwy. 70 West to Hwy. A, turn right. Go south on Enterprise Dr., third building on right.

**CONTACT:
MARY JO EVERHART - OWNER
Wm. T. Davis - Broker
2209 Droste Rd., St. Charles, MO 63301
(636) 949-0680 (Office) (636) 949-6706 (Fax)
www.billdavisinc.com**

The information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice. Broker or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenants independent investigation.