



Commerce Park West

Building 1 – For lease
Up to ±56,300 SF available now

Building 2 – Site for sale or lease
8.42 AC Pad ready site
Up to 103,400 SF available for lease

1635 Technology Dr., Dardenne Prairie, MO

Building 1



**Office-Warehouse/
Showroom Facility**



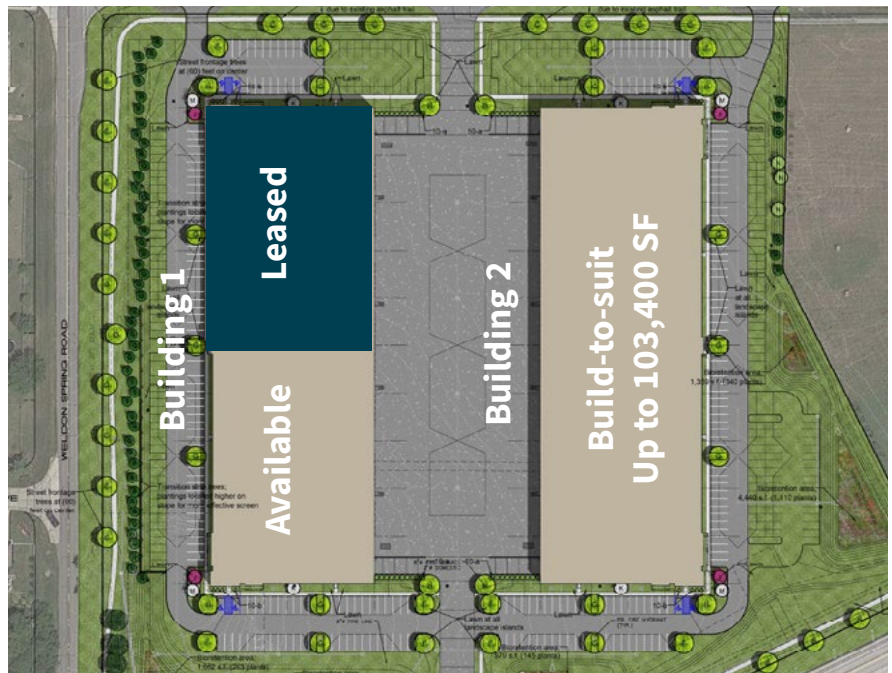
**56,300 SF
divisible to 21,280 SF**



**Great access and
visibility to I-64**



Lease rate: \$7.95 NNN



Total SF	±106,000 SF	Zoning	i-1 Light industrial
Available SF	56,300 SF divisible to 21,280 SF	Drive in doors	1 drive-in
Building dimensions	190' x 560'	Dock doors	6 docks (expandable to 12 docks)
Building configuration	Rear load - 190' depth	Electrical	1,000 amp 3-phase service
Column spacing	56' w x 47'6"		
Clear height	28'		
Car parking	76		



Building 2

Build-to-suit opportunity

- Up to 103,400 SF (divisible)
- Pad ready site
- All utilities in place
- Zoned i-1 Light Industrial, City of Dardenne Prairie

Permitted uses include

- Office-warehouse / showroom
- Light manufacturing
- Warehousing and distribution
- Contractors' establishments

8.42 AC pad site also for sale



Potential building 2

Build-to-suit
Up to 103,400 SF

Location details

- **Strategically located** off Interstate-64 with convenient access to I-70
- **3 miles**
to Research-Park, Chesterfield, MO
- **6 miles**
to Chesterfield Spirit Airport
- **10 miles**
General Motors Assembly
- **20 miles**
to St. Louis International Lambert Airport



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