

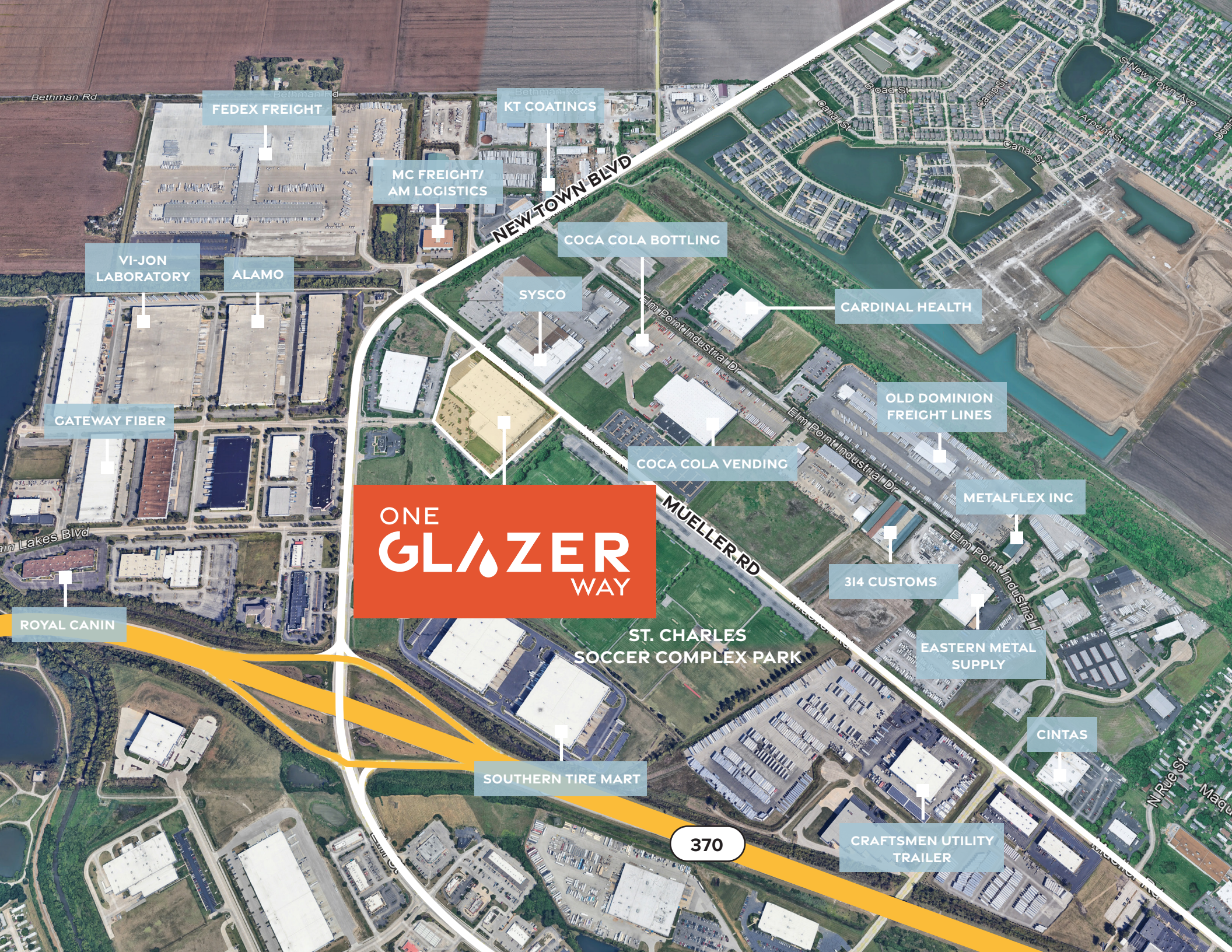
ONE GLAZER WAY

1 Glazer Way | St. Charles, MO 63301

FOR LEASE

254,458 SF FOOD GRADE
DISTRIBUTION FACILITY





FEDEX FREIGHT

KT COATINGS

MC FREIGHT/
AM LOGISTICS

COCA COLA BOTTLING

SYSCO

CARDINAL HEALTH

OLD DOMINION
FREIGHT LINES

METALFLEX INC

314 CUSTOMS

EASTERN METAL
SUPPLY

CINTAS

CRAFTSMEN UTILITY
TRAILER

SOUTHERN TIRE MART

ST. CHARLES
SOCCER COMPLEX PARK

ROYAL CANIN

GATEWAY FIBER

VI-JON
LABORATORY

ALAMO

ONE
GLAZER
WAY

370

NEW TOWN BLVD

MUELLER RD

Bethman Rd

in Lakes Blvd

N Rue St

Maqu

S New Town Ave

Arpent St

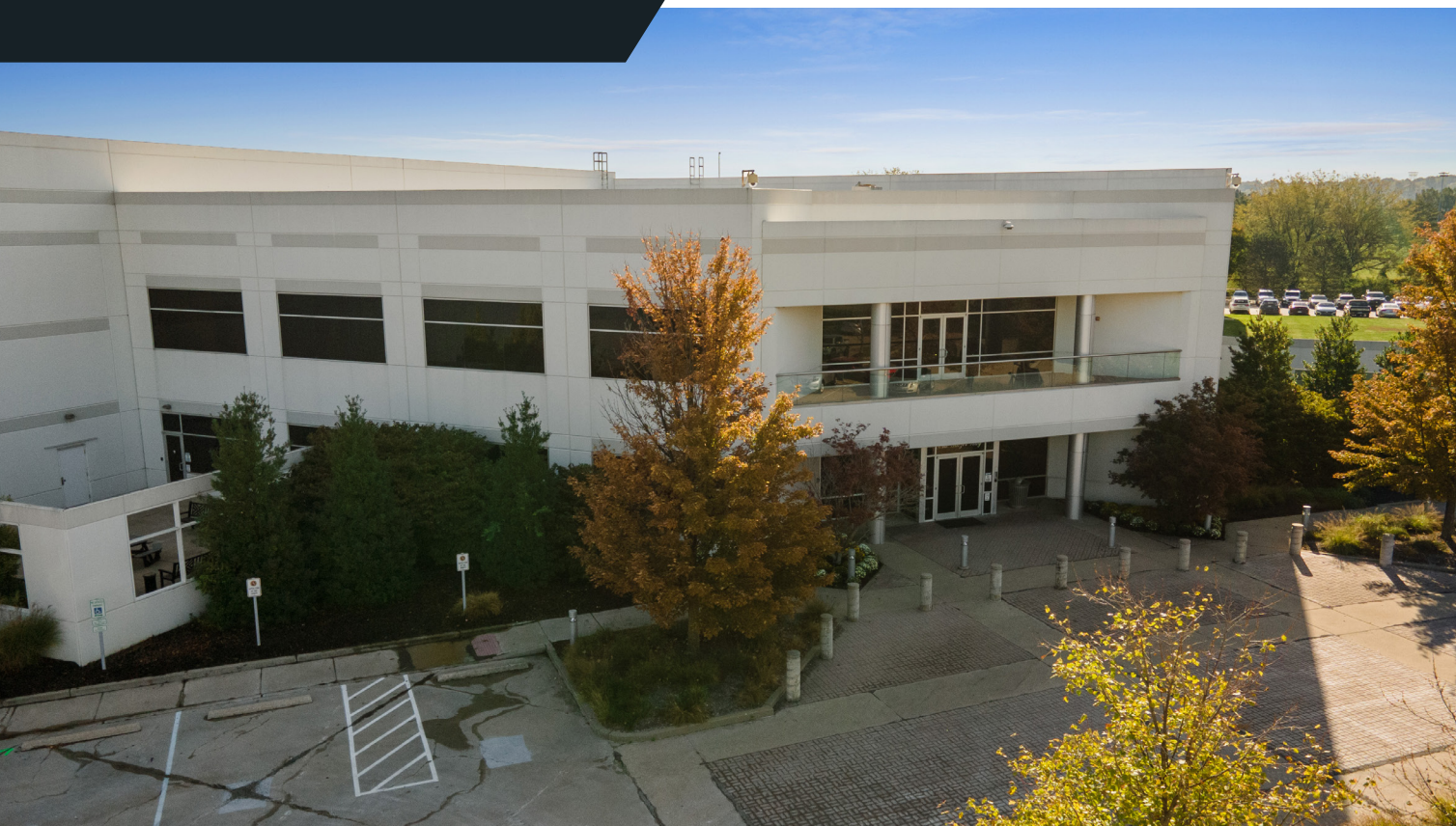
Canal St

Canal St

Canal St

Canal St

PROPERTY OVERVIEW



254,458 SF
Food Grade Distribution Facility

13.03
Acre site

36,000 SF
Corporate quality office space

33'
clear height

29
docks (14 enclosed)

BUILDING SIZE: 254,458 SF

SITE: 13.03 AC

OFFICE AREA: 36,000 SF corporate quality office space (2 stories of 18,000 SF each, elevator served)

100% climate controlled

CLEAR HEIGHT: 33'

DOCKS: 29 (14 enclosed) +1 ramped dock

TRAILER PARKS: 9 spots for 53' trailers;
30 spots for box trucks

CAR PARKS: 242 spots

WAREHOUSE DEPTH: 600'
(cross-loaded)

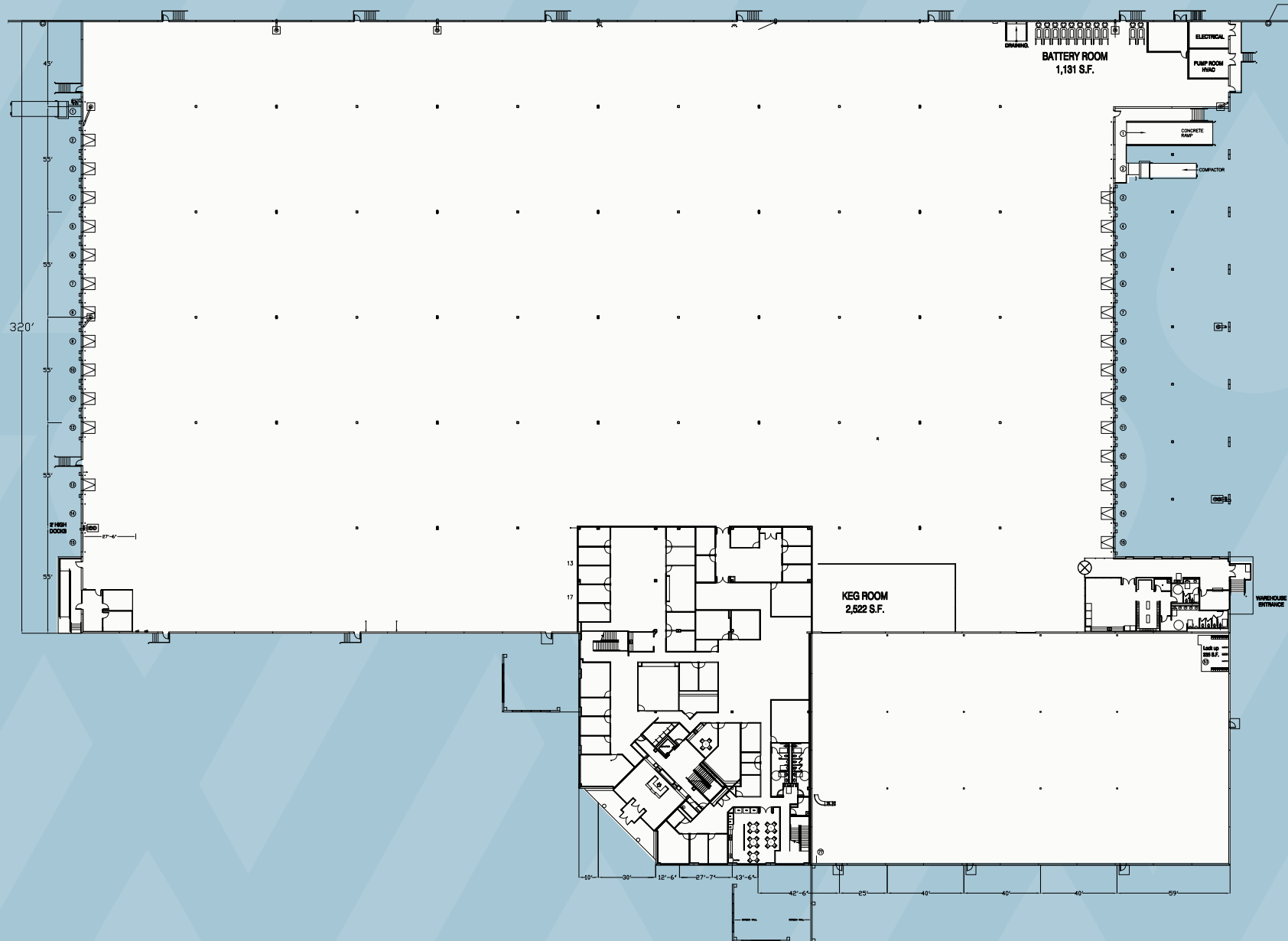
ELECTRIC SERVICE: 4,000 amp



SITE PLAN

This premium 254,458 SF facility, set on 13+ acres, combines high-quality office space with a state-of-the-art warehouse. Featuring full climate control, impressive clear height, and superior loading options, it's perfectly suited for food distribution operations.







ONE
GLAZER
WAY

370

INTERSTATE
70

364



PRIME LOCATION

7
MINUTES TO I-70

10
MINUTES TO EARTH CITY

17
MINUTES TO ST. LOUIS LAMBERT
INTERNATIONAL AIRPORT

18
MINUTES TO I-270

ST. LOUIS LAMBERT
INTERNATIONAL AIRPORT

ONE GLAZER WAY

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