

Weldon
Spring
MO



Huber Park



Delivering Q1 2026

Discover the Workspace at Huber Park

Creative Warehousing for Entrepreneurs and Hobbyists

The Workspace at Huber Park, a cutting-edge climate-controlled flex space, a joint office and warehousing solution, offering flexible, scalable, and technologically advanced storage solutions to meet the evolving needs of businesses worldwide. With a focus on adaptability, efficiency, and customer satisfaction, we provide a dynamic platform for small business owners and hobbyists seeking agile office and warehousing solutions.

2,000 – 12,000 SF
available

Office/Loft
space

12' wide x 16' tall
oversized drive-in door



Secure/private
location

Highway 94
direct access

Interstate 64
close proximity



Depth: **54'**
Length: **246'**
Height: **39'**



Huber Park

Signage
opportunities

20'
clear height

100%
climate controlled

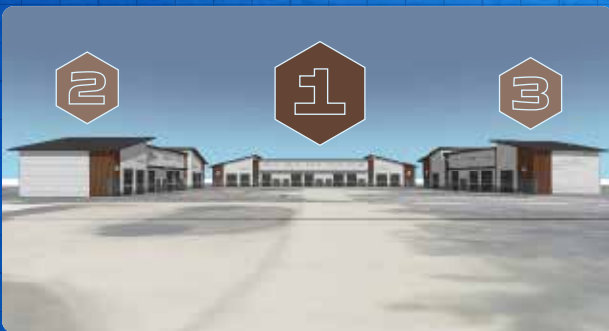


24 hour
access

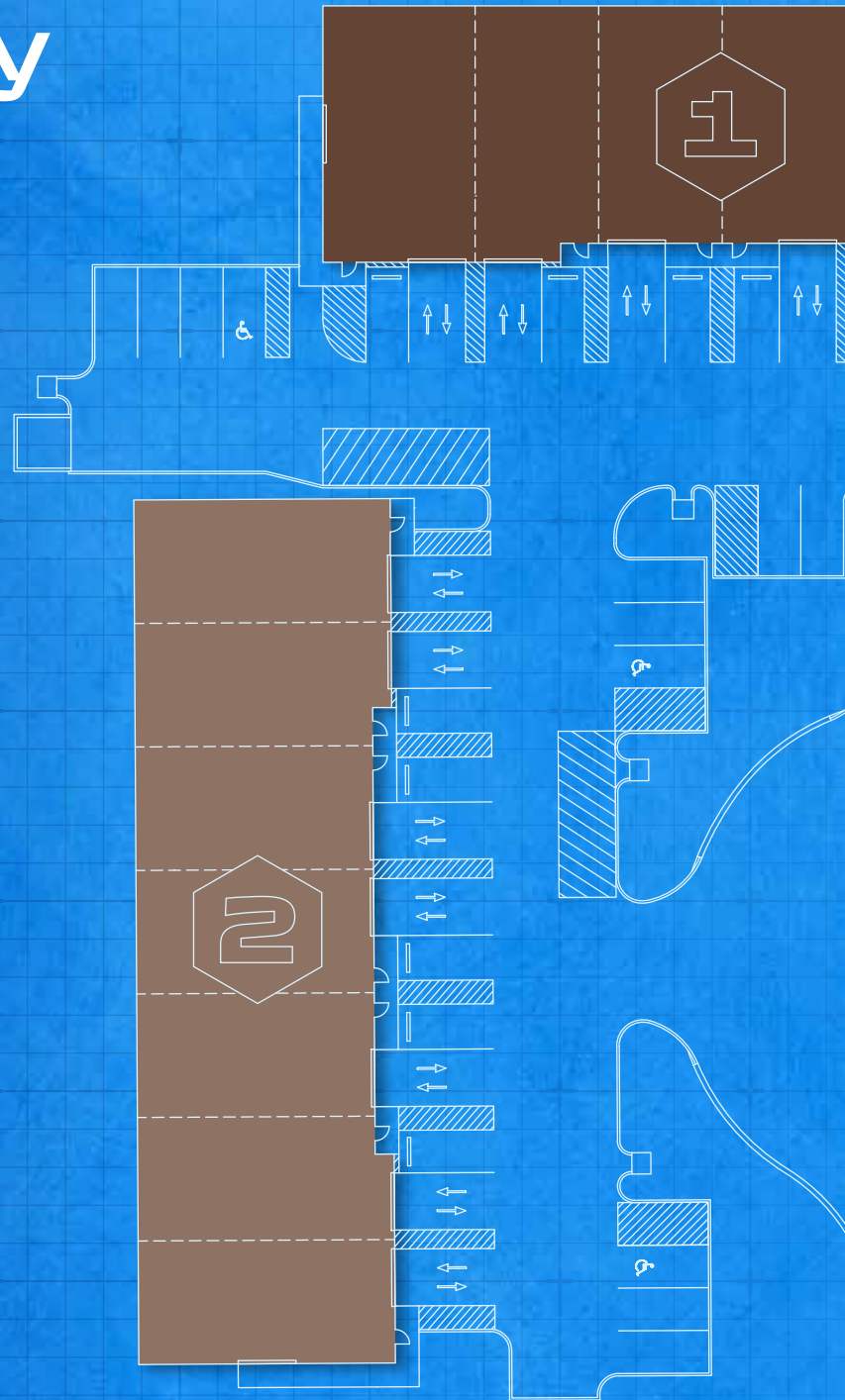
Spec to needs
ability during construction

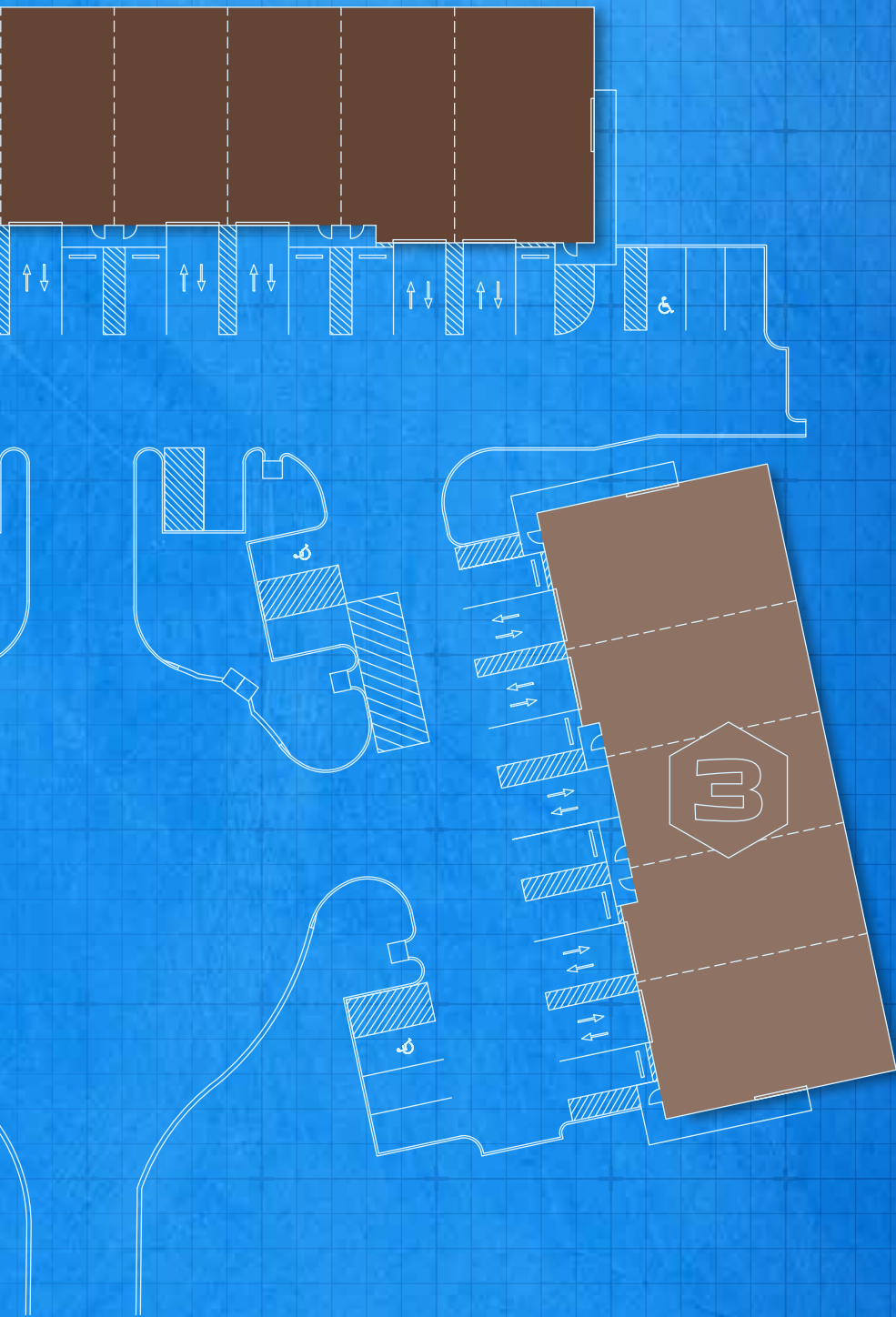
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delivering

Adaptable Spaces, Unparalleled flexibility



The Workspace offers unparalleled flexibility in design and configuration, perfect for both ambitious entrepreneurs and passionate hobbyists. Users can tailor their spaces to precise specifications, with customizable sizes and layouts that accommodate a wide range of needs - from budding startups to weekend workshops. Whether you're launching a small business that needs room to grow, setting up a maker space for your latest innovations, or creating a dream garage for your hobby projects, the property's versatile landscape allows for optimal space utilization.





Building 1

- 9 Units
- 12,700 SF
- 16' drive-in doors
- Depth: 54'
- Length: 246'
- Height: 39'
- Construction: Phase 1

Building 2

- 7 Units
- 9,452 SF
- 16' drive-in doors
- Depth: 54'
- Length: 182'
- Height: 39'
- Construction: Phase 2

Building 3

- 5 Units
- 7,500 SF
- 16' drive-in doors
- Depth: 54'
- Length: 142'
- Height: 39'
- Construction: Phase 2

Weldon Springs: A Strategic Industrial Hub

Strategically positioned in St. Charles County, Weldon Spring offers seamless access to major transportation arteries. With proximity to Interstate 64 and easy connections to I-70 and I-55, your supply chain will benefit from efficient logistics to both national and international markets. Our location, just 30 minutes from St. Louis Lambert International Airport, ensures global reach for your business.



BENEFITS OF WELDON SPRINGS

Robust Infrastructure

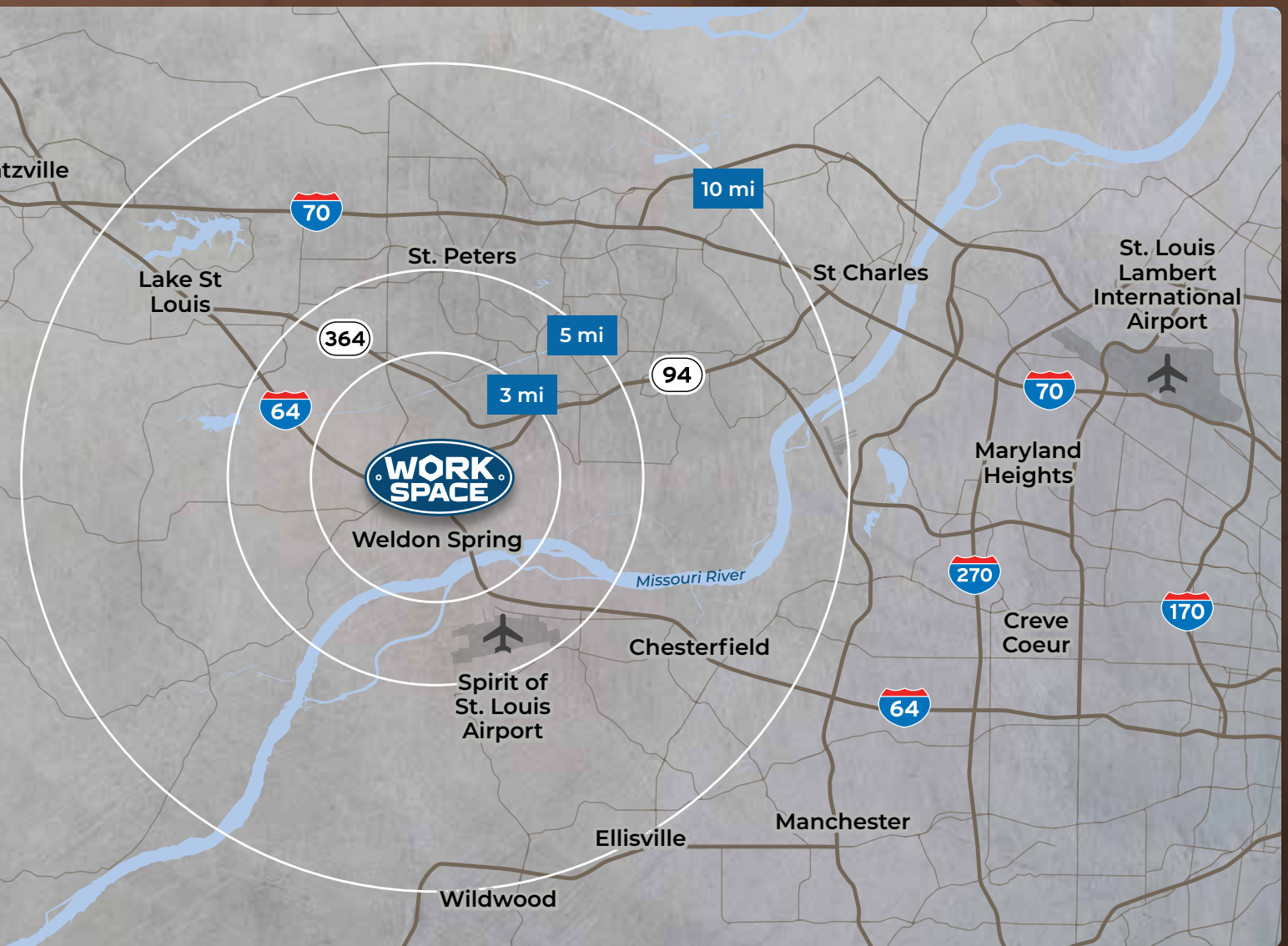
Reliable power grid, advanced telecommunications networks, and ample water resources are designed to meet the demands of modern manufacturing, distribution, and technology operation.

Skilled Workforce

Tap into a rich pool of skilled labor from the greater St. Louis metropolitan area. Our community's strong work ethic, combined with partnerships with local educational institutions, ensures a steady pipeline of qualified workers to drive your business forward.

Business-friendly

Weldon Spring offers competitive tax rates, streamlined permitting processes, and potential incentives for qualifying businesses.



DEMOGRAPHICS

Total Population

3 miles:	29,374
5 miles:	104,671
10 miles:	456,672



Median Age

3 miles:	42.4
5 miles:	41.3
10 miles:	41.7



Average Household Income

3 miles:	\$155,236
5 miles:	\$155,315
10 miles:	\$143,465





Huber Park

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