

±105,000 SF
Available

2/1/2027
Availability Date

±420,000 SF
Building Size

Wentzville DC is a 420,000 SF multi-tenant distribution center facility located in Wentzville Missouri, the Crossroads of the Nation. Strategically located within **1-mile of Interstate** 70 and minutes from major manufactures, including the General Motors Wentzville Assembly Center, Wentzville DC delivers **direct interstate access at the heart of surrounding industry.**

JLL

SparrowHawk
Real Estate Strategists

DISTRIBUTION CENTER

WENTZVILLE

1250 Interstate Drive | Wentzville, MO 63385

WENTZVILLE DISTRIBUTION CENTER

THE ADVANTAGES



DIRECT ACCESS

Wentzville DC is located less than **one mile from two I-70 interchanges and two miles from I-64**, providing direct access to the market and key logistical routes.



AT THE HEART OF INDUSTRY

Wentzville DC is at the heart of surrounding industry, being located within a **20-minute drive of** major manufactures including **General Motors**, Refresco, True Manufacturing, **Toyota**, Reckitt-Benckiser and **Nike**.



DESIGNED FOR THE FUTURE

Wentzville DC is designed for the future, with increasing demand for loading, parking and power in mind. The space includes **13 fully equipped dock positions, 95 car parking** spaces and a **1,600 amp main power service.**





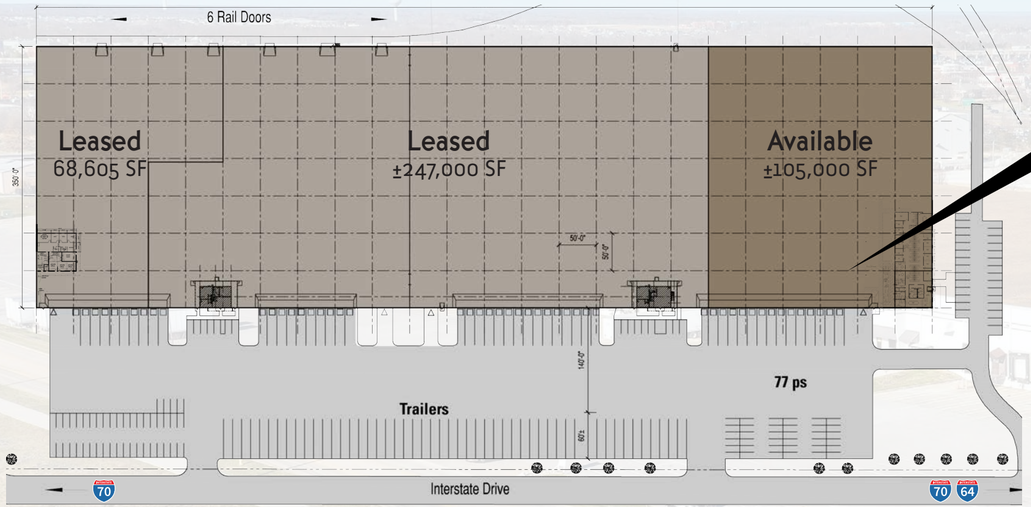
STRATEGIC

LOCATION

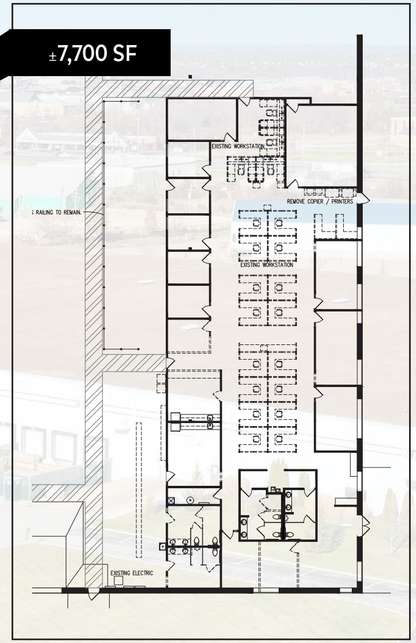
- I-70 (1 mile)
- I-64 (2 miles)
- General Motors Assembly Center (5 miles)
- FedEx Hub (15 miles)
- St. Louis Lambert International Airport (28 miles)

WENTZVILLE DISTRIBUTION CENTER

SITE PLAN



OFFICE FLOOR PLAN



Available Space:	±105,000 SF	Power:	1,600 amp / 480V / 3-Phase	Truck court:	135' deep
Office:	±7,700 SF	Dock doors:	13 with levelers	Car parking:	95
Column spacing:	50'x 50'	Drive-in doors:	1 (12'w x 15'h)	Trailer storage:	Available
Clear height:	25' minimum	Lighting:	T5	Lease Rate:	$6.25/ NNN
Fire suppression:	ESFR				

SPACE SPECIFICATION

HIGHLIGHTS

OFFICE
7,700 SF Office

LOADING
13 Docks, 1 Drive-in

COLUMN SPACING
50' x 50'

POWER
1,600 amp, 277/480V, 3-phase

FIRE SUPRESSION
EFSR

CAR PARKING
95 (Expandable)

Where Institutional Capability Meets Entrepreneurial Agility

SparrowHawk offers tenants and brokers speed, creativity and flexibility. Both benefit from a hands-on management philosophy rooted in local-market knowledge, transparency, experience and integrity.

Tenants and brokers are assured timely, straightforward answers and SparrowHawk values that enhance the leasing experience for the benefit of tenants and brokers and assures that each reach new heights.

sparrowhawkre.com

JLL

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