

FOR SALE OR BUILD-TO-SUIT  
 COMMERCIAL & INDUSTRIAL LAND  
 1.5 – 45.0 ACRES AVAILABLE



FOUNTAIN LAKES COMMERCE CENTER  
 HIGHWAY 370 & ELM STREET  
 ST. CHARLES, MISSOURI

| PARCEL | SIZE    | SALE PRICE         |
|--------|---------|--------------------|
| 1      | 17.0 AC | \$6.00/SF          |
| 2      | 45.0 AC | \$5.00/SF          |
| 3      | 16.7 AC | \$7.00 - \$9.00/SF |
| 4      | 27.5 AC | \$6.00/SF          |
| 5      | 6.6 AC  | \$10.00/SF         |



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# NORTH SIDE OF 370

## 1.5 – 27.5 ACRES AVAILABLE



- Sites available for Sale or Build-to-Suit from 1.5 to 27.5 acres.
- Industrial and Commercial zoning.
- Fountain Lakes Commerce Center is not dependent upon levee protection. Seller will warrant sites and access roads will be provided above the 500 year flood plain elevation.
- Real estate taxes are as much as 40% lower than real estate taxes in comparable industrial areas in St. Louis County.
- Abundant on-site amenities such as restaurants, hotels, banking and shopping.
- Located in eastern St. Charles County, which makes quick and easy access for employees and customers to and from the entire region, including St. Louis County. Just 10 minutes from Lambert St. Louis International Airport.
- Convenient access to Highway 370, an uncongested, interstate quality highway that provides access to Interstate 70, Interstate 270 and other major interstates in the St. Louis area.
- Quick and easy access to the surrounding permanent population in Old Town St. Charles and the growing New Town area via New Town Boulevard/Elm Street and the recently completed 5th Street extension.



# SOUTH SIDE OF 370 1.5 – 45.0 ACRES AVAILABLE



- Sale prices start at \$5.00 per square foot.
- Pricing includes rough grading and utilities to the site.

For more information and inspection please contact:

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**CUSHMAN & WAKEFIELD**



**GATEWAY COMMERCIAL**  
INDEPENDENTLY OWNED AND OPERATED



# FOUNTAIN LAKES COMMERCE CENTER HIGHWAY 370 & ELM STREET ST. CHARLES, MISSOURI

## MAJOR EMPLOYERS – HIGHWAY 370 AREA

- Boeing Company
- Client Services Inc. (Headquarters)
- Fedex Freight East Inc.
- Gateway Medical Research (Headquarters)
- Central States Coca Cola
- Growing Family
- Sysco Food Services of St. Louis LLC
- LMI / Aerospace
- Whittaker Homes
- Craftsmen Industries
- Glazer’s Distributors
- Royal Canin
- Air Products (Coming Soon)
- Millstone Bangert Inc. (Headquarters)
- Financial Asset Management
- Western Union Financial
- T R Hughes, Inc.
- Cardinal Health
- Executive Personal Computers
- National Cart Company (Headquarters)
- Cintas
- MiTek Industries
- Newco Enterprises
- Patriot Machine

