

FOR SUBLEASE

138,600 SF Cross-Docked Warehouse Space

1000 Premier Parkway

St. Peters, MO 63376

Colliers



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Property Overview

Property Address 1000 Premier Parkway
St. Peters, MO 63376

Available SF 138,600 SF

Office SF 2,200 SF

Clear Height 32'

Docks 13

Drive-ins 1 (12'w x 14'h)

Truck Court Depth 135'

Column Spacing 52' x 52'

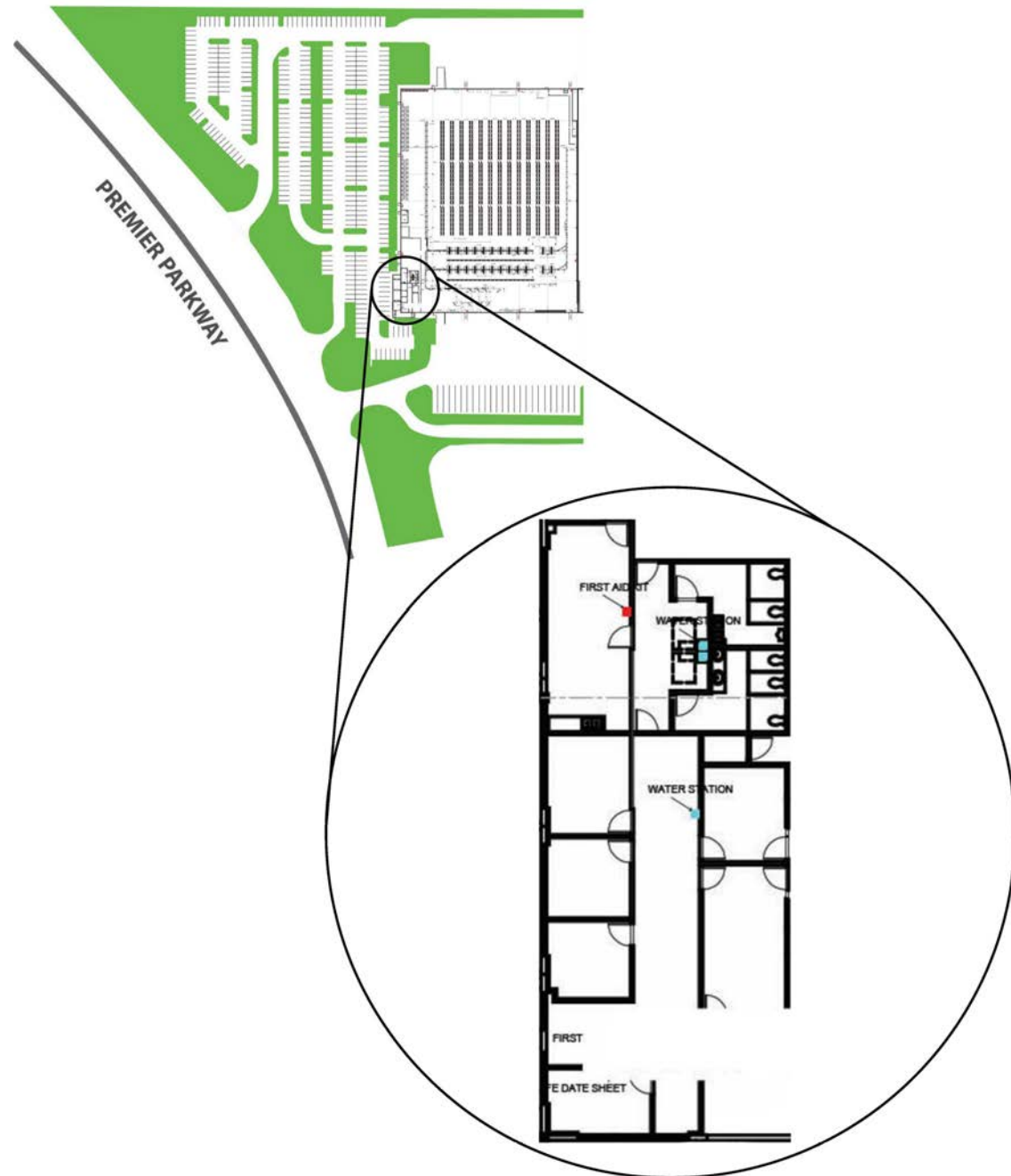
Sprinkler ESFR

Available Date 6/1/2024

Sublease Expiration 9/30/2028

Sublease Rate

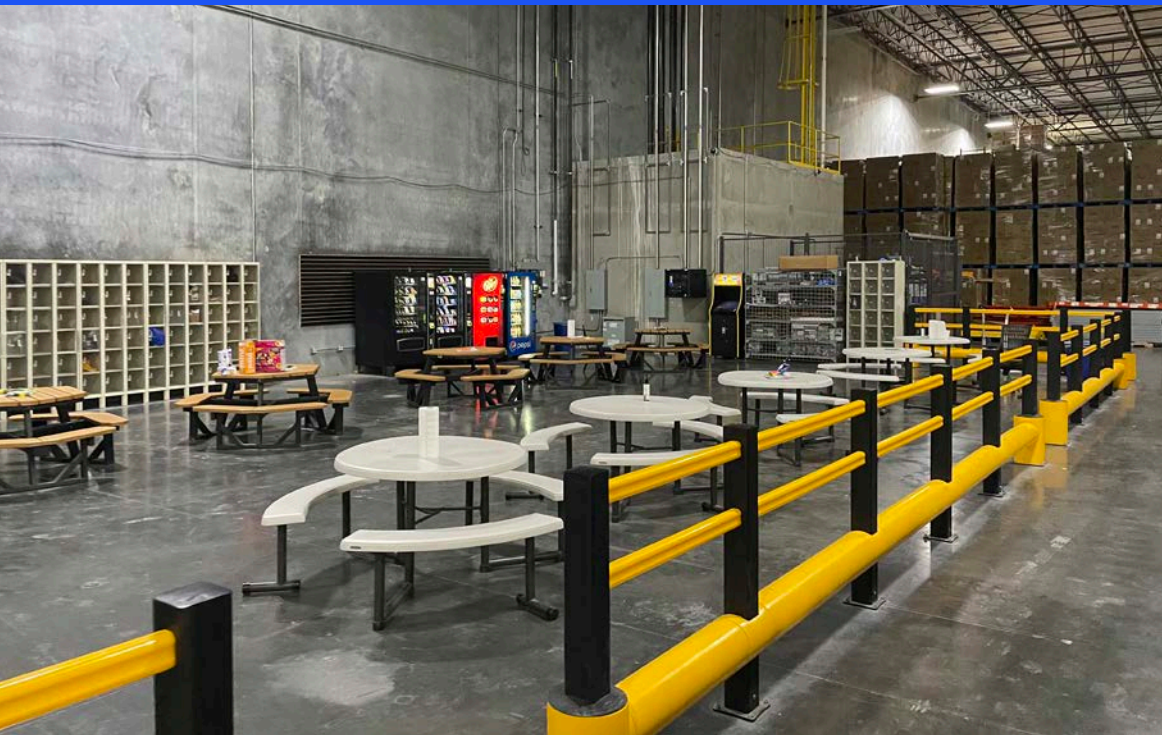
\$4.75/SF, NNN





Property Highlights

- Multiple private offices
- Conference room
- Employee break area
- Two water stations
- Ample truck parking



Premier 370 Business Park

- 850-acre, 4.2 million square foot business park
- Home to many well-known global corporations
- Located in St. Charles County, the fastest growing county in Missouri
- Adjacent to other established business parks such as Lakeside Logistics and Fountain Lakes Industrial Park
- Full diamond interchange provides quick and efficient access to and from the interstate highway system



Premier 370
Business Park

Reaction Auto
Parts

DAYTON
FREIGHT

MEDLINE

SAIA

Axium
plastics

reckett

DM
DISTRIBUTION
MANAGEMENT

138,600 SF
Sublease

BEST
BUY

reckett

amazon





Lambert International Airport

Westport

Earth City

270

Riverport

Park 370

70

Fountain Lakes Commerce Center

1000 Premier Parkway

Premier 370 Business Park

370

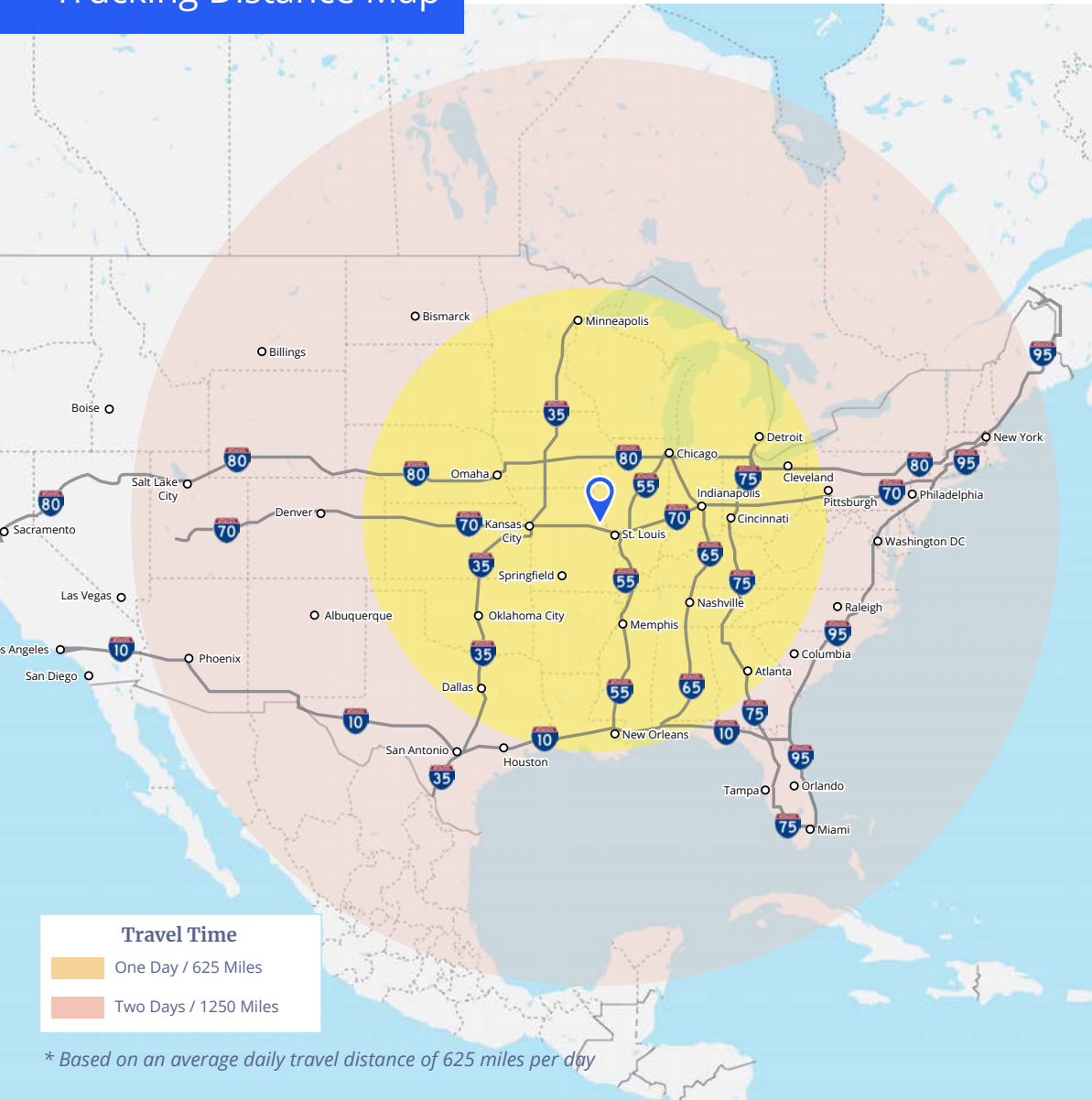
Lakeside 370

Location

Strategically located in Premier 370 Business Park at the I-70 and I-370 intersection, in close proximity to major industrial park and submarkets, and approximately 14 miles from Lambert International Airport.

Convenient Location with a Strong Workforce

Trucking Distance Map



Workforce Summary

As the fastest growing county in Missouri, St. Charles County features a dynamic workforce encompassing various industries, including manufacturing, healthcare, retail, education, and technology. The county also features many educational institutions and training centers that contribute to a well-educated and skilled workforce.

Positioned in close proximity to St. Louis, St. Charles County boasts a strong worker inflow with over one million labor shed. With its convenient and accessible location, thousands of warehouse workers commute to St. Charles County daily.

1M+
labor shed

#1
fastest growing
county in Missouri

44%
of new job growth in
the St. Louis region

*Statistics provided by the Economic Development Council of St. Charles County

Area Demographics

	1 Mile	3 Miles	5 Miles
Population	2,679	41,834	144,589
Households	1,320	18,125	60,708
Average HH Income	\$104,928	\$104,787	\$106,960
No. of Business	81	1,633	4,983
No. of Workers	1,233	26,805	69,782

Nearby Business & Amenities

Lakeside 370

amazon

Site

Premier 370 Business Park

amazon BEST BUY DAYTON FREIGHT
TRANE MEDLINE
SALA reckitt Grove COLLABORATIVE

Fountain Lakes Commerce Center

etrailer AMI Metals, Inc. MiTek
We Ship Express VJON FRIEND TIRE
SOUTHERN GLAZER'S WINE & SPIRITS NEWCO ENTERPRISES, INC. Victory Packaging

FedEx

70

370

70

Mid Rivers MALL
JCPenney
DICK'S macys
Dillard's

COSTCO WHOLESALE
HOODS
JOANN
BEST BUY

BARNES-JEWISH
St. Peters Hospital

HOBBY LOBBY KOKOMO Joe's
Office DEPOT Charleys RESTAURANT + BAR

Walmart Save money. Live better.

THE HOME DEPOT TARGET
SHOE CARNIVAL TJ-maxx
HARBOR FREIGHT WATSON'S

Dierbergs five BELOW
SUSHI AT Michaels Made by you
petco

Schnucks Walmart Save money. Live better.
sam's club ALDI PETSMART

LOWE'S

Ryler FOODS FUZZY'S TACO SHOP goodwill



Premier Parkway

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