



FOR LEASE

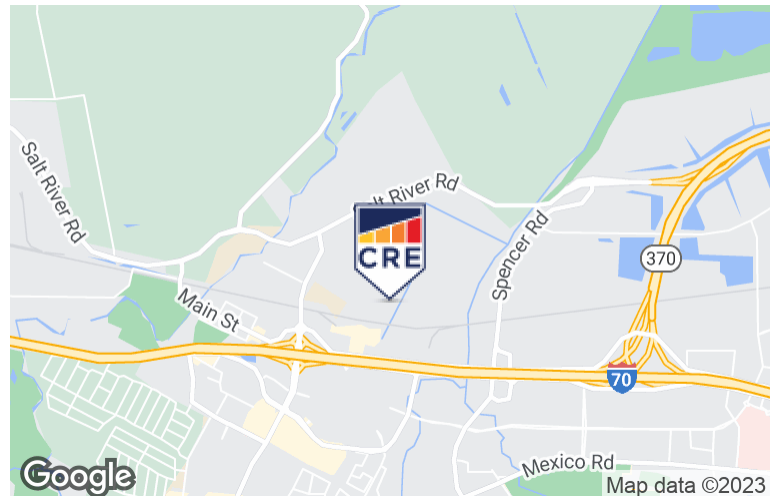
20 MID RIVERS TRADE CT

SAINT PETERS, MO 63376



Property Features

- 6,846 SF office/warehouse space
- Ste A: 3,027 SF Warehouse | 3,819 SF Office (1,928 SF Main Level Office | 1,891 SF Mezzanine Office)
- +/- 0.5 acre of outside storage
- 3 oversized drive-in doors
- Vehicle repair lift
- Less than 1 mile from I-70 via Mid Rivers Mall Drive
- Superb location directly along the path of progress
- Excellent vehicle/fleet maintenance shop



Space

Size (SF)

Suite A

4,955 - 6,846 SF

6,846 SF Available
FOR LEASE: \$12.00 SF/Yr (NNN)

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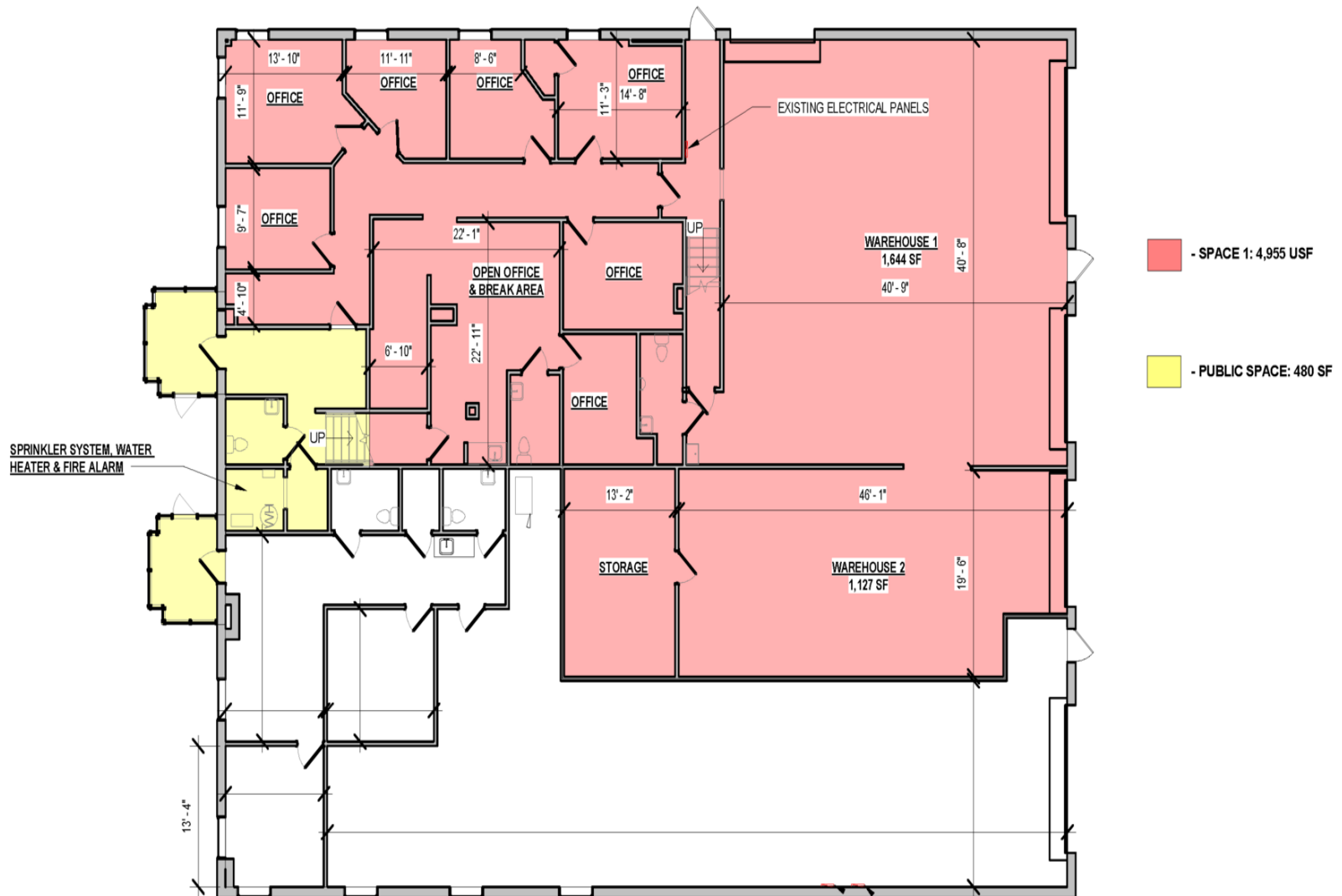
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11701 BORMAN DRIVE, SUITE 100 • ST. LOUIS, MO 63146 • 314.270.5991 • INTELICACRE.COM

This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

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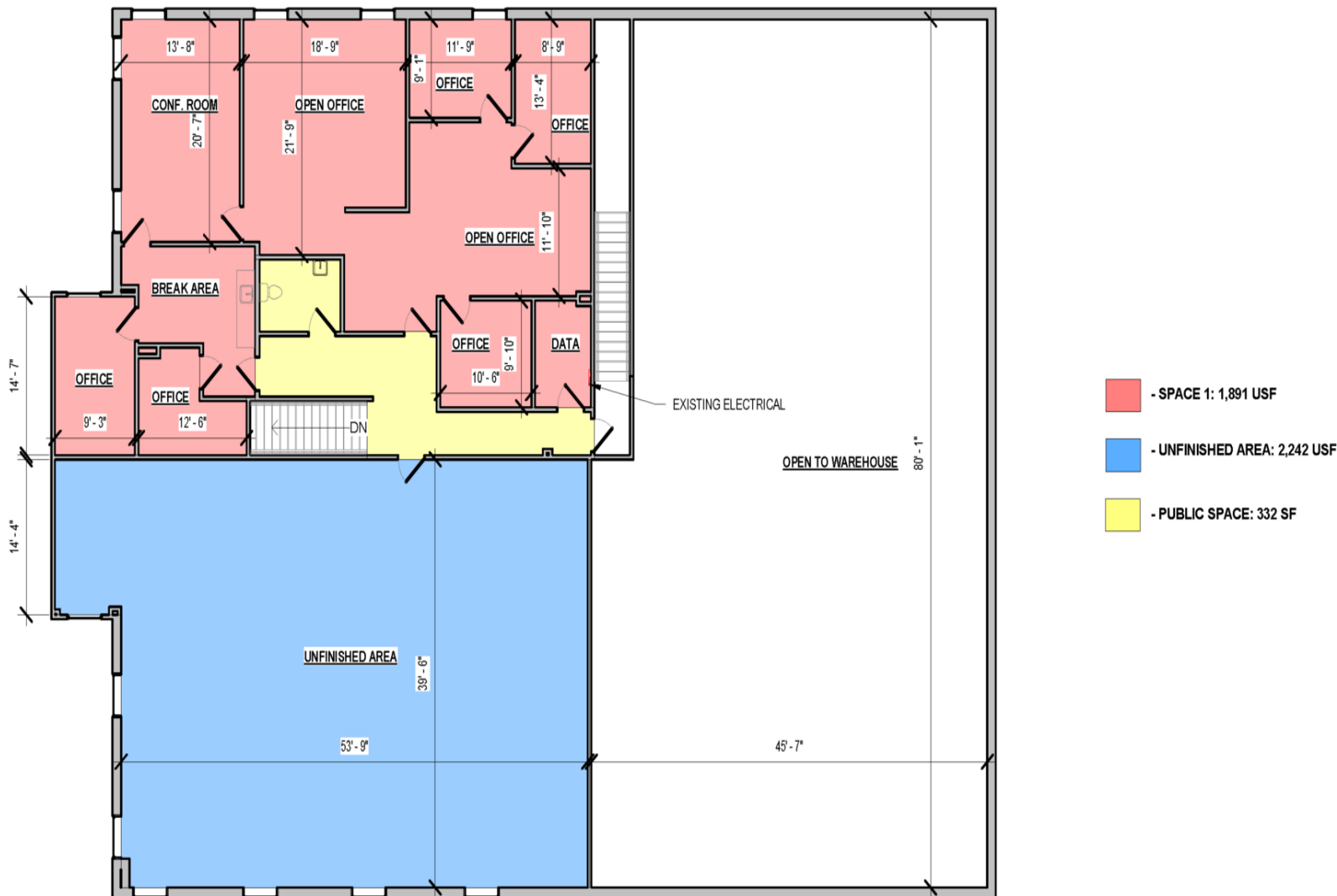
1ST FLOOR

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2ND FLOOR

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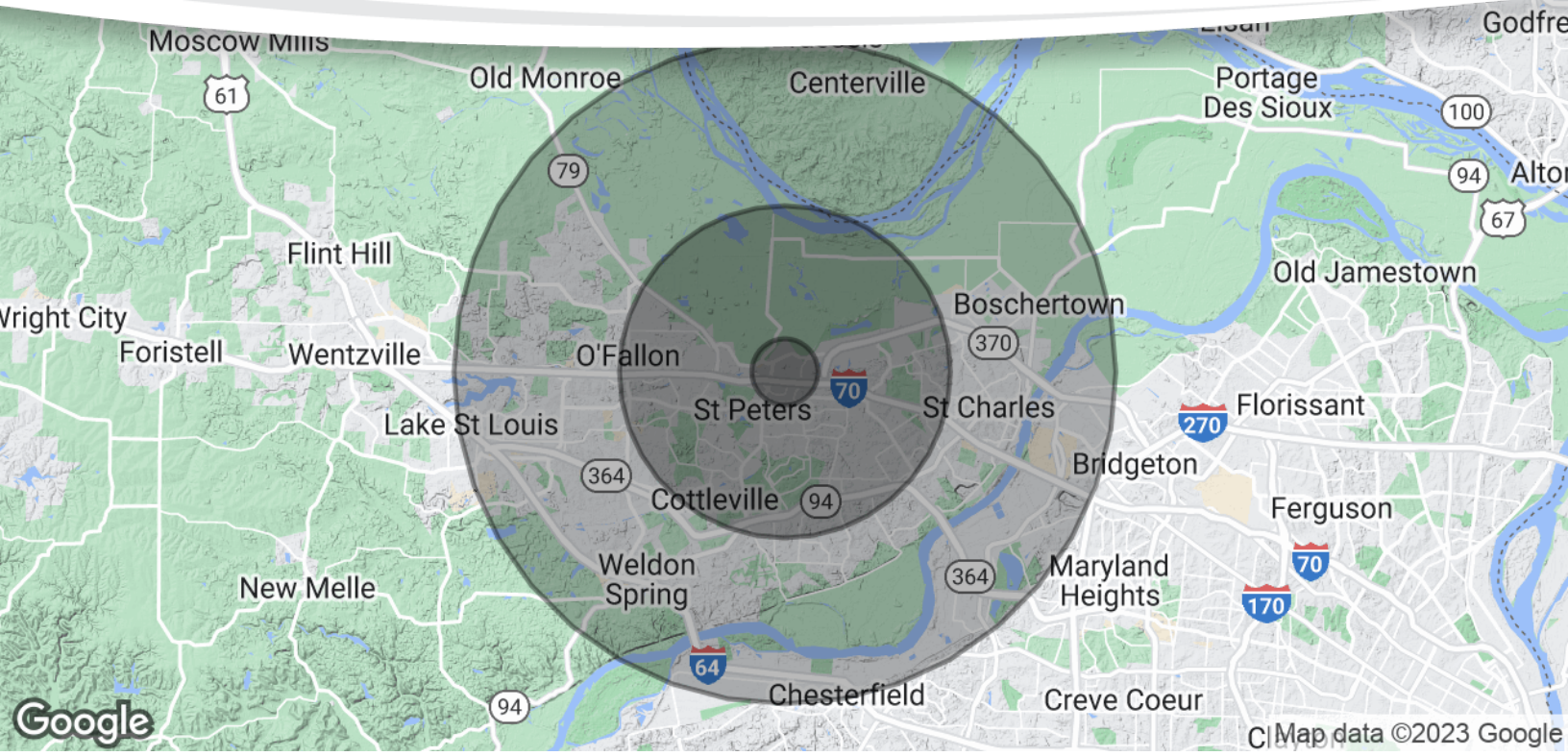
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Population

	1 Mile	5 Miles	10 Miles
Total Population	2,015	139,594	337,540
Average Age	45.4	41.7	41.1
Average Age (Male)	43.3	39.7	39.7
Average Age (Female)	48.9	43.0	42.4

Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	1,140	57,060	136,231
# of Persons per HH	1.8	2.4	2.5
Average HH Income	\$51,234	\$96,283	\$100,846
Average House Value	\$118,799	\$213,190	\$233,497

* Demographic data derived from 2020 ACS - US Census

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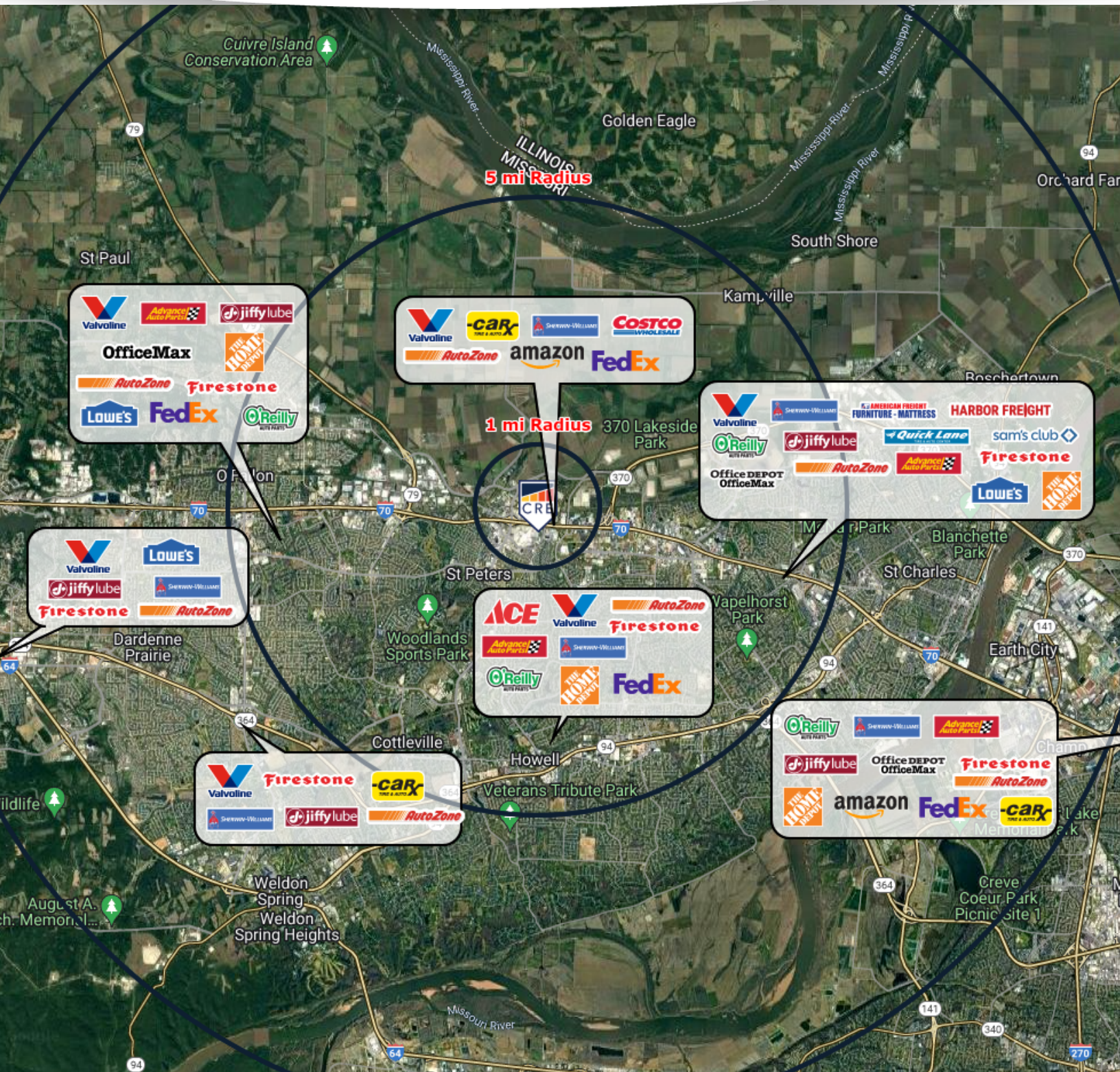
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