

3613 MUELLER ROAD

St. Charles, MO 63301



FOR SALE

71,930 SF OFFICE/WAREHOUSE ON 4.51 OR 8.33 ACRES



**CUSHMAN &
WAKEFIELD**

PROPERTY SUMMARY

PROPERTY ADDRESS	3613 Mueller Road, St. Charles, MO 63301
PROPERTY TYPE	Office/Warehouse/Flex
CONSTRUCTION	Masonry & Block Construction (Original Building) & Metal (Building Addition)
YEAR BUILT	1975 (Original Building) & 1988 (Building Addition)
BUILDING SIZE	71,930 SF*
SF BREAKDOWN	41,088 SF Office/Production area 20,733 SF Warehouse 4,459 SF Auxiliary Building 5,611 SF Mezzanine Office 71,930 SF Total
LOT SIZE	4.51 Acres (3.82 Acre Adjacent Lot also Available – see next page)
POWER	2,000 Amp 208V 3 Phase
CLEAR HEIGHT	Up to 30' Clear; See Floor Plan for Details
LOADING	6 Docks (5 With Platform Loading); Ability to Add Dock-Highs
FIRE PROTECTION	Fully Wet Sprinklered
BACK-UP GENERATOR	Cummins DFED 500kW Diesel Generator; Serves Entire Building
ROOF	New Roof Installed on Westernmost 1/3 of Original Building; Warranty Through January 2041
ZONING	I-1 Light Industrial in City of St. Charles
ADDITIONAL FEATURES	• Prominent Hwy 370 Frontage & Visibility • Convenient Access from Hwy 370 • LED Lighting in Warehouse • Data Center Room with Raised Floor, UPS Power Supply, Dedicated Cooling (Liebert Unit), & FM200 Suppression System
2021 REAL ESTATE TAXES	\$60,663
SALE PRICE	71,930 SF Building on 4.51 Acres: \$4,300,000 \$3,980,000

* All SF is estimated



OPTIONAL ADDITIONAL LOT

The adjacent 3.82 acre lot is improved with paved parking and also includes a Billboard/Cell Tower with recurring lease revenue. This 3613 Mueller Road property can be purchased with or without this adjacent lot. The current lease revenue generated from the Billboard/Cell Tower is \$17,442 annually. The \$833,000 asking price for this lot is based on the following:

\$582,400	Land value based on 3.82 acres at \$3.50/SF
<u>\$250,600</u>	Value attributable to the lease revenue (based on current lease revenue of \$17,442 at a 7% cap rate)
\$833,000	Total Asking Price



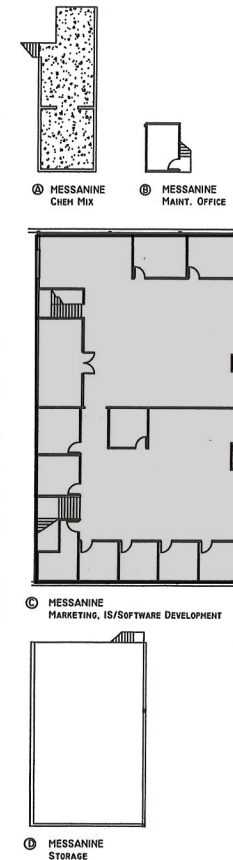
FLOOR PLANS



FLOOR PLAN

22-30' Clear Height
 16.5' Floor-to-Joist Clear Height*
 Mezzanine Office

* Requires removal of acoustical ceiling tiles and raised lighting, ductwork, etc.



ELEVATED FLOOR PLAN

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY AERIAL



CONTACT

KEITH SCHNEIDER, SIOR, CCIM

Managing Director

+1 314 520 2747

keith.schneider@cushwake.com

JOE SCHNEIDER, CCIM

Director

+1 636 578 6069

joe.schneider@cushwake.com

1551 Wall Street, Suite 200
St. Charles, MO 63303
cushmanwakefield.com