

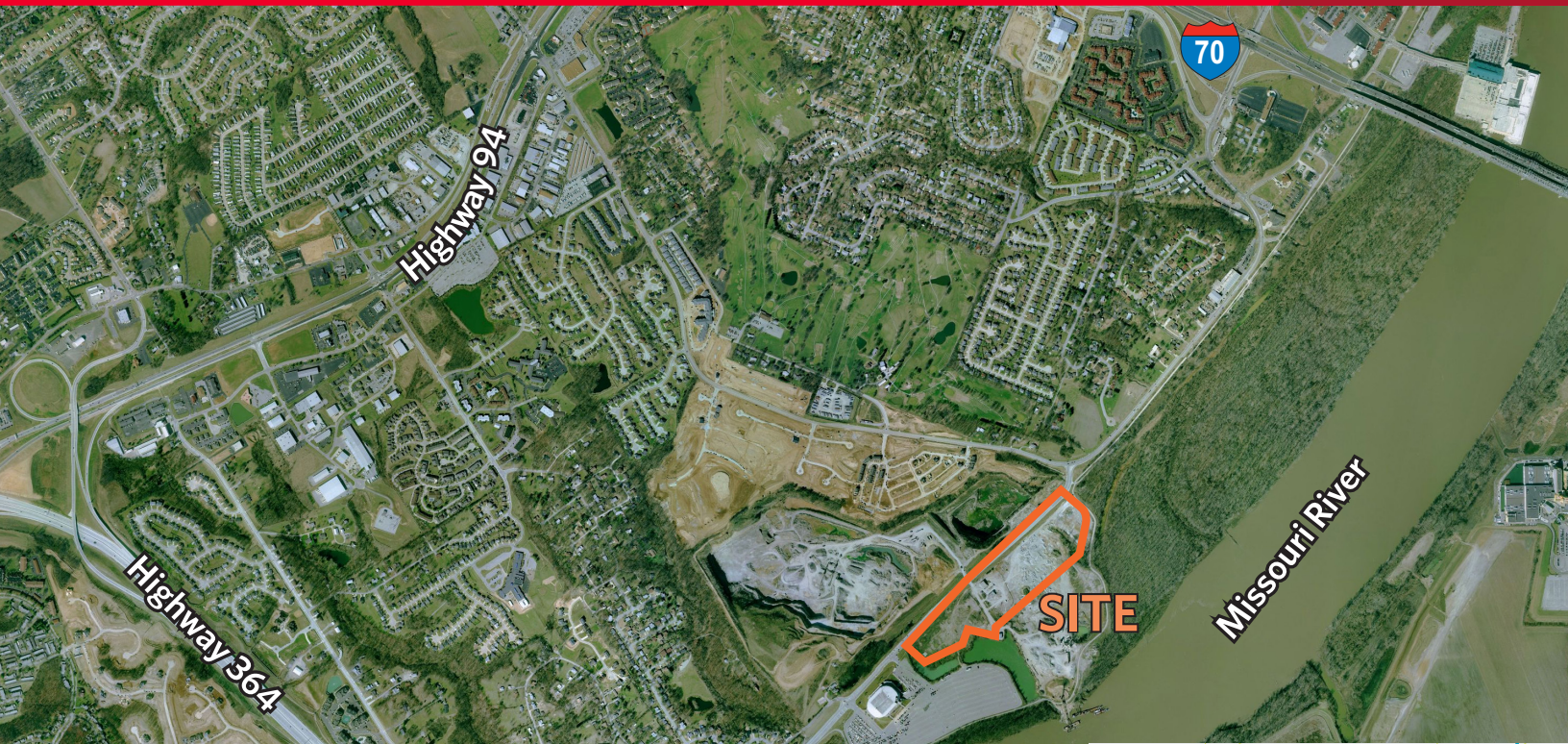


**CUSHMAN &
WAKEFIELD**

FOR SALE OR LEASE

±35 Acres

2000 South River Road / St. Charles, MO 63303

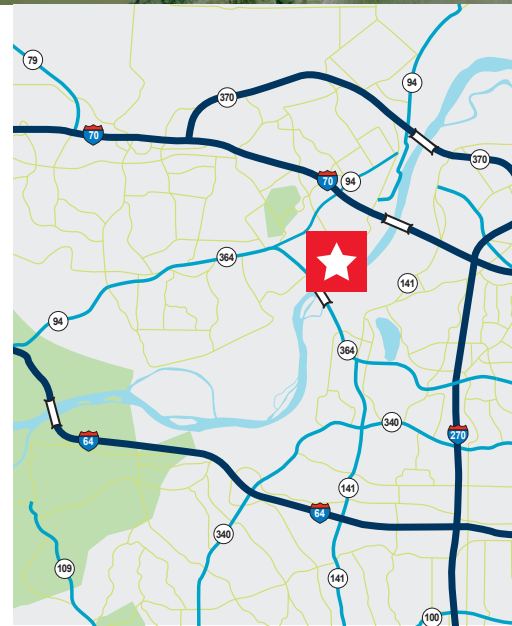


Lease: Call Broker for Rate

Sale Price: \$3,430,350 (\$2.25/SF)

Property Highlights

- Zoned PD-MU (Planned Development Multi-Use)
- Close Proximity to:
 - Major Highways
 - Streets of St. Charles at Noah's Ark Development, a \$385 Million Project
- Adjacent to St. Charles Family Arena
- Divisible for Smaller Tracts
- Ideal for Industrial, Institutional or Mixed Use Development



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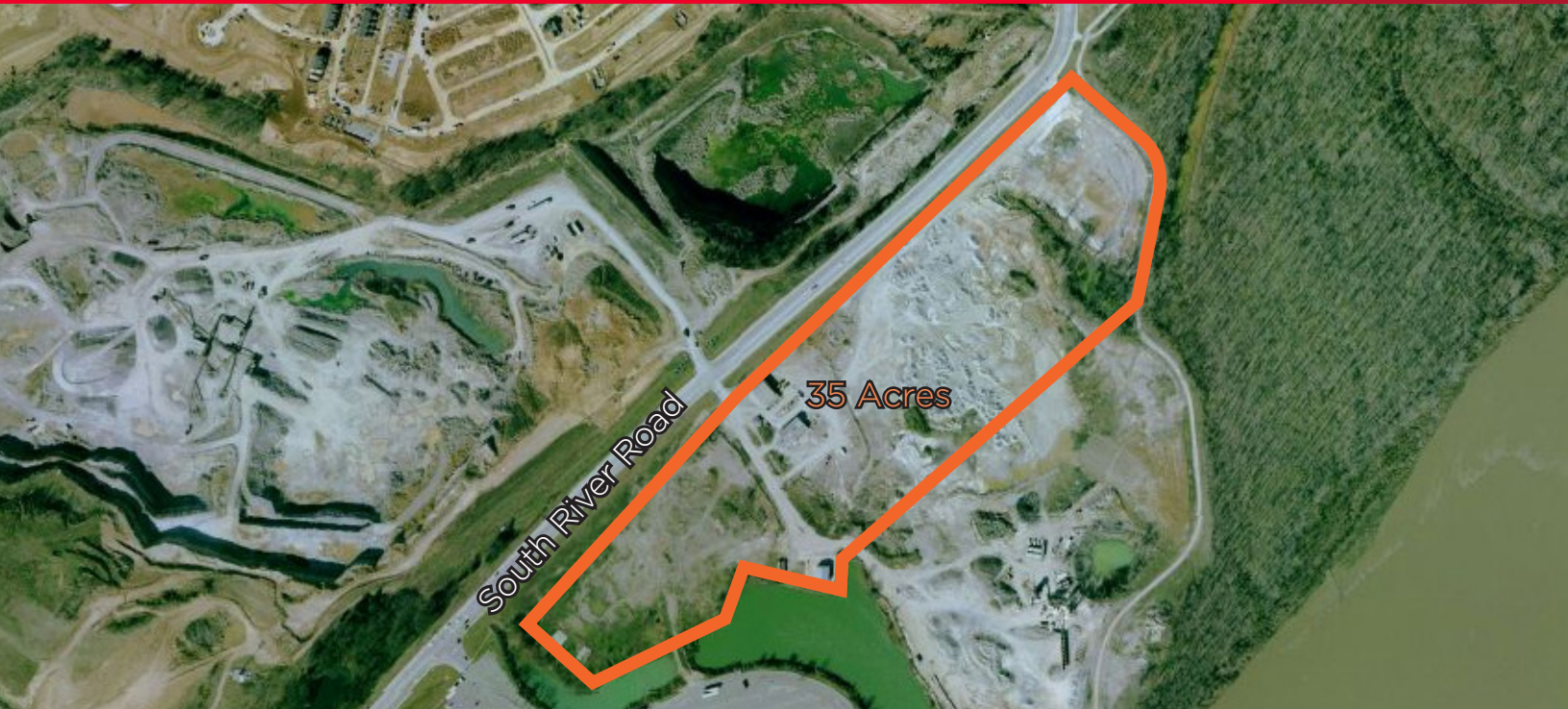


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