

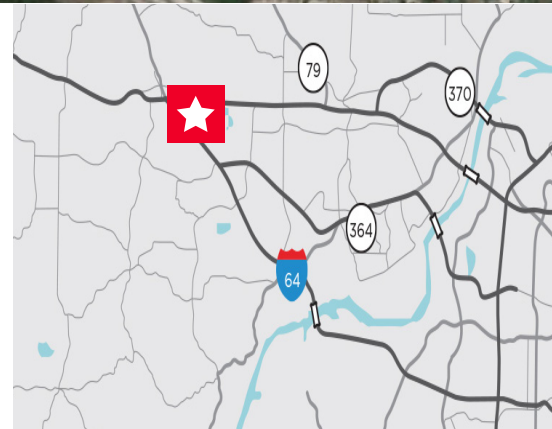


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Corporate Parkway, Wentzville, Missouri 63385

Property Highlights

- Located at the corner of Corporate Parkway and Crosswinds Drive, at the apex of the “Golden Triangle” at the I-70/I-64 junction
- Ideal for wide variety of commercial uses, educational, medical, senior housing, hotel, restaurants and other services
- 75,000 SF Class A flex/service center project previously approved at the site
- Seller will build to suit
- Predominately level with streets/utilities to sites
- Immediate Highway Access:
 - I-70: Route A/I-70 Interchange
 - I-64: Prospect Road/I-64 Interchange
- Zoned “PD-MXD” Planned Development Mixed Use in City of Wentzville
- 2021 Real Estate Taxes: \$60.06 (Based on Current Agricultural Use)
- **Sale Price: \$1,361,010 (\$3.95/SF)**



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POSSIBLE BUILD-TO-SUIT

Below is a conceptual rendering and site plan for a 75,000 SF Industrial Flex Building – Approved by the City of Wentzville. Vault Partners, property owner and developer, will BTS for sale or lease this or any other plan to fit end user's needs.

