

For sale or build-to-suit

Corporate Parkway, Wentzville, Missouri 63385

±7.91 AC (Can be divided)

- Located at the corner of Corporate Parkway and Crosswinds Drive, at the apex of the "Golden Triangle" at the I-70/I-64 junction
- Approximately 2 miles from the Wentzville GM Plant
- Suitable for a variety of uses such as commercial and light industrial, 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: \$60.00 (Based on Current Agricultural Use)

Colliers

Asking Price:

\$3.75
PSF

Contact us:

Chad J. Burkemper, SIOR

Executive Vice President

+1 314 584 6279

chad.burkemper@colliers.com

Daniel J. Bamberger, SIOR

Senior Vice President

+1 314 584 6226

dan.bamberger@colliers.com

Colliers

101 S Hanley Rd, Suite 1400

St. Louis, MO 63105

P: +1 314 863 4447

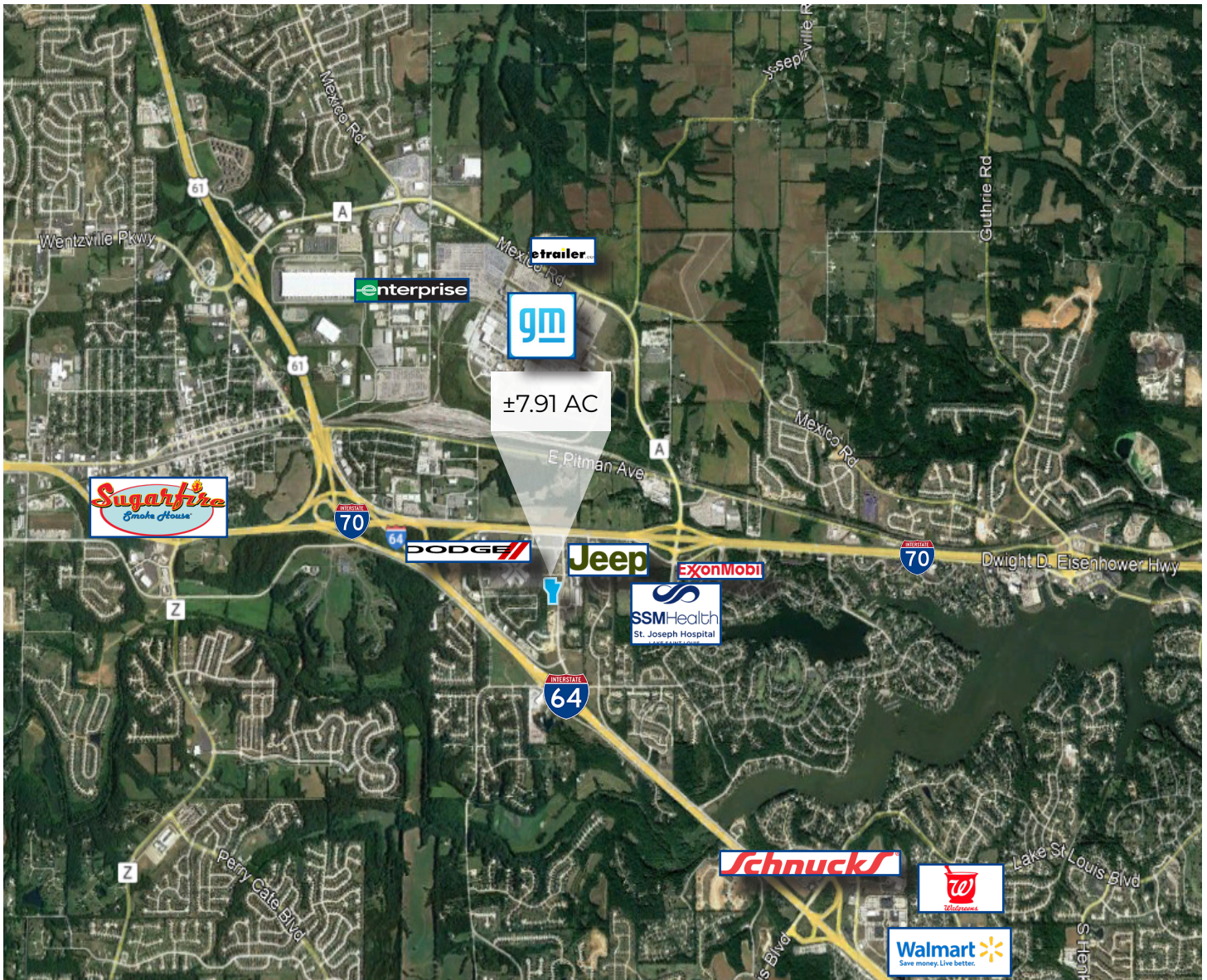
F: +1 314 863 4407

colliers.com/stlouis

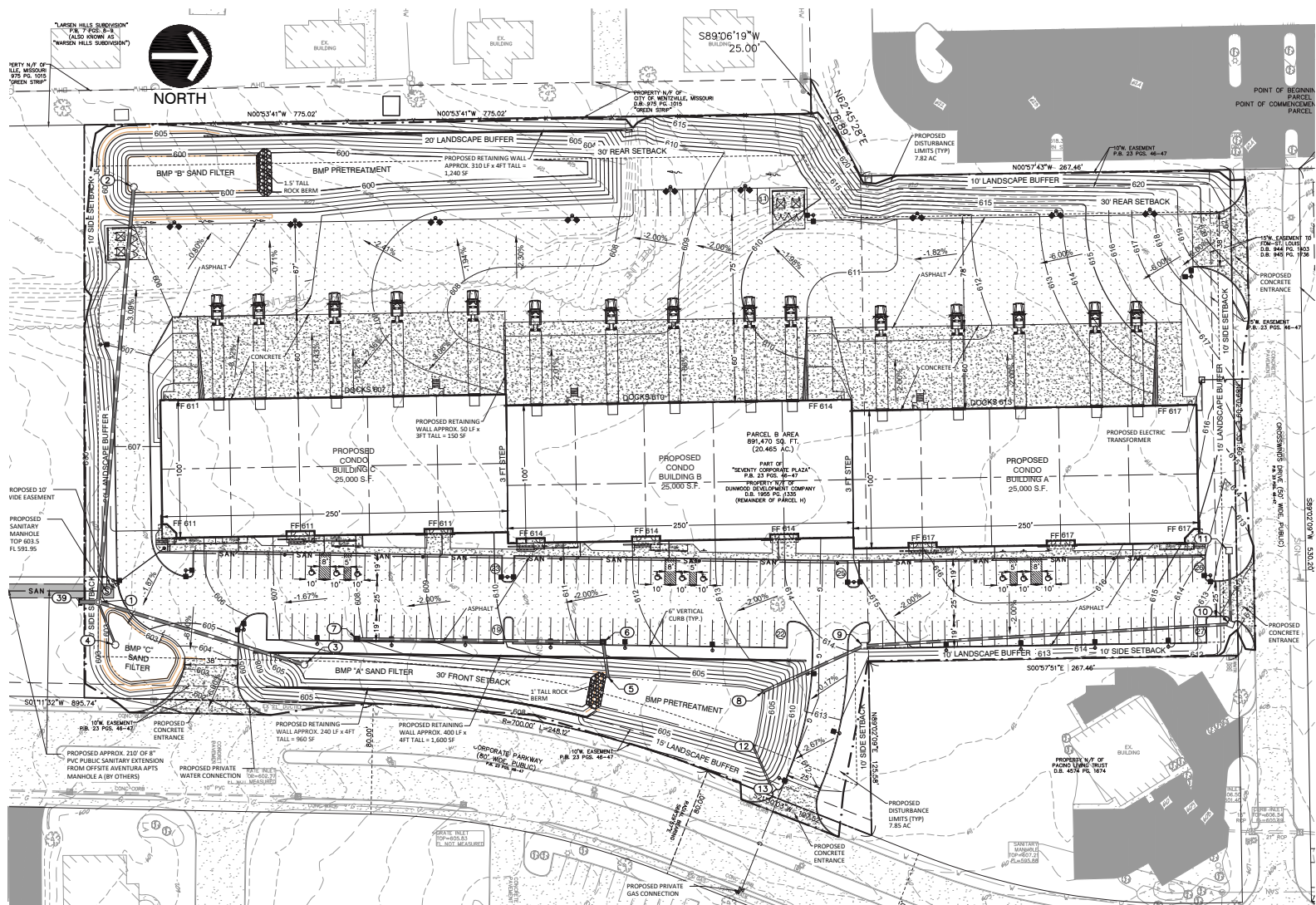
Conceptual Building Rendering



Location Aerial



Site Plan



Contact us:

Chad J. Burkemper, sior

Executive Vice President
+1 314 584 6279
chad.burkemper@colliers.com

Daniel J. Bamberger, sior

Senior Vice President
+1 314 584 6226
dan.bamberger@colliers.com

Asking Price:

\$3.75
PSF

Colliers

101 S Hanley Rd, Suite 1400
St. Louis, MO 63105
P: +1 314 863 4447
F: +1 314 863 4407
colliers.com/stlouis