

8.33-ACRE BUILD-TO-SUIT AVAILABLE

450 Technology Dr | Weldon Spring, Missouri 63304

REVEL
COMMERCIAL REAL ESTATE



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PANATTONI®

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- 8.33 acres available for build-to-suit
- Zoned HTO, High Technology Office District, City of Weldon Spring; owner has secured an approved site plan with the City of Weldon Spring for a $\pm 76,500$ SF office/warehouse
- Utilities to site
- Easy access to I-64 and Highway 94
- Excellent visibility with over 500' of frontage along I-64 with 80,000+ vehicles per day
- Located across I-64 from Missouri Research Park, a 200-acre research and technology focused business park
- Potential sale opportunity
- Contact Broker for pricing

POTENTIAL BUILDING SPECS

TOTAL BUILDING SIZE	$\pm 75,000$ SF - $\pm 100,000$ SF
CEILING HEIGHT	$\pm 32'$ - $\pm 36'$
DOCKS	Multiple
DRIVE-INS	Multiple
PARKING	95 parking stalls
TRAILER DROPS	15 trailer stalls



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SAMPLE RENDERING



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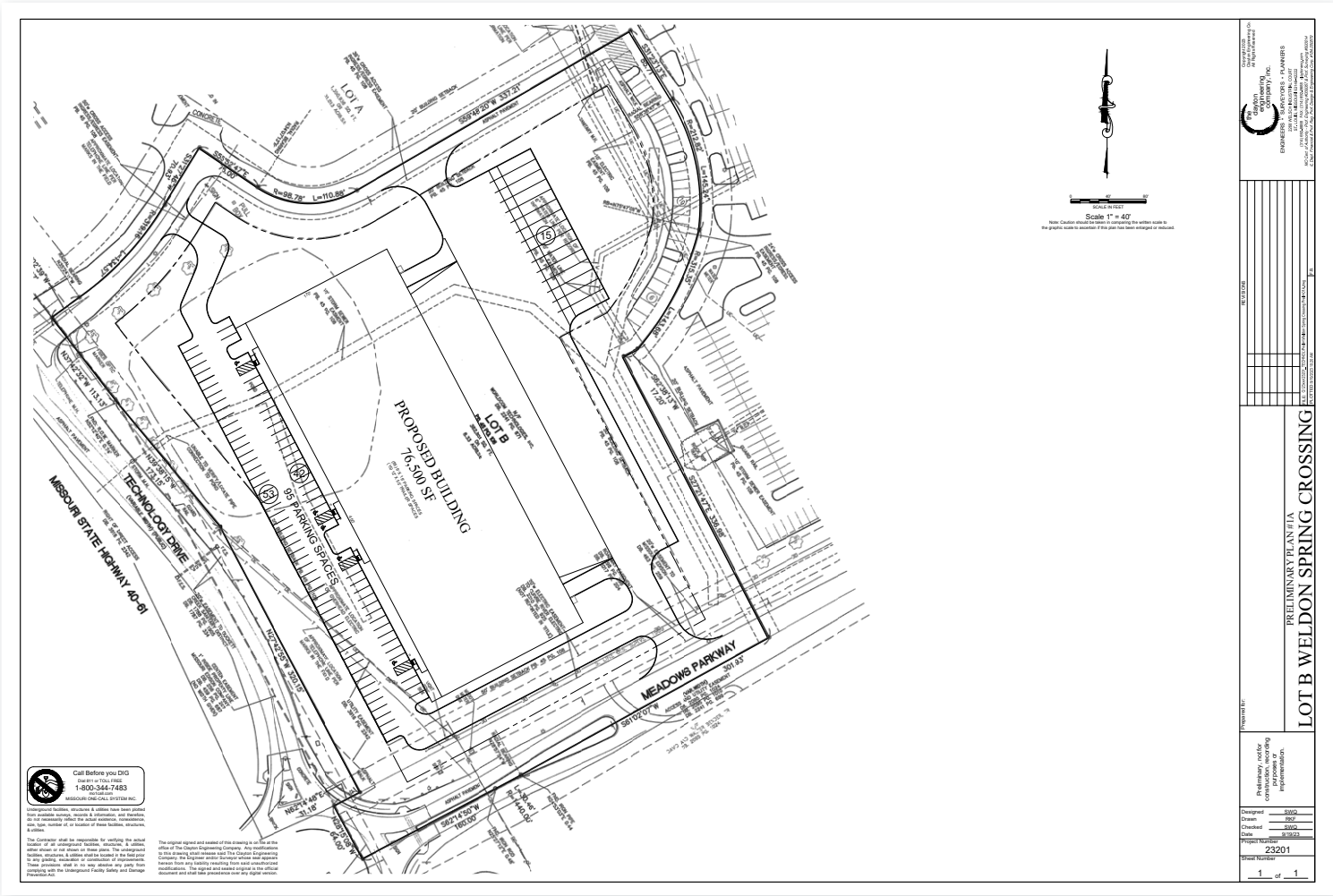
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SAMPLE SITE PLAN



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AERIAL MAP



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LOCATION OVERVIEW



415,000+
POPULATION

#1
FASTEST GROWING
COUNTY IN MO

1 million+
LABOR SHED

3rd
LOWEST CORPORATE TAX
RATE



Home to the largest-ever private investment in the State of Missouri, GM's \$1.5 billion re-investment in their Wentzville Assembly Plant



44% of all new job growth in the STL region is in St. Charles County

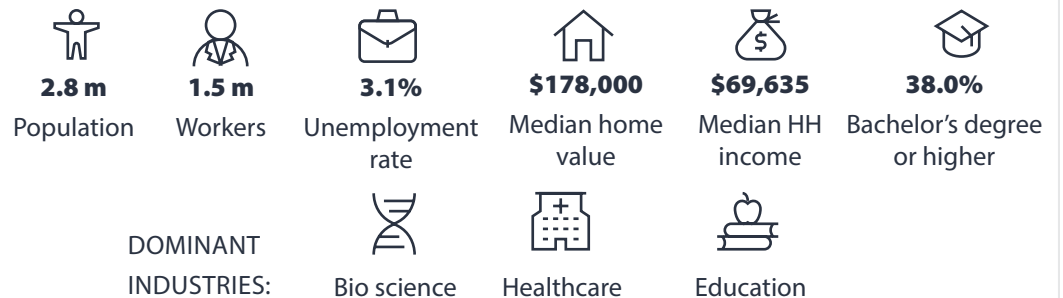
MAJOR EMPLOYERS



Located across I-64 from 450 Technology Dr, Missouri Research Park was the first business park in the St. Louis region to market exclusively to technology-intensive and research-based companies. Developed in 1985, the 200-acre research and development park has been a catalyst for development along the I-64 high-tech corridor in St. Charles County. Missouri Research Park is owned and managed by the University of Missouri.

Today, the park includes over 15 companies and two federal agencies with more than 1.5 million square feet under roof and approximately 2,000 employees. The park-like setting features walking trails, a hotel, and a golf course among its amenities.

ST. LOUIS MSA SNAPSHOT



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