

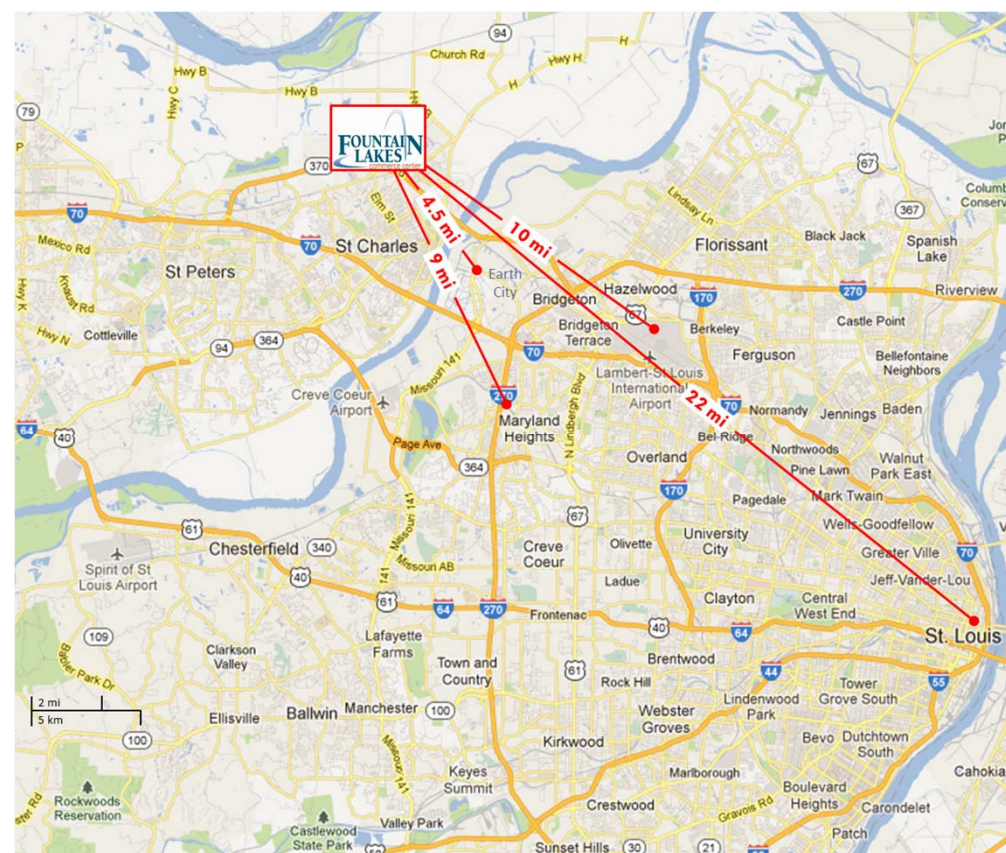
WESTGATE200

HIGHWAY 370 & ELM, ST. CHARLES, MO

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Surrounding Businesses



The Millstone Company is pleased to offer the latest Build-to-Suit opportunity in the Fountain Lakes Commerce Center. This is one of the last remaining sites within this high quality business park. The area is home to many of the largest companies in St. Louis Metro area, including Coca Cola, Sysco, FedEx, Vi-Jon and many more. This property offers excellent interstate access, numerous amenities, and significantly lower property taxes than St. Louis County while being only 5 minutes away.

Conceptual Site Plan



Key Features

- **200,200 SF Available for Build-to-Suit**
- Divisible to 50,000 SF
- 32' Clear
- 40 Trailer Parking Spaces (Expandable)
- Ample Parking
- ESRF Sprinklers
- High Bay LED Lighting
- Building Parameters Can Be Modified To Meet Specific Requirements
- Aggressive Lease Rates or Purchase Options Available

Park Features

- Established Master Planned Mixed-Use Business Park
- Site Elevated Above FEMA's 500-Year Flood Elevation Level
- High Growth Area with Excellent Available Workforce
- Eligible for New Market Tax Credits and EB-5 Financing
- Park Amenities Including Restaurants, Hotels, Daycares, Banks and Shopping
- "AT&T Fiber Park", AT&T Fiber Lines are Installed throughout the Park
- Dual Electric Substations
- Real Estate Taxes are 40% Lower than Real Estate Taxes in Comparable Industrial Areas in St. Louis County
- Direct and Easy Access to I-370

Neighboring Companies

- | | |
|-----------------------------|---------------------|
| ▪ Coca Cola | ▪ Victory Packaging |
| ▪ FedEx | ▪ AMI Metals, Inc. |
| ▪ Cardinal Health | ▪ Vi-Jon |
| ▪ Sysco | ▪ LMI Aerospace |
| ▪ MiTek | ▪ Pharma Medica |
| ▪ Old Dominion Freight Line | ▪ SSM Healthcare |
| ▪ Air Products | ▪ Glazer's |
| ▪ Craftsmen | ▪ Newco |