

ST. LOUIS WATSON'S

2620 Muegge Rd
St. Charles, MO



USE: Retail/Warehouse
SPACE AVAILABLE: 0 SF
BUILDING SIZE: 57,938 SF

- Less than 1 mile from I-70; St. Louis's primary highway
- Located in a strong retail area with high traffic counts
- Retail & warehouse asset
- 153 surface spaces providing ample on-site parking
- Easy access of off Muegge Road & Old Muegge Road
- Surrounded by Target, Home Depot, T.J. Maxx, Wendy's, & several other national retailers



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Asset Strategy
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Building Specs.

| | |
|------------------|------------------------------|
| Year Built | 2001 |
| Clear Height | 21' to 24' clearance |
| Loading Docks | 6 docks |
| Drive-in Doors | 1 door w/ ramp |
| Roof | Flat, built-up roof |
| Sprinkler System | 100% sprinklered, wet system |

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Amenities Aerial

