FOR SUBLEASE

248,635 SF Industrial Building

Colliers

Accelerating success.



1010 Turner Blvd

St. Peters, MO 63376

CONTACT US

Chad Burkemper, SIOR
Executive Vice President
+1 314 584 6279
chad.burkemper@colliers.com

Dan Bamberger, SIOR
Executive Vice President
+1 314 584 6226
daniel.bamberger@colliers.com

Property Overview

Address:	1010 Turner Blvd St. Peters, MO 63376
Building Size:	248,635 SF
Office Area:	2,600 SF
Dock Doors:	Thirty-five (35) dock doors - equipped with mechanical pit levelers and seals
Drive-In Doors:	One (1) 10’ x 12’
Year Built:	2013
Clear Height:	22’
Column Spacing:	40’ x 40’
Parking:	58 car parking (expandable) 127 trailer parking (expandable)
Lighting:	Energy efficient T5 lighting and LED motion sensor lights
Power:	1,600 Amp, 277/480 Volt 3-Phase 4 Wire
Racking:	Racking available for Tenant’s use
Availability:	January 1, 2027
Sublease Expiration:	December 31, 2032

SUBLEASE RATE:

$4.50 PSF, NNN

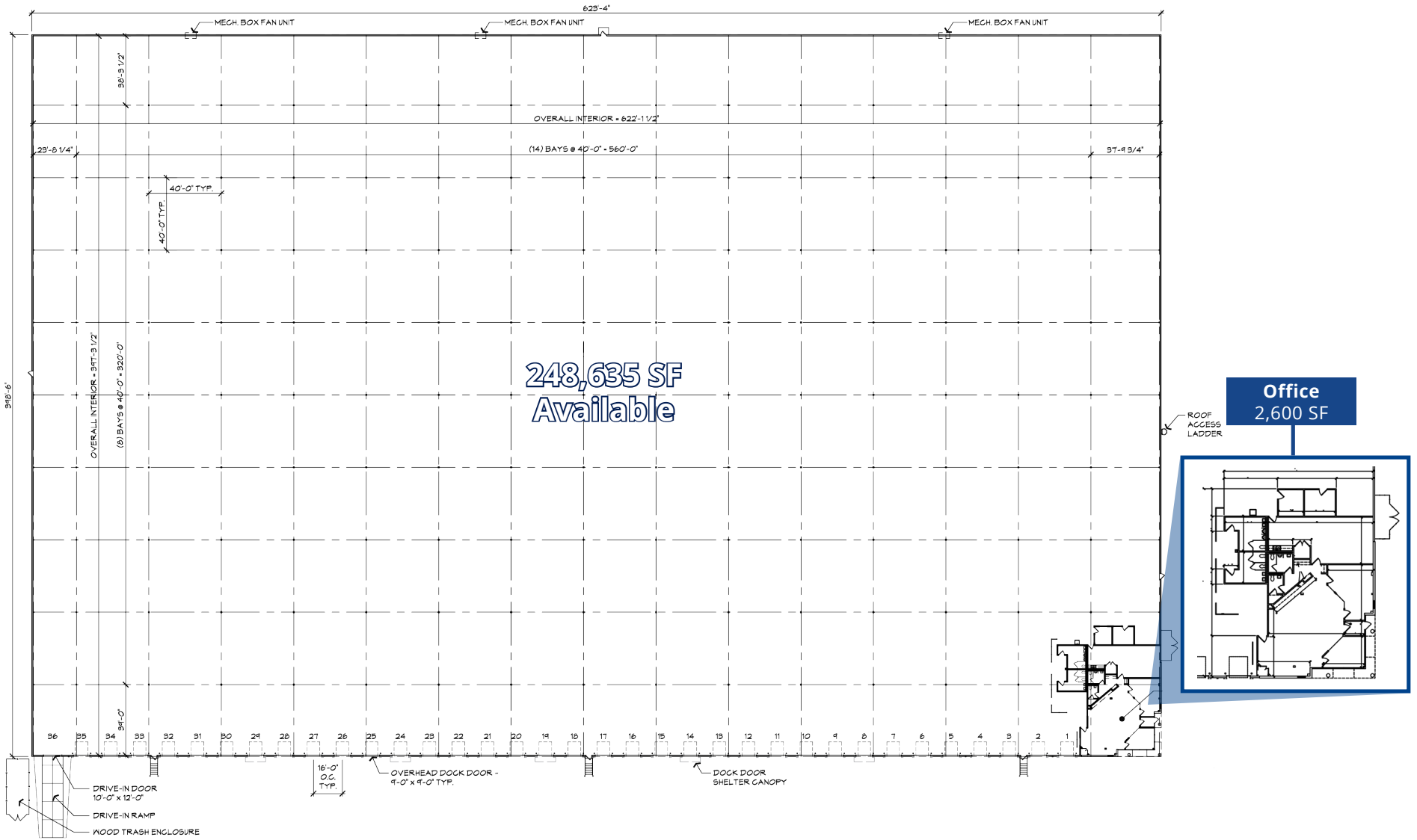
(Est. $1.91 PSF OPEX)



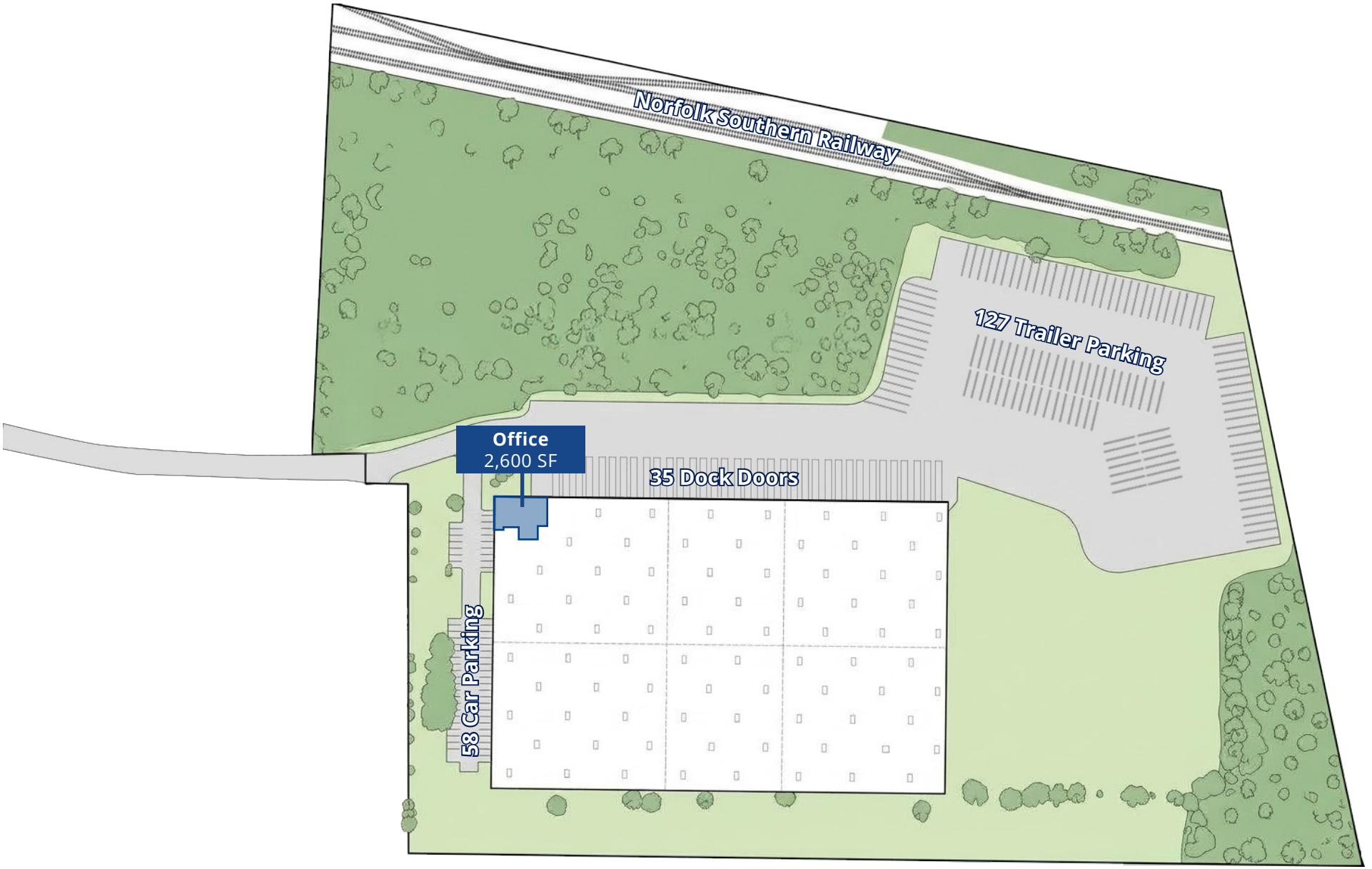




Floor Plan

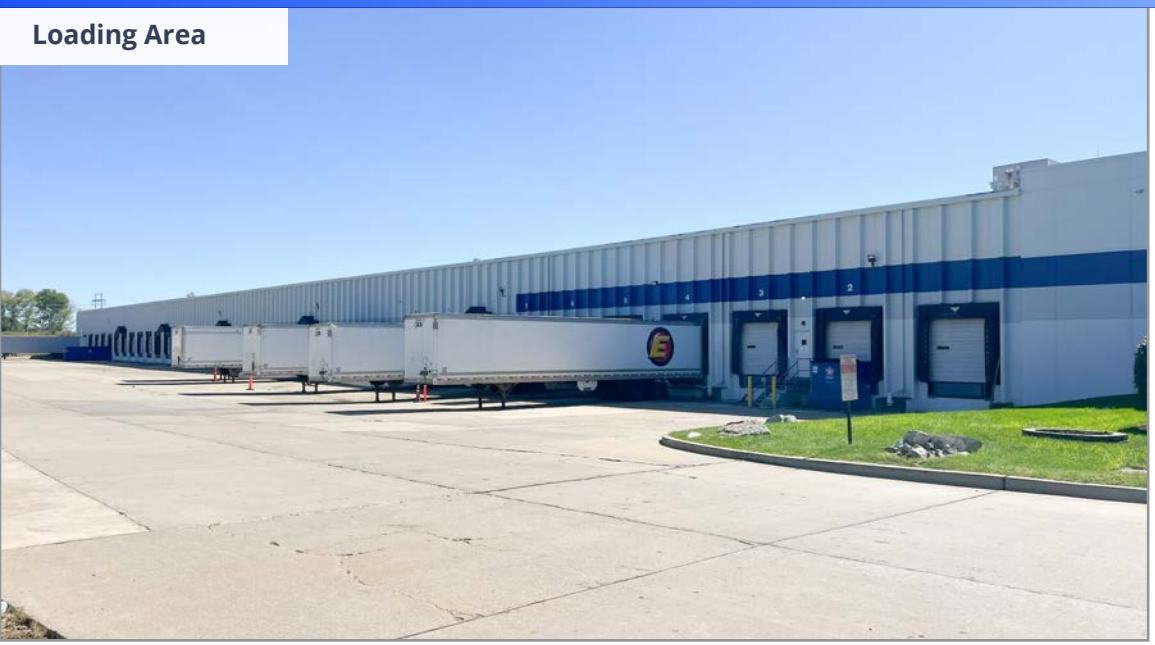

623'-4"
MECH. BOX FAN UNIT
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38'-3 1/2"
OVERALL INTERIOR = 622'-1 1/2"
23'-8 1/4"
(14) BAYS @ 40'-0" = 560'-0"
37'-9 3/4"
40'-0" TYP.
40'-0" TYP.
398'-6"
OVERALL INTERIOR = 397'-3 1/2"
(8) BAYS @ 40'-0" = 320'-0"
248,635 SF
Available
ROOF
ACCESS
LADDER
Office
2,600 SF
36 35 34 33 32 31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1
34'-0"
16'-0"
O.C.
TYP.
OVERHEAD DOCK DOOR -
9'-0" x 9'-0" TYP.
DOCK DOOR
SHELTER CANOPY
DRIVE-IN DOOR
10'-0" x 12'-0"
DRIVE-IN RAMP
WOOD TRASH ENCLOSURE

Site Plan

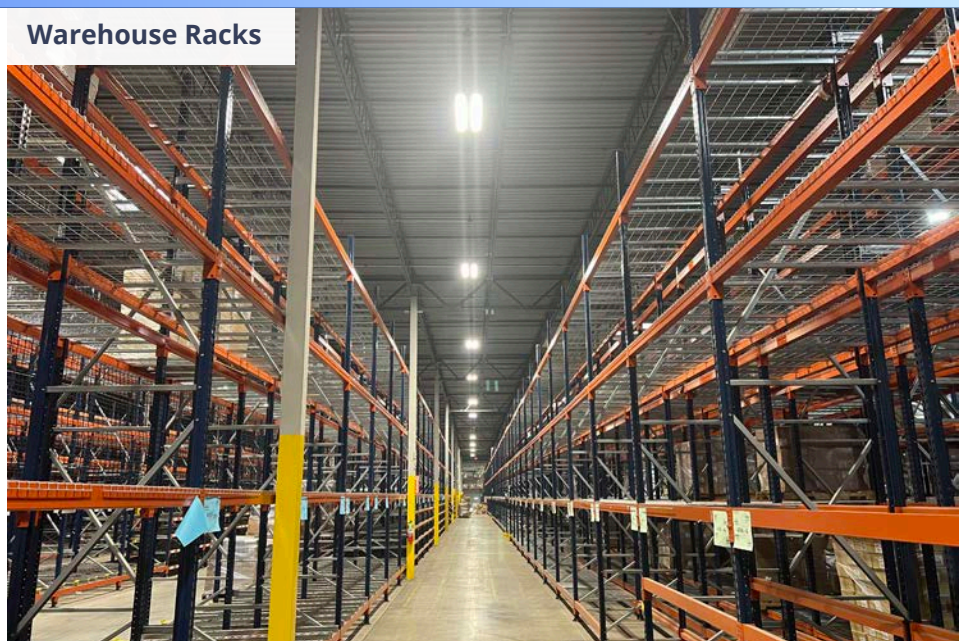

Norfolk Southern Railway
127 Trailer Parking
Office
2,600 SF
35 Dock Doors
58 Car Parking

Property Photos

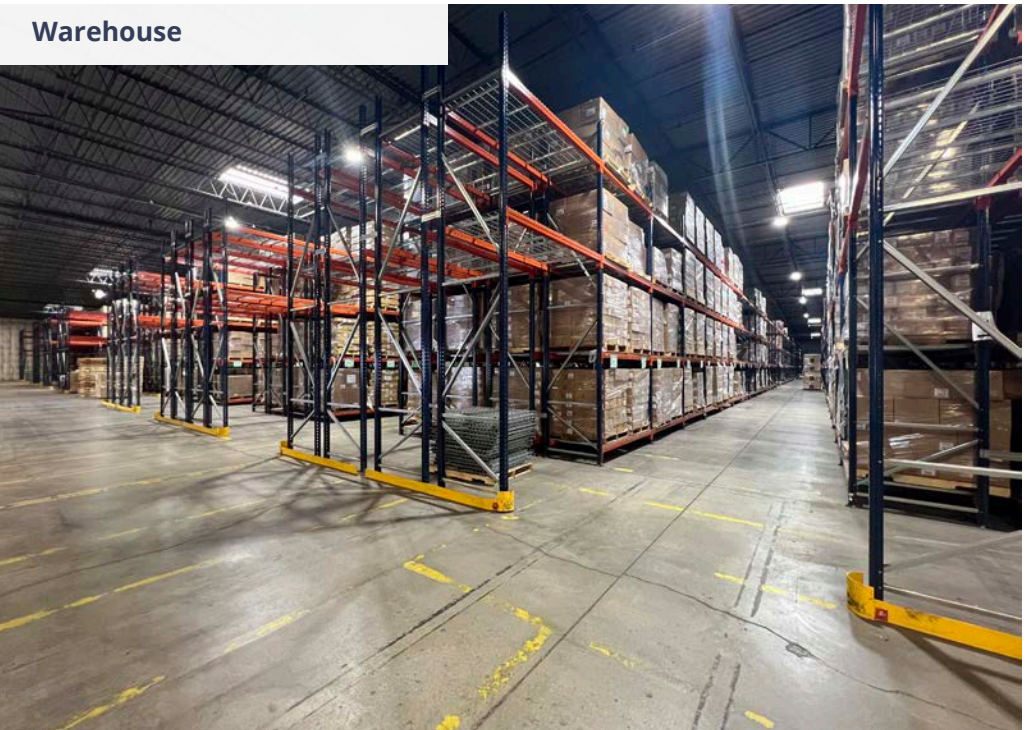
Loading Area



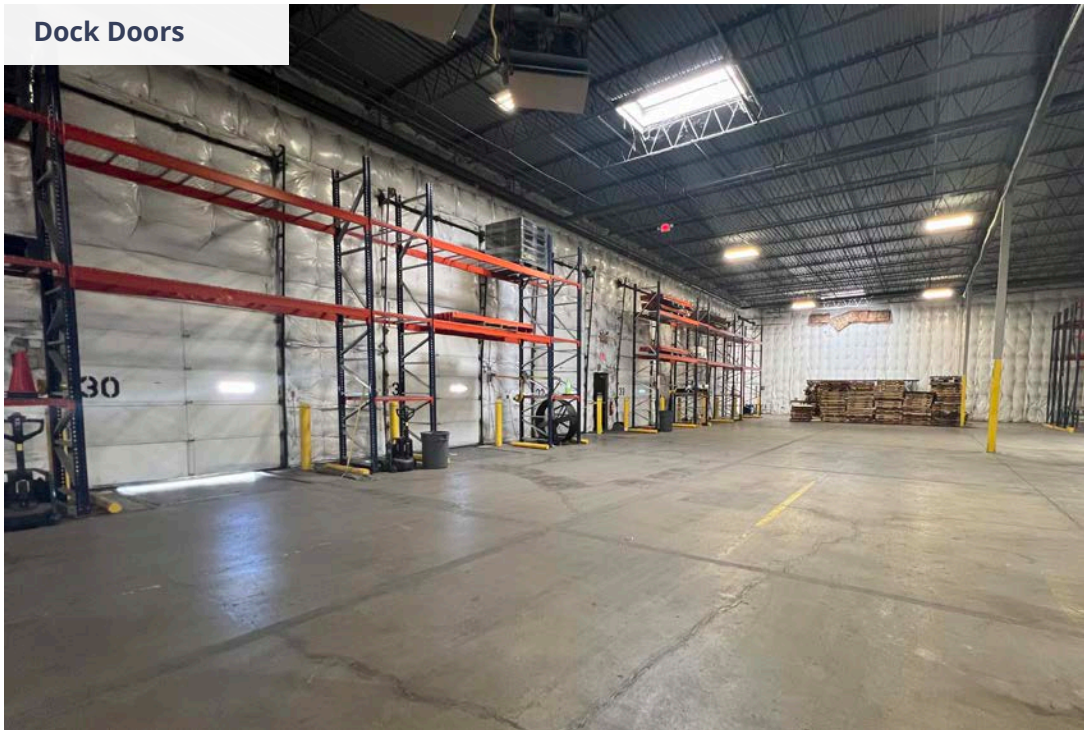
Warehouse Racks



Warehouse

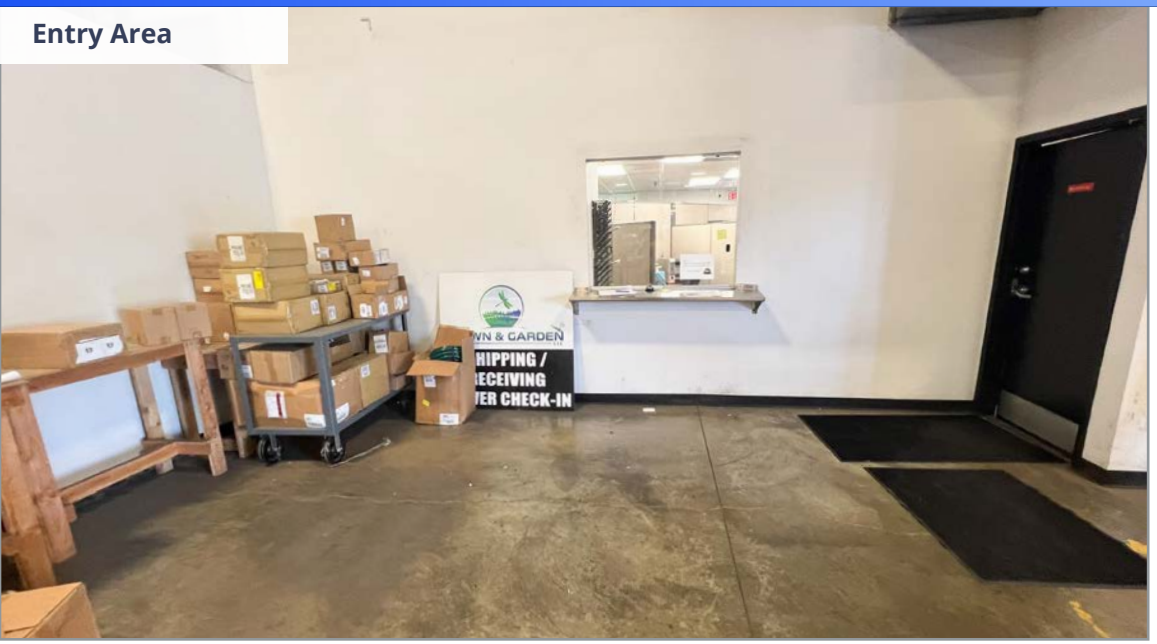


Dock Doors



Property Photos

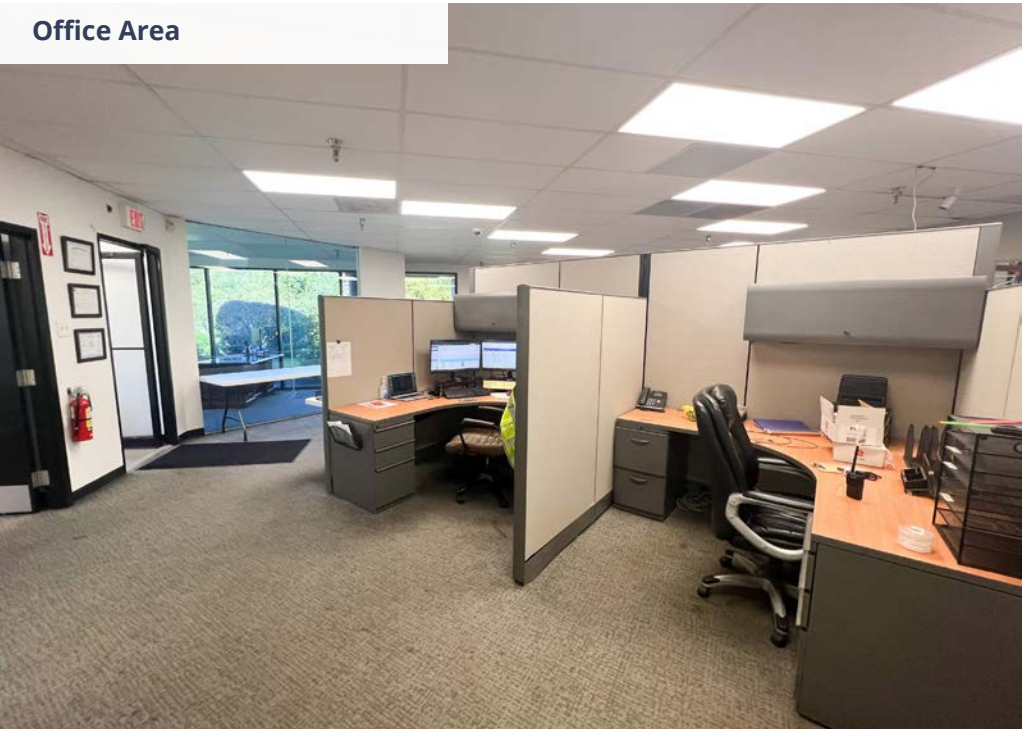
Entry Area



Private Office



Office Area



Break Room



LOCATION SUMMARY

1010 Turner Blvd is strategically located in one of St. Peters' premier business and industrial parks in close promixity to many notable industrial parks, including Arrowhead Industrial Park, West 70 Commerce Center, Premier 370 and Lakeside Logistics Center. It offers convenient access to Interstate 70 and Highway 370 and is located just 20 miles west of St. Louis Lambert International Airport.



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daniel.bamberger@colliers.com

Colliers
101 S Hanley Road, Suite 1400
St. Louis, MO 63105
+1 314 863 4447
colliers.com/stlouis

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