

3,500 SF SERVICE CENTER / FLEX / OFFICE-WAREHOUSE AVAILABLE FOR LEASE

135-155 HAMILTON INDUSTRIAL COURT | WENTZVILLE, MISSOURI 63385



145 HAMILTON INDUSTRIAL COURT

- 3,500 SF service center / flex / office-warehouse
- Grade level drive-in
- Truck-high communal platform loading dock available
- Ample parking
- New signalized intersection at Hamilton Industrial Dr and Wentzville Pkwy providing easy access
- Great location down the street from all Wentzville amenities - restaurants, retail and more
- Adjacent to the GM Wentzville plant with easy access to Wentzville Pkwy, W. Meyer Road, Interstates 70 and 64/40 and MO-61
- **LEASE RATE: CALL BROKER FOR DETAILS**

For More Information, Please Contact:

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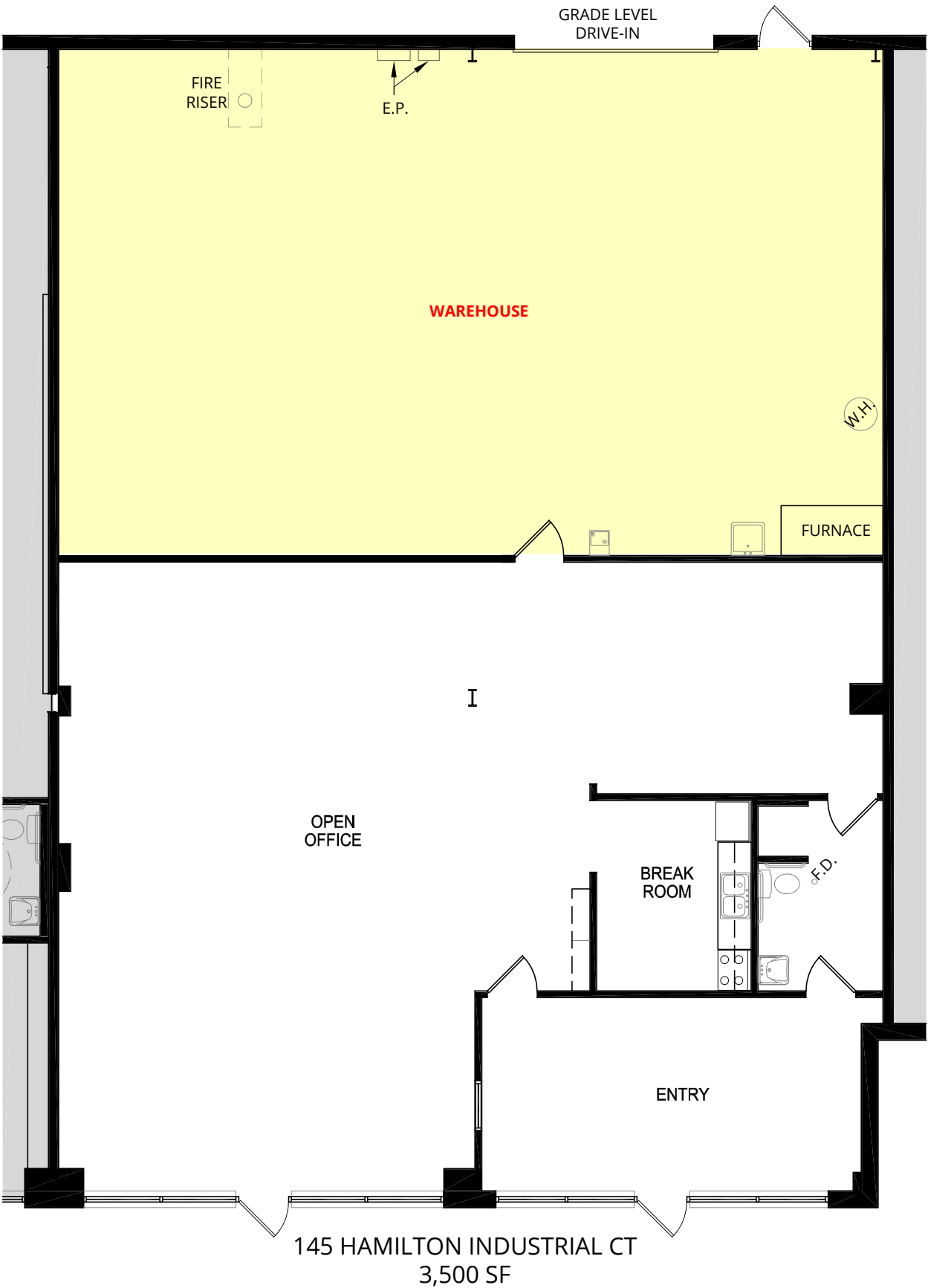
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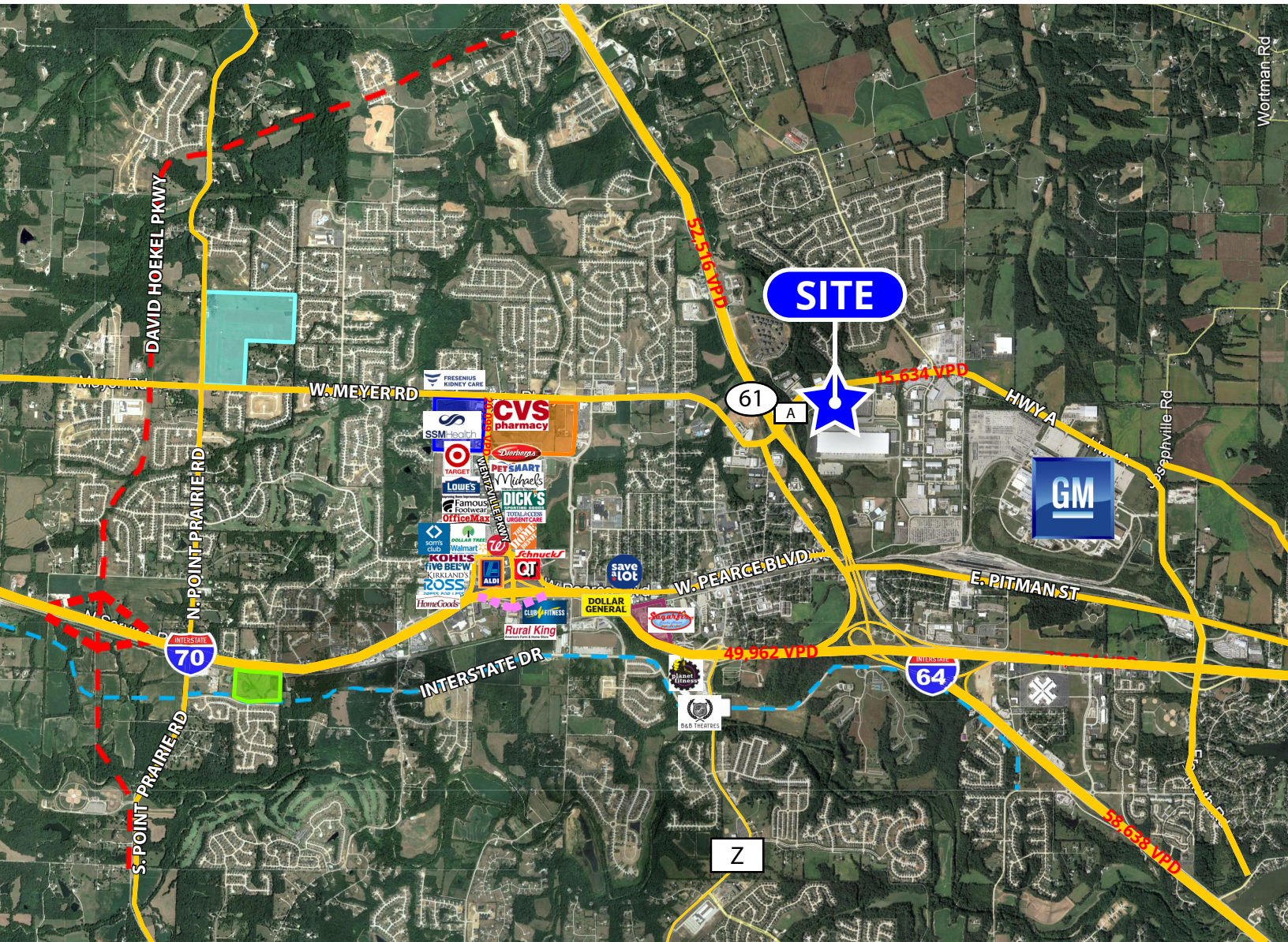
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135-155 HAMILTON INDUSTRIAL CT



= 3,764 employees



= 17,400 student enrollment
= 2,700 employees

- = David Hoekel Pkwy & new interchange
- = enhanced interchange
- = Interstate Drive

- = "The Junction" 174-unit mixed-use development
- = "The Bend" 80-acre mixed-use development
- = SSM Health St. Joseph Hospital (86 staffed beds)
- = new 100+ acre, 310,000 SF North Point High School (Fall 2021)
- = new 31-acre, 105,000 SF Journey Elementary School

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1-MILE DEMOGRAPHICS

POPULATION:	6,061
DAYTIME POPULATION:	3,792
NO. OF HOUSEHOLDS:	2,335
AVG. HOUSEHOLD INCOME:	\$114,015

3-MILE DEMOGRAPHICS

POPULATION:	39,794
DAYTIME POPULATION:	13,120
NO. OF HOUSEHOLDS:	14,516
AVG. HOUSEHOLD INCOME:	\$135,354

5-MILE DEMOGRAPHICS

POPULATION:	77,770
DAYTIME POPULATION:	22,600
NO. OF HOUSEHOLDS:	28,633
AVG. HOUSEHOLD INCOME:	\$154,249