



ESFR Fire Protection



20' Clear Ceiling Height



Fully Air Conditioned Warehouse



Column Spacing:
53' 6" c/c with
12" columns

AVAILABLE

+/- 81,844 SF

TERM THROUGH
NOV. 30, 2034

FOR SUBLEASE | FORMER ITAR MANUFACTURING BUILDING

555 EDINGER RD

Wentzville, MO 63385



FOR SUBLEASE | FORMER ITAR MANUFACTURING BUILDING

555 EDINGER RD

Wentzville, MO 63385

Vince Bajardi, CCIM, SIOR
vbajardi@sansonegroup.com

Jake Corrigan, SIOR
jcorrigan@sansonegroup.com

BUILDING FEATURES

BUILDING SF:	+/- 81,844 SF
ACREAGE:	8.62 Acres
TERM:	Term Through: November 30, 2034
RATE:	Call Broker for Pricing
DIVISIBILITY:	No
OFFICE SF	9,300 RSF
INTERNAL OFFICE (LOGISTICS OFFICE, COMPRESSOR, ELECTRICAL AND FIRE PUMP ROOM):	1,077 RSF
CLEAR HEIGHT:	20'
DOCK LOADING:	10 Docks
DRIVE-IN DOORS:	1 Drive-In
COLUMN SPACING:	53' 6" c/c with 12" columns
ELECTRIC SERVICE:	1-500KVA/2000A feed. 1-1500KVA/1200A feed.
LIGHTING:	T5 throughout main area of shop
FIRE SUPPRESSION:	ESFR
TEMP CONTROL:	Six units rated for 400,000 BTU each
TRUCK COURT DEPTH::	145'
BUILDING TYPE:	Manufacturing
CAR PARKING:	163 Surface Spots
GATED YARD/OUTDOOR STORAGE:	Yes
BIG ASS FANS	5 Fans Included
BACK-UP GENERATOR	500KW / 625 KVA / 800A, 100A, 200A feeds



314.727.6664

SANSONEGROUP.COM

120 S. Central Ave. | Ste. 500 | St. Louis, MO 63105

FOR SUBLEASE | FORMER ITAR MANUFACTURING BUILDING

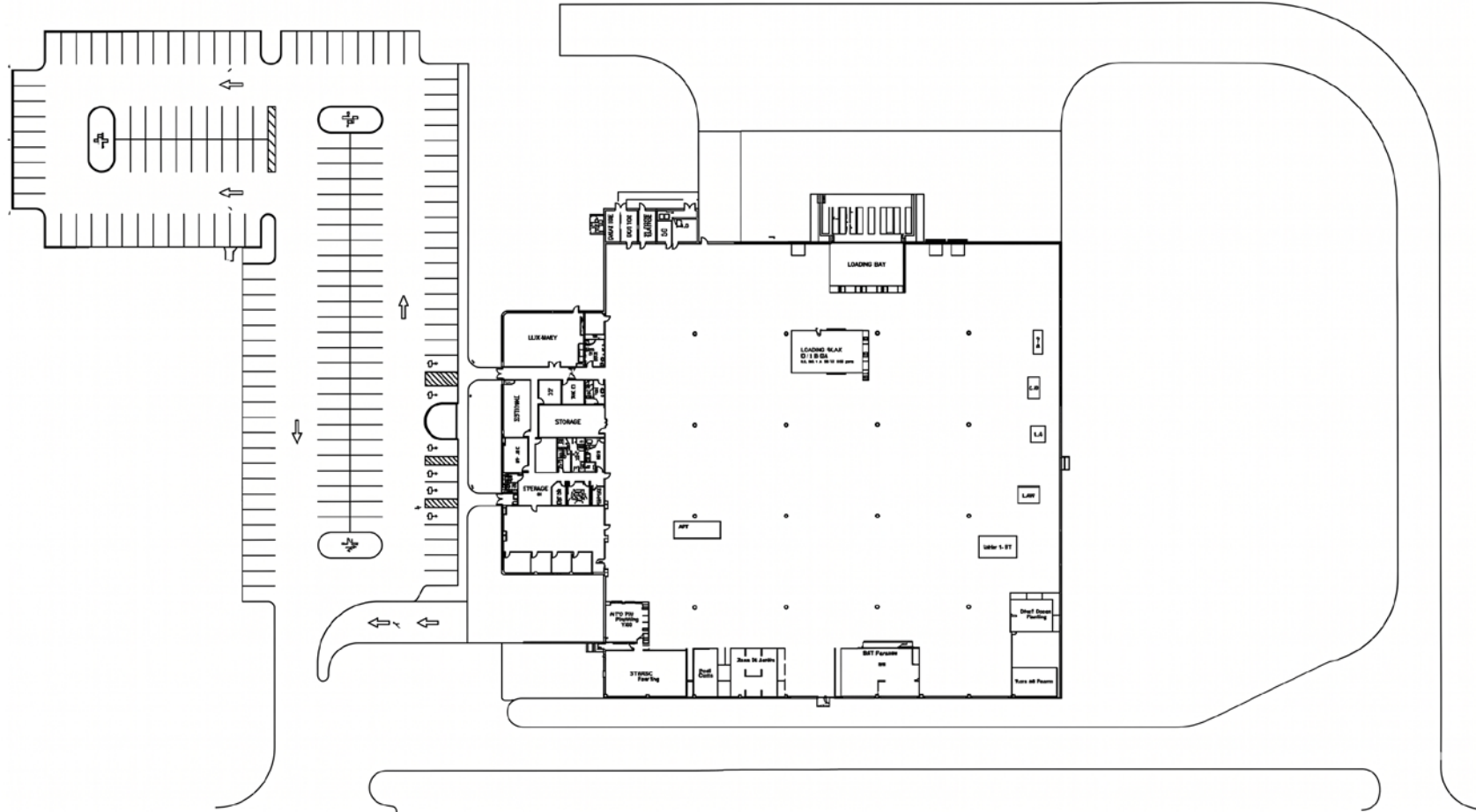
555 EDINGER RD

Wentzville, MO 63385

Vince Bajardi, CCIM, SIOR
vbajardi@sansonegroup.com

Jake Corrigan, SIOR
jcorrigan@sansonegroup.com

SITE PLAN



FOR SUBLEASE | FORMER ITAR MANUFACTURING BUILDING 555 EDINGER RD

Wentzville, MO 63385

Vince Bajardi, CCIM, SIOR
vbajardi@sansonegroup.com

Jake Corrigan, SIOR
jcorrigan@sansonegroup.com



314.727.6664

SANSONEGROUP.COM

120 S. Central Ave. | Ste. 500 | St. Louis, MO 63105

The information contained herein is not warranted, although it has been obtained from the owner of the property or from other sources that we deem reliable. It is subject to change without notice. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.