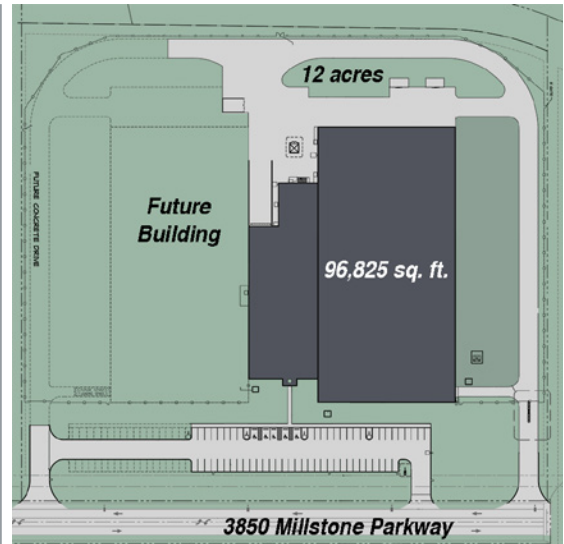




Excellent 96,825 sq. ft., single-story, fully air-conditioned industrial building on 12 acres in ST. CHARLES, MISSOURI



HIGHLIGHTS

- 6" reinforced concrete floor
- Concrete tilt-walls
- 8" insulated single ply membrane roof (eight years old)
- Steel "H" beams spaced 32' x 32'
- Ceiling heights 28'3" clear
- Utilities:
 - Power supplied by Ameren Utility; 12 KV, 3-phase, 7,200 amps, 20 480/277 panels, 27 120/208 panels, two 2,500 KVA and one 1,000 KVA; Eaton UPS back-up system in process area
 - Natural gas supplied by Laclede Gas; no service installed
 - Water and sewer supplied by City of St. Charles; water - 10" main, 4" line to building; sewer - 10" main, 10" line to building
- 100% wet sprinkler system
- T-5 lighting
- 25,650 sq. ft. of office space featuring sixteen 11' x 12' private offices, two conference rooms and lunch room
- Approximately 56 automobile parking spaces
- Electric heating
- 100% air-conditioned via roof-mounted units
- Two 8' x 10' dock-high doors with levelers and two 12' x 10' drive-in doors
- Compressed air lines throughout
- Property is fenced and secured; cameras and card entry system
- Located approximately one-half mile from Highway 370 with access to I-70; 13.5 miles from St. Louis International Airport



For more information contact:

James Medbery

Cell: 404-617-9267 | E-Mail: jmedbery@binswanger.com
www.binswanger.com/stcharles



BINSWANGER

1201 Peachtree Street, Suite 1020, Atlanta GA 30361

The information contained herein is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and no liability may be imposed.



Air Products and Chemicals
96,825 Square Feet on 12 Acres
St. Charles, Missouri



BINSWANGER

1201 PEACHTREE STREET, N.E., 400 COLONY SQUARE, SUITE 1020, ATLANTA, GA 30361
404-892-4100 • FAX 404-892-1765 • E-MAIL: INFO@BINSWANGER.COM

PRELIMINARY

AIR PRODUCTS AND CHEMICALS 3850 MILLSTONE PARKWAY ST. CHARLES, MISSOURI 63301

SIZE:	Approximately 96,825 square feet
NUMBER OF BUILDINGS:	One single story, fully air-conditioned industrial building
GROUND:	Approximately 12 acres
BUILDING DIMENSIONS:	Manufacturing Area: 385' x 195' Office Area: 270' x 95'
CONSTRUCTION:	Floors: 6" reinforced concrete Walls: Concrete tilt-wall Roof: 8" insulated single ply membrane (8 years old) Columns: Steel "H" beams
DATE OF CONSTRUCTION:	2009
CONDITION OF PROPERTY:	Excellent, never occupied
CEILING HEIGHTS:	28.3' clear
COLUMN SPACING:	32' x 32'
POWER:	Supplied by Ameren Utility; 12 KV, 3-phase, 7,200 amps, 20 480/277 panels, 27 120/208 panels, two 2,500 KVA and one 1,000 KVA. Eaton UPS back-up system in process area.
NATURAL GAS:	Supplied by Laclede Gas; no service installed
WATER:	Supplied by City of St. Charles; 10" main, 4" line to building
SEWER:	Supplied by City of St. Charles; 10" main, 10" line to building
SPRINKLER SYSTEM:	100% wet system

The information contained herein is from sources deemed reliable but no warranty of representation is made as to the accuracy thereof.

REGIONAL • NATIONAL • INTERNATIONAL REAL ESTATE

REGIONAL OPERATIONS: Atlanta, GA • Charlotte, NC • Chicago, IL • Columbia, SC • Dallas, TX • Denver, CO • Detroit, MI • King of Prussia, PA
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AIR PRODUCTS AND CHEMICALS
3850 Millstone Parkway
St. Charles, Missouri 63301
Page 2

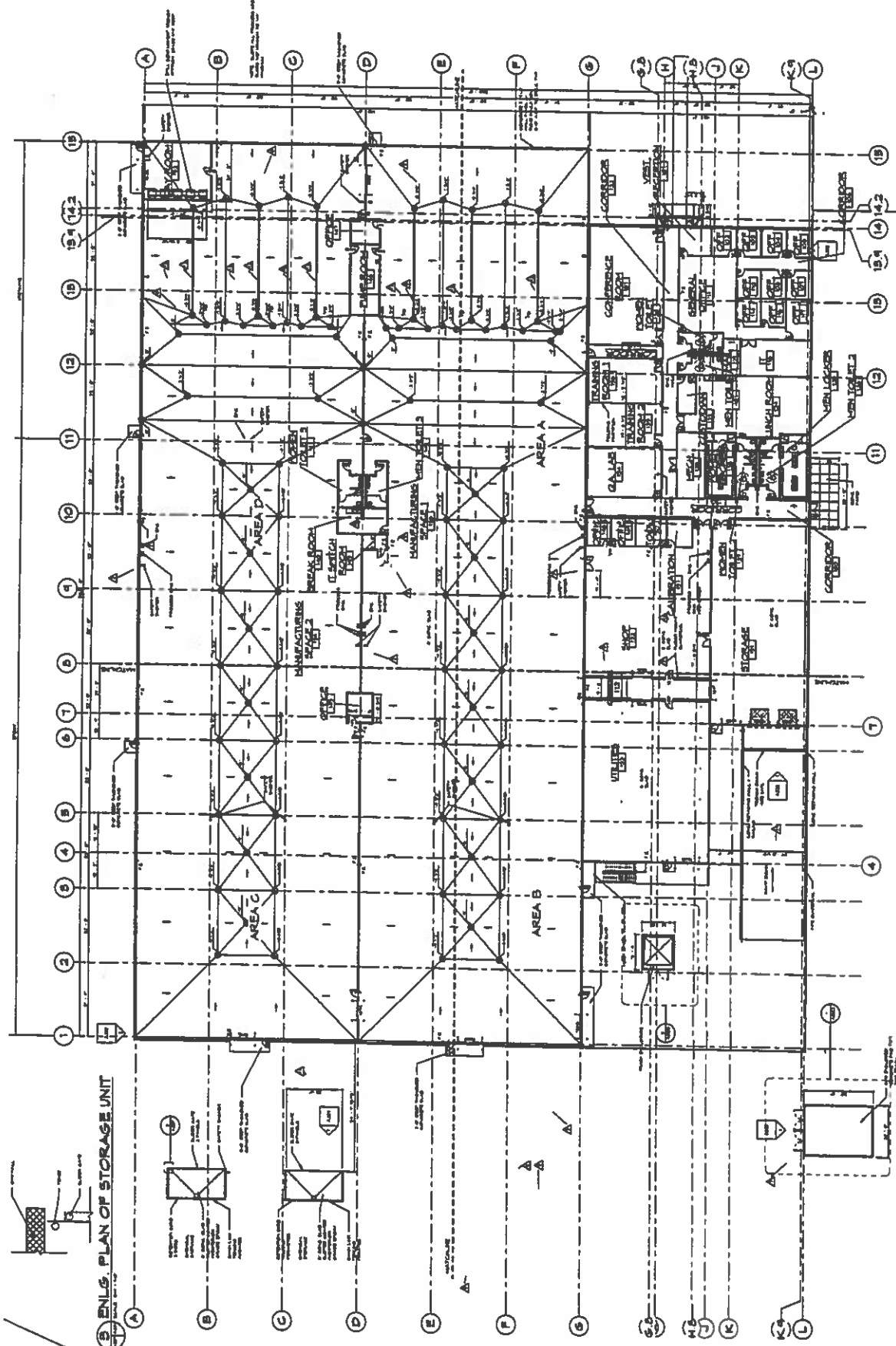
LIGHTING:	T-5
OFFICE FACILITIES:	Approximately 25,650 square feet of office space featuring sixteen (11' x 12') private offices, two conference rooms and a lunch room. Finishes include acoustical ceiling tiles with fluorescent lighting, and carpeted floors.
PARKING:	Approximately 56 automobile parking spaces
RESTROOMS:	<p><u>Office</u> Men: 1 toilet, 1 sink, 1 urinal Women: 2 toilets, 2 sinks</p> <p><u>Manufacturing</u> Men: 1 toilet, 2 sinks, 1 urinal Women: 2 toilets, 2 sinks</p> <p><u>Locker Room</u> Men: 2 toilets, 2 sinks, 2 urinals, 76 lockers Women: 3 toilets, 3 sinks, 71 lockers</p>
HEATING:	Electric
AIR CONDITIONING:	100% air-conditioned via roof-mounted units
TRUCK LOADING:	Two (8' x 10') dock high doors with levelers and two (12' x 10') drive-in doors
COMPRESSED AIR:	Air lines throughout
FENCING:	Property is fenced and secured
SECURITY:	Cameras and card entry system
ZONING:	I-2
FORMER USE:	Never occupied
TRANSPORTATION:	Located approximately 0.5 miles from Hwy 370 with access to I-70. Air service available at St. Louis International Airport (13.5 miles).

PROJECT NO.		A201	
DATE		11/1/68	
BY		W. J. B. / J. B. B.	
CHECKED BY		W. J. B. / J. B. B.	
APPROVED BY		W. J. B. / J. B. B.	
REVISIONS			
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KORTE

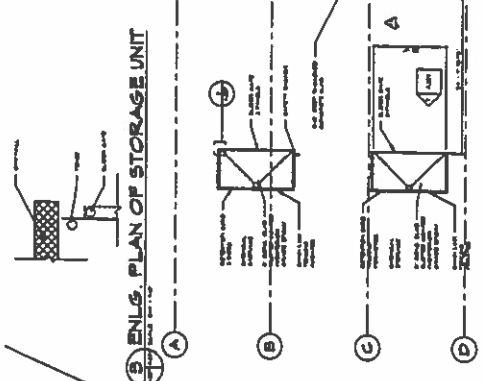
Al Products and Chemicals, Inc.
 1000 Business Parkway, St. Louis, MO

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ENL. PLAN OF STORAGE UNIT

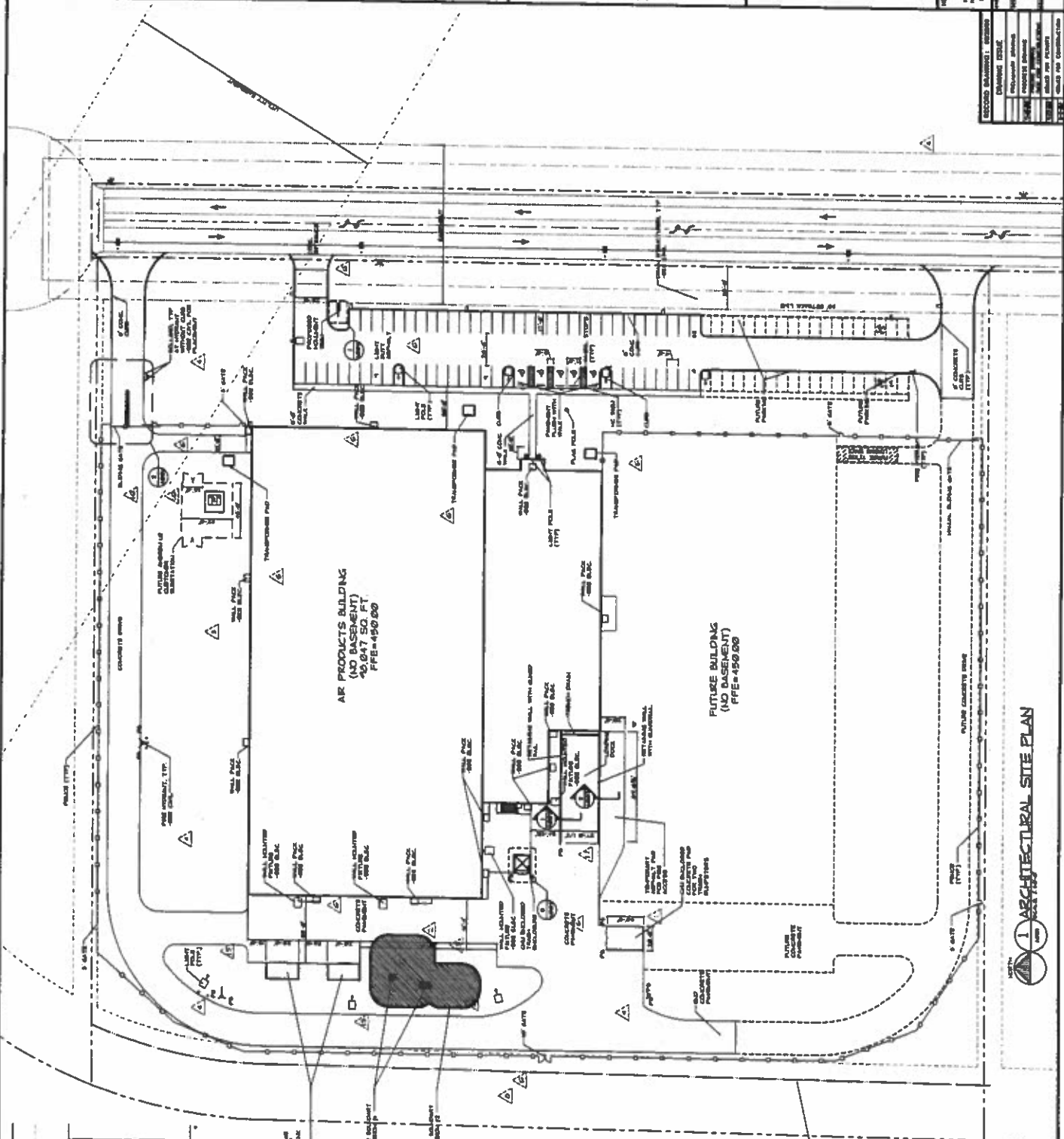


KORTE

AIR PRODUCTS AND CHEMICALS, INC.
 1000 HALLSTON PARKWAY, ST. CHARLES, MO
 ARCHITECTURAL SITE PLAN

NO.	DATE	BY	CHKD	APP'D	DESCRIPTION
1	10/1/88	J. KORTE	J. KORTE	J. KORTE	ISSUED FOR CONSTRUCTION
2	10/1/88	J. KORTE	J. KORTE	J. KORTE	ISSUED FOR CONSTRUCTION
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1 ARCHITECTURAL SITE PLAN