

A CUSHMAN & WAKEFIELD NATIONAL INDUSTRIAL ADVISORY GROUP AND CBRE NATIONAL PARTNERS INVESTMENT OPPORTUNITY

FOUNTAIN LAKES COMMERCE CENTER

3800 & 3900 CHARBONNEAU DRIVE | ST. CHARLES, MISSOURI

A Part of the National Core Industrial Portfolio Opportunity



TWO CLASS A INDUSTRIAL BUILDINGS | 374,750 SF | 100% OCCUPIED | 2.6 YEARS OF WALT | 3 TENANTS



CUSHMAN &
WAKEFIELD

CBRE



LOCATION OVERVIEW

EXECUTIVE SUMMARY

Cushman & Wakefield's National Industrial Advisory Group & CBRE National Partners are pleased to offer the extraordinary opportunity to acquire 100% fee simple interest in the Fountain Lakes Commerce Center located at 3800 & 3900 Charbonneau Drive in St. Charles, Missouri (the "Project"). The two recently developed, cross-docked distribution facilities total 374,750 SF with direct access to Highway 370.

Situated within the Fountain Lakes Commerce Center, a premier industrial park in the St. Charles submarket of St. Louis, the Project is 100% leased to three tenants. With 2.6 years of lease term remaining and a weighted 32% mark-to-market opportunity, investors have the ability to capture higher yields in the near-term.

The offering represents the opportunity to acquire Class A distribution space with excellent visibility in a rapidly growing St. Louis submarket. Investors have the potential to secure a strong in-place cash flow coupled with the ability to add value through the mark-to-market of near-term expirations.

This asset is one of eight (8) assets within the National Core Industrial Portfolio. For Portfolio level information, please reach out to Jeff Chiate or Joe Cesta.



374,750 SF
Total Rentable Area



2
of Buildings



2017
Year Built



32'
Clear Height



100%
% Leased



3
of Tenants



2.6 YEARS
WALT



32%
Mark-to-Market



Fountain Lakes II
3900 Charbonneau Dr
St. Charles, MO

Fountain Lakes I
3800 Charbonneau Dr
St. Charles, MO

Charbonneau Dr

370

PROJECT SUMMARY

PROJECT DETAILS

Address	Fountain Lakes I: 3800 Charbonneau Drive, St. Charles, MO Fountain Lakes II: 3900 Charbonneau Drive, St. Charles, MO
Total Rentable Area	374,750 SF
Land Area	±25.56 Acres
Year Built	2017



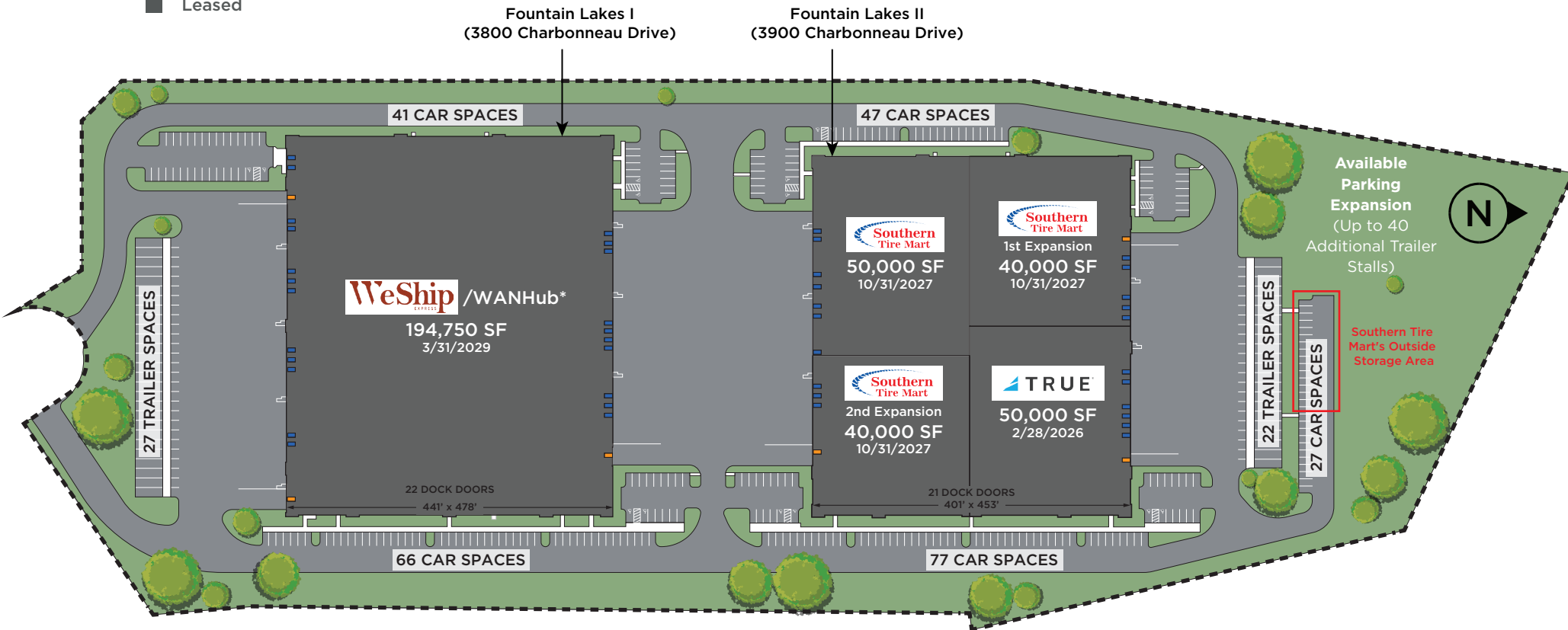
BUILDING FEATURES

	Fountain Lakes I (3800 Charbonneau Drive)	Fountain Lakes II (3900 Charbonneau Drive)
Building SF	194,750 SF	180,000 SF
Office	3,694 (1.9%)	5,464 SF (3.0%)
Construction Type	Concrete Tilt-Up	Concrete Tilt-Up
Clear Height	32'	32'
Dock High Doors	22	21
Drive-In Doors	3	3
Truck Court	135' (West side) & 250' (East side)	250' (West side) & 135' (East side)
Truck Parking	27	22
Car Parking	107	151
Fire Sprinkler	ESFR	ESFR
Column Spacing	50 '0"x 52'8"	50'0" x 56'0"
Building Dimensions	±410' x 475' *	±400' x 450' *
Power	3,000 Amps; 480 Volts; 3-Phase	3,000 Amps; 480 Volts; 3-Phase
Lighting	LED	LED
Building Configuration	Cross-Docked	Cross-Docked
Roof Type	TPO	TPO
Roof Age	2017	2017
Roof Warranty	15 Years	15 Years

* Per ALTA Survey

SITE PLAN

- Drive-in Doors
- Dock Doors
- Leased



*Approximately 60K SF is subleased to WANHub through 7/31/2026.
WANHub is currently expanding the sublease to occupy a total of 102,145 SF.

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