

DEVELOPMENT SITE

18350 CHESTERFIELD AIRPORT RD
CHESTERFIELD. MO 63005

Gateway Studios and Production Services



5.12 ACRES
\$2,099,000

**FOR
SALE**

KING

REALTY ADVISORS

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PROPERTY HIGHLIGHTS

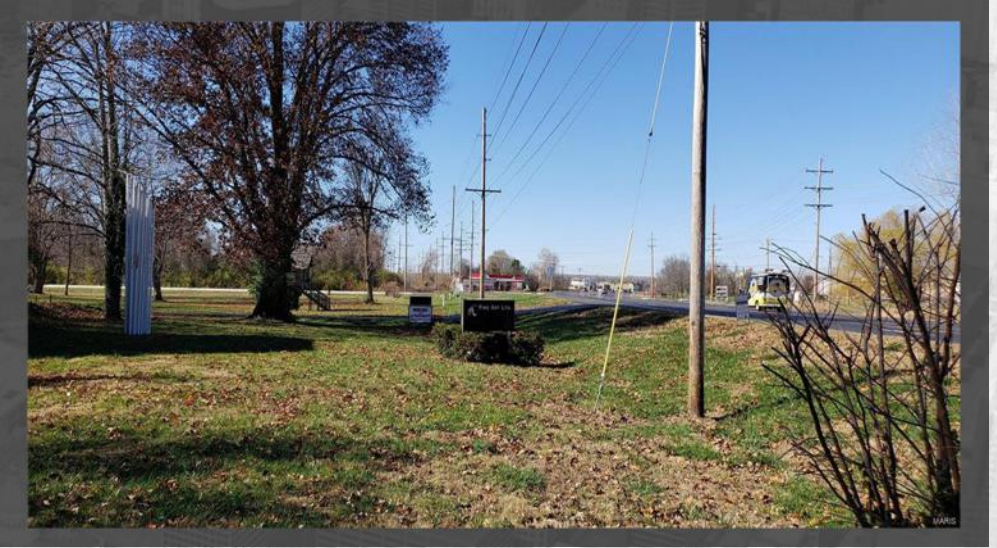
- TOTAL OF 5.12 ACRES
- ZONED M3 INDUSTRIAL
- ADJACENT TO CHESTERFIELD AIRPORT
- ACROSS FROM THE 32-ACRE, \$150M GATEWAY STUDIOS FACILITY (UNDER CONSTRUCTION)
- 2 MINUTE DRIVE FROM ST. LOUIS PREMIUM OUTLETS
- ZONING ALLOWS FOR UP TO 56,000 SQ FT BUILDING TO BE DEVELOPED
- NEW 8" WATER LINE SERVICING PROPERTY
- 3 CURB CUTS FOR INGRESS/EGRESS (2 CHESTERFIELD AIRPORT & 1 WINGS OF HOPE)
- SITE SUPPORTS INDUSTRIAL, OFFICE, OR FLEX DEVELOPMENTS

SITE LAYOUT



FOR REFERENCE ONLY*

PICTURES



SITE PLAN - CONCEPT 1



Chesterfield Office Building

Chesterfield, Missouri

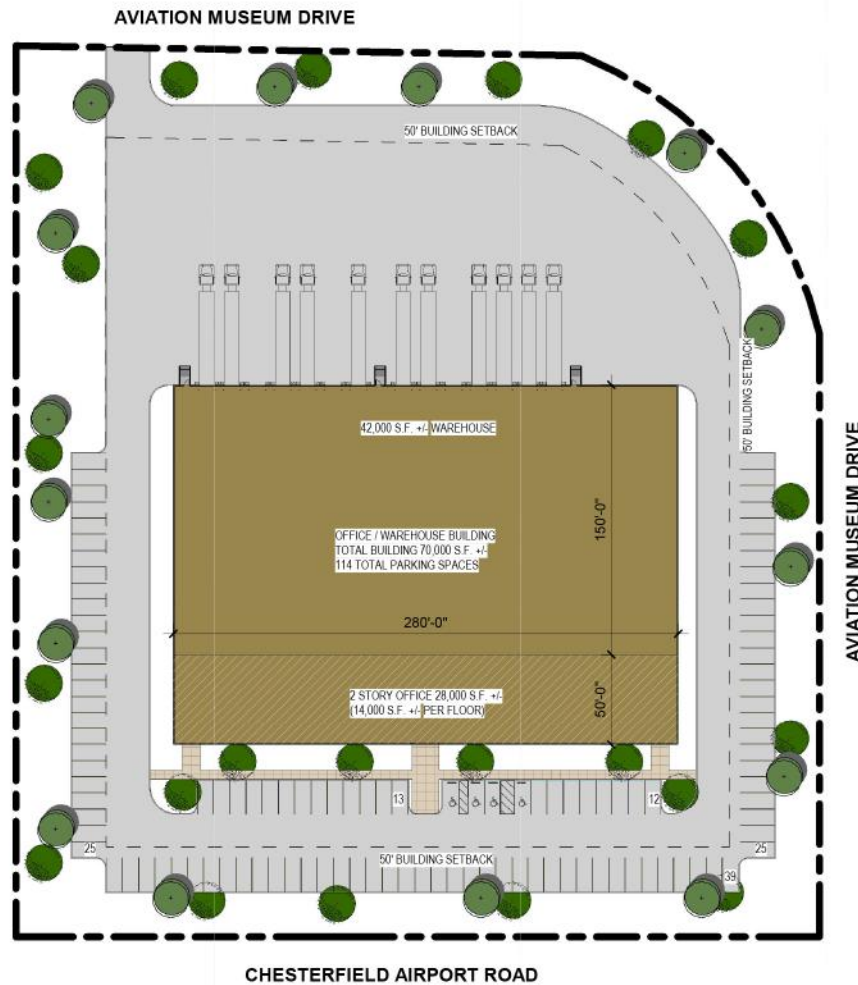
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01-26-2023

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SITE PLAN - CONCEPT 2



1" = 60'-0"

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