

1120 MONTROSE AVENUE

ST. LOUIS, MO 63104



PROPERTY HIGHLIGHTS

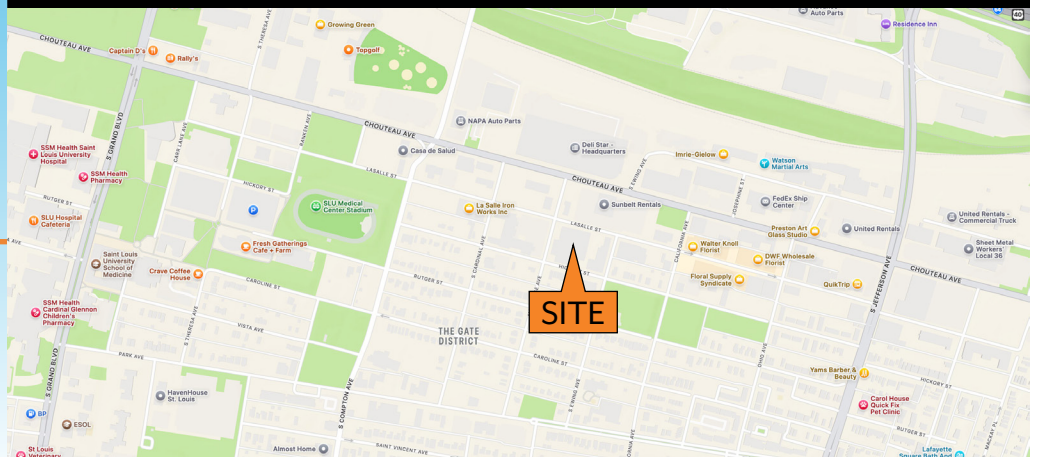
- ▶ Up to 37,673 ± SF Office / Warehouse space
- ▶ 4 docks and 3 drive-in doors
- ▶ New lighting
- ▶ 14' – 25' ceilings
- ▶ Clear span high bay
- ▶ Located in Midtown with easy access to I-64 and I-44
- ▶ **Lease Rate: \$6.00/sf NNN**

Contact Information

Tom Boldt
(314) 315-2098
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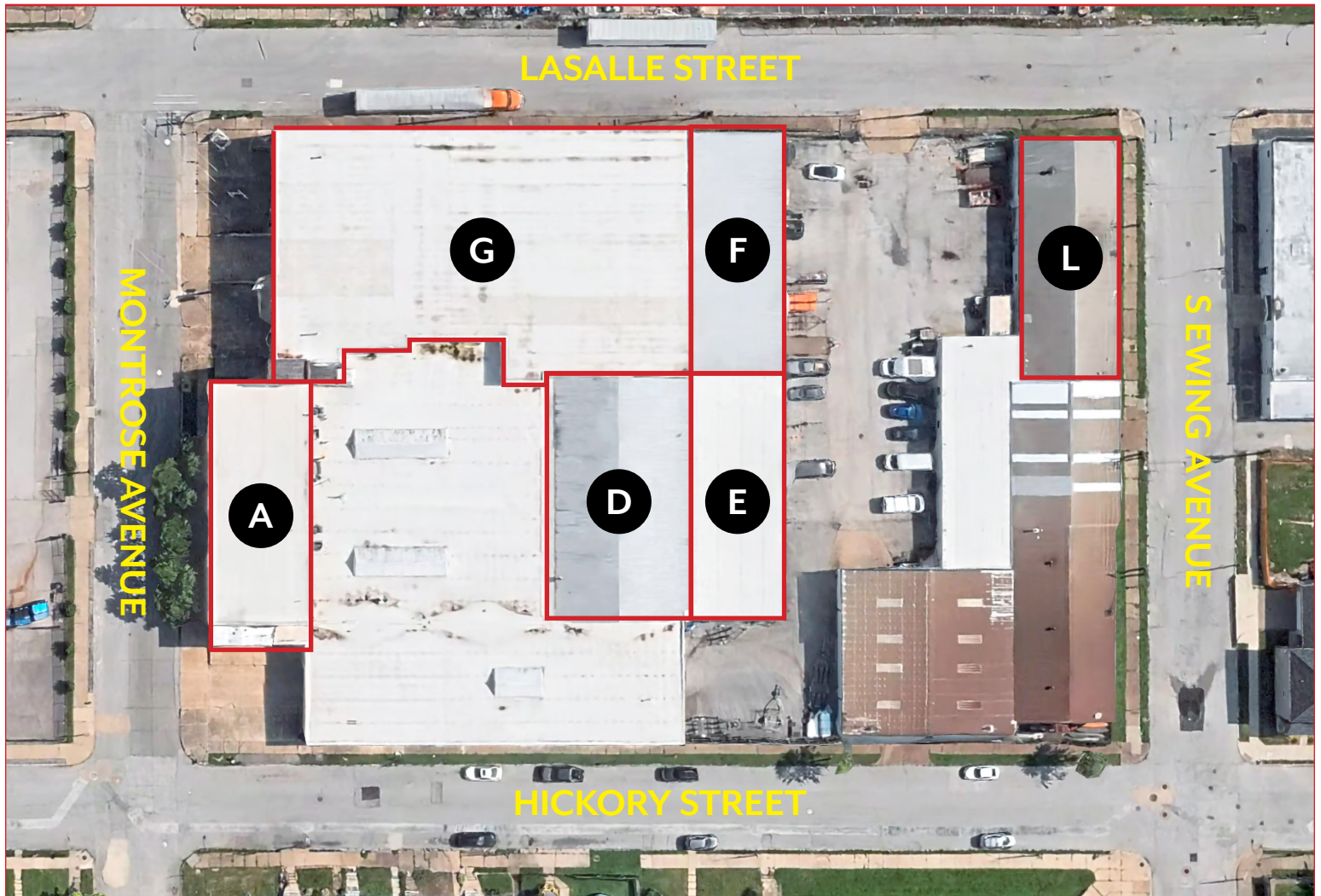


Cozad Commercial Real Estate
MD Real Estate Advisors, LLC
16 Sunnen Drive, Ste. 164
St. Louis, Missouri 63143



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BUILDING	SIZE	NOTES
A	3,920 SF	OFFICE SPACE
D	6,060 SF	ORIGINAL WAREHOUSE ADDITION
E	3,200 SF	10' – 14' CEILING HEIGHT
F	4,000 SF	WAREHOUSE WITH 1 DRIVE-IN
G	16,493 SF	WAREHOUSE WITH 4 DOCKS AND 1 DRIVE-IN
L	4,000 SF	WAREHOUSE WITH 1 DRIVE-IN

Information herein has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

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