



CLICK OR SCAN
FOR VIRTUAL TOUR

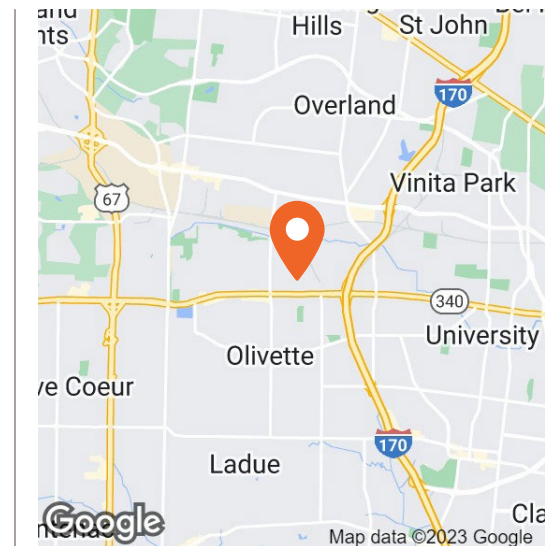


Offering Summary

Available SF:	33,325 SF
Lease Rate:	\$8.25/SF, NNN (est. NNN \$2.80/SF)
Total Building SF:	93,889 SF
Sale Price:	\$9,250,000

Property Highlights

- 33,325 SF available for lease
- 1.05/1,000 SF parking ratio
- 480V / 3-Phase electric service



**Get more
information**

Ben Cahill

Principal
D 314 785 7637
C 314 580 1142
Ben.Cahill@avisonyoung.com

Mark Dorsey

Principal
D 314 785 7623
C 314 580 1142
Mark.Dorsey@avisonyoung.com

9215 - 9269 Dielman Industrial Drive



Address	Square Feet	Office/Notes	Clear Height	Loading	Asking Rental Rate
9245 Dielman	33,325 SF	7,939 SF Office	16'	1 docks 2 drive-ins	\$8.25/SF NNN
9215 Dielman	42,564 SF	6,578 SF High-end Showroom	16'	1 dock, 2 drive-ins 1 dumpster dock	Fully Leased
9261 Dielman	3,600 SF	Fully leased with existing tenant	16'	1 dock	Fully Leased
9265 Dielman	7,200 SF	Fully leased with existing tenant	16'	1 docks 1 drive-in	Fully Leased
9269 Dielman	7,200 SF	Fully leased with existing tenant	16'	2 docks	Fully Leased

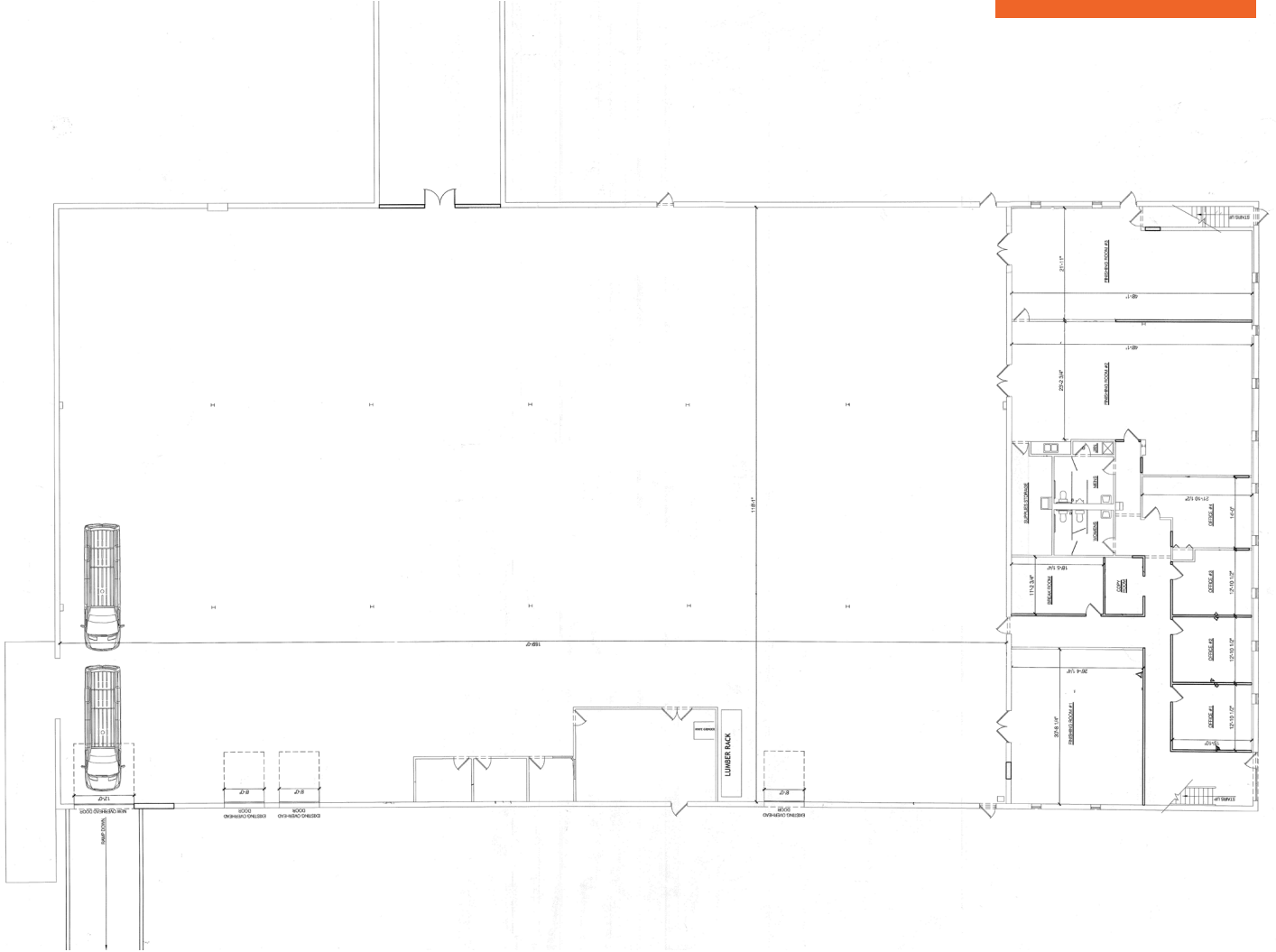
2026 Estimated Operating Expenses

Real Estate Taxes:	\$1.71/SF
Insurance:	\$0.54/SF
CAM:	\$0.55/SF
Total:	\$2.80/SF

CLICK OR SCAN
FOR VIRTUAL TOUR



9245 Dielman - First Floor



9245 Dielman - Second Floor

