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# NORTH WARSON ROAD

1155 N. Warson Rd. | Creve Coeur, MO 63132

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## PROPERTY HIGHLIGHTS

N. Warson Road is a well-located single-tenant industrial property that offers amenities to tenants such as local ownership and operation, a dock and drive-in door, as well as parking in the front and rear of the property. The property has access to several large interstates and state routes, making for an easy commute. Within a 3-mile radius, the building has access to MO-340, I-170, US-67, and State Hwy D, leading to all parts of the surrounding area.



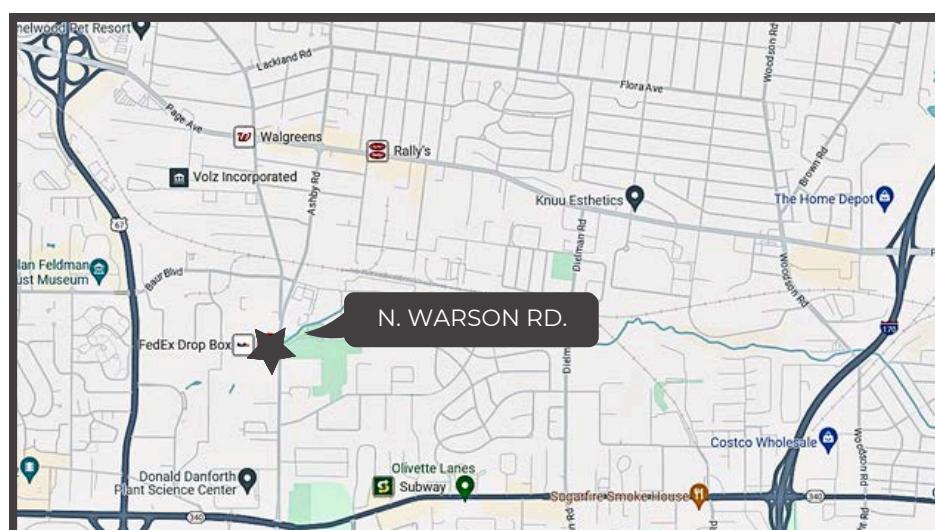
## BUILDING INFORMATION

### WARSON AT-A-GLANCE

Net Rentable Area	12,028 SF
Divisible?	No
Year Built	1960
Year Renovated	2019
Parking Ratio	1.91/1,000 SF

### Amenities & Features

- 12,028 SF free-standing single-tenant flex building for lease
- 0.72 acre site
- 1 dock door & 1 drive-in door
- Zoned LI—Light Industrial, City of Creve Coeur
- 27 parking spaces
- As Is Lease Rate starting at \$14.00/SF NNN
- Available **October 1, 2025**



Information contained herein has been obtained from the owner of the property or from other sources & is subject to change without notice. The broker & owner do not guarantee the accuracy of this information. Broker is a member of ownership. Owners & broker make no representation as to the environmental or other conditions of the property & recommend that tenant or purchaser investigate fully.

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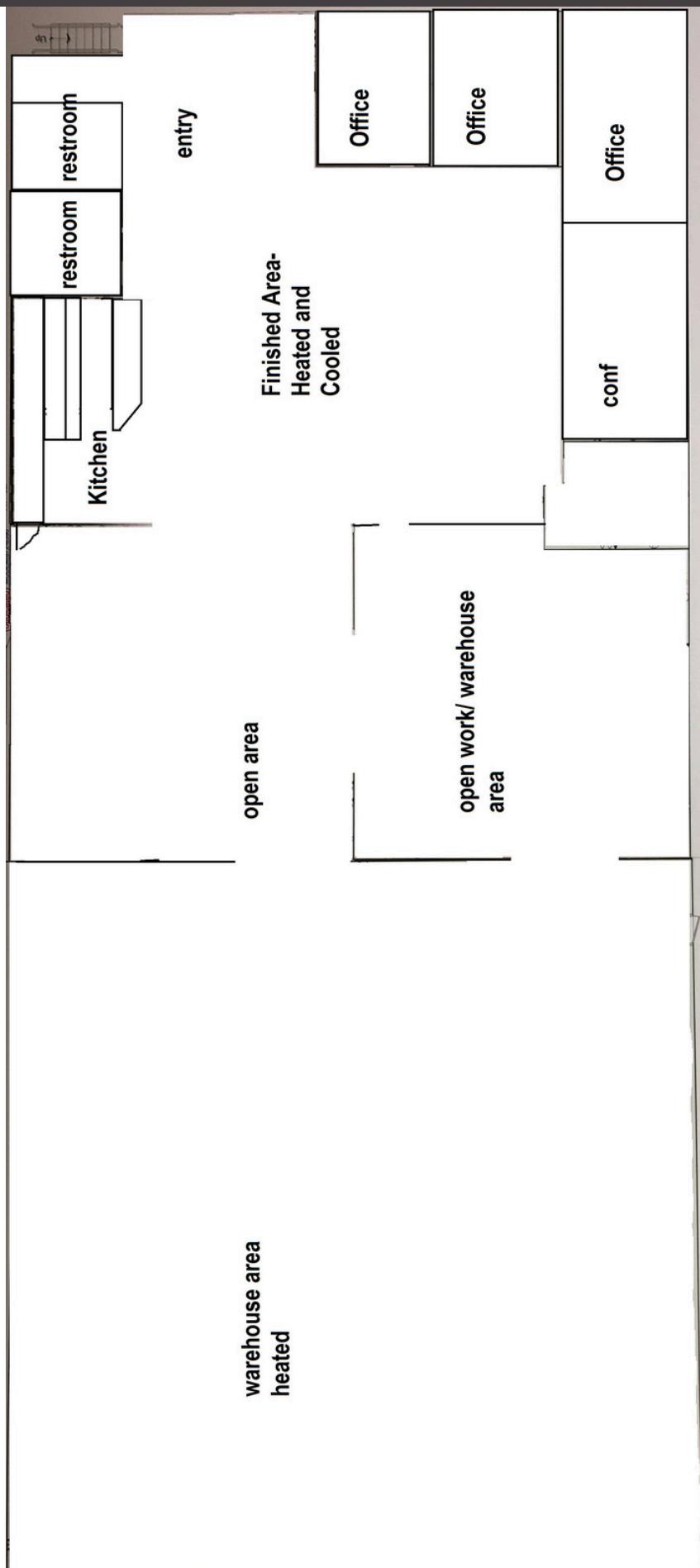
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**SPACE AVAILABLE**

SUITE	SQUARE FEET	AVAILABLE
100	12,028	October 1, 2025







N. WARSON RD.



N. Warson Rd.



Rear View



Interior Photo



Waiting Area



Interior Photo