

# READY FOR YOUR INTERIOR FINISHES



## FLEX OFFICE/WAREHOUSE



**675 Spirit Valley West Dr.**  
Chesterfield, MO 63005

**For Lease**  
10,000 SF  
Flex / Industrial

### Property Features

- Only 1 suite remaining - 10,000 SF flex-office/warehouse condo
- New construction – tilt-up / great design and flexibility
- One dock door with the ability to add another dock door utilizing the existing knock-out panel
- 24' – 25' clear minimum height
- 142' truck court
- Great I-64 access and convenient to both St. Louis and St. Charles counties
- Full public utilities and streets

### Lease Rate:

\$15.75 PSF, NNN  
(priced approx. 13% finished area; or will BTS)

**\* Knock Out Panel for Additional Dock Door**



For more information:

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675 SPIRIT VALLEY WEST DR.  
CHESTERFIELD, MO



Chesterfield, MO



AVAILABLE

PHASE II

8+ Acres  
SOLD

SOLD

100%  
SOLD OUT

SOLD

SOLD

SITE



SITE PLAN



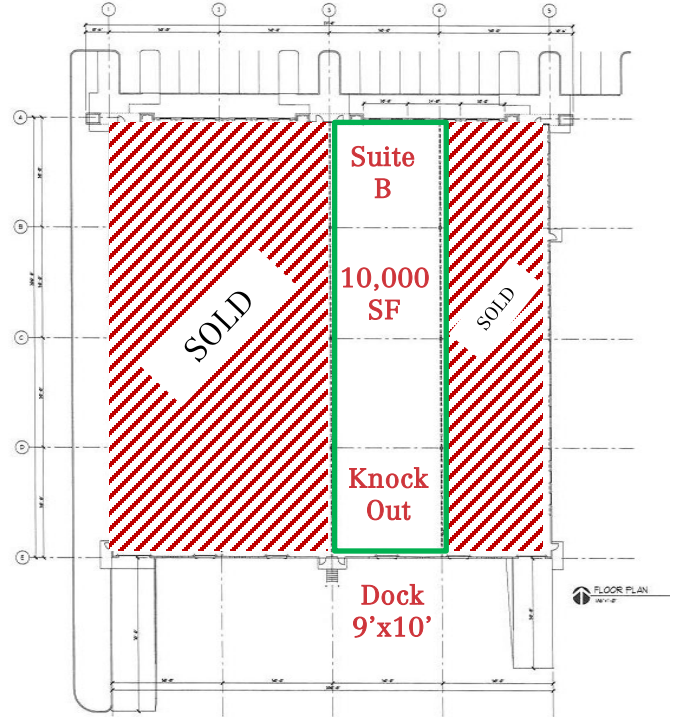
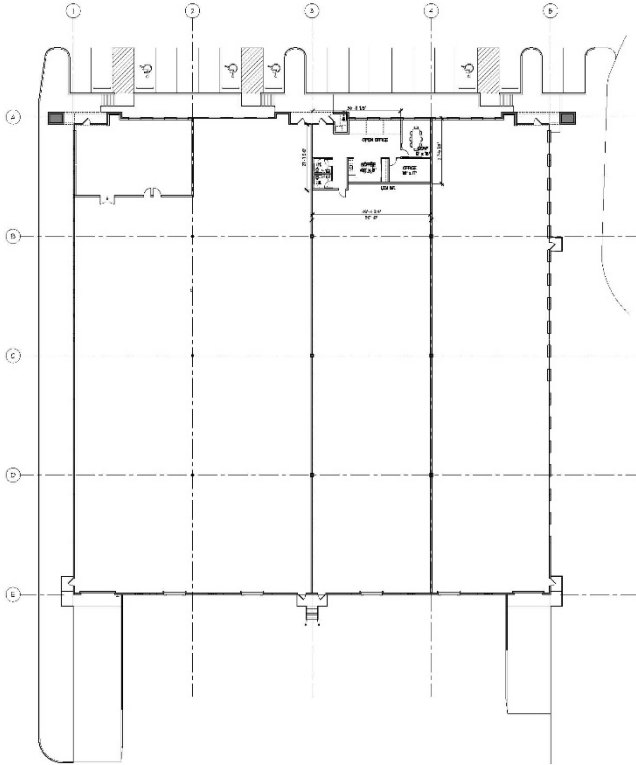
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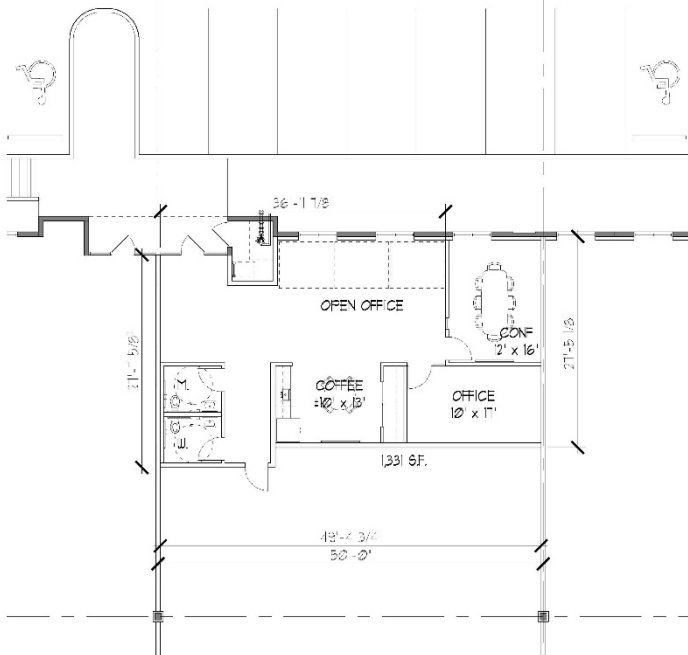
## FLOOR PLAN

10,000 SF Option  
Double Row of Front Parking

### SAMPLE OVERALL PLAN

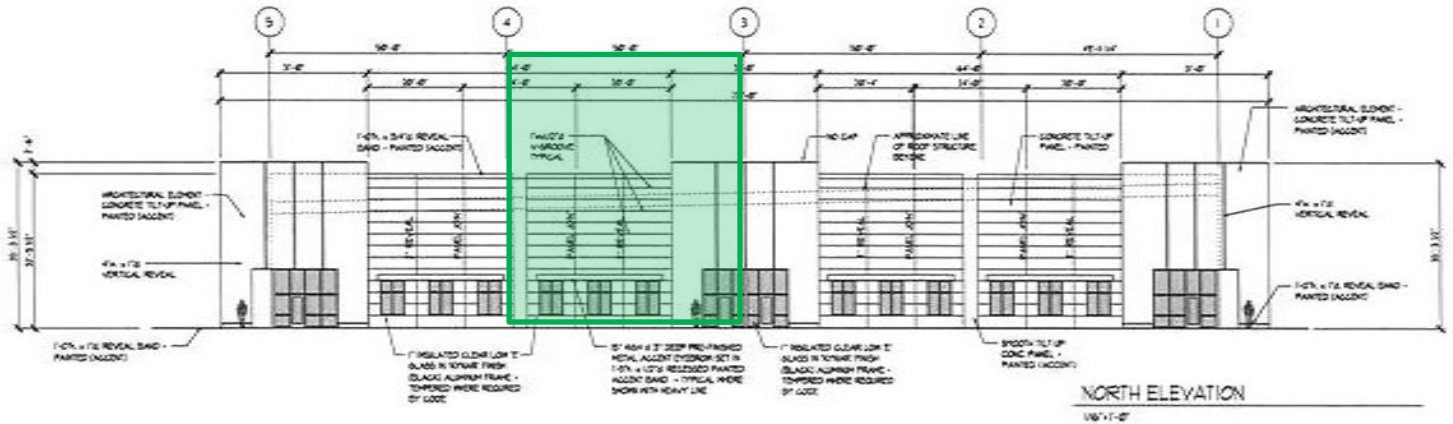


### SAMPLE OFFICE PLAN

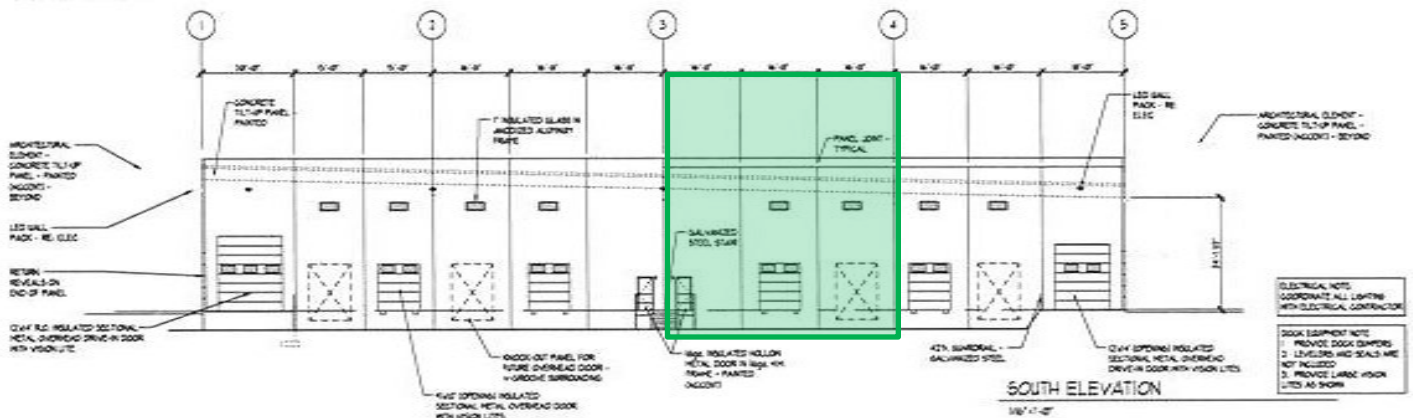


# ELEVATIONS

## NORTH ELEVATION



## SOUTH ELEVATION



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