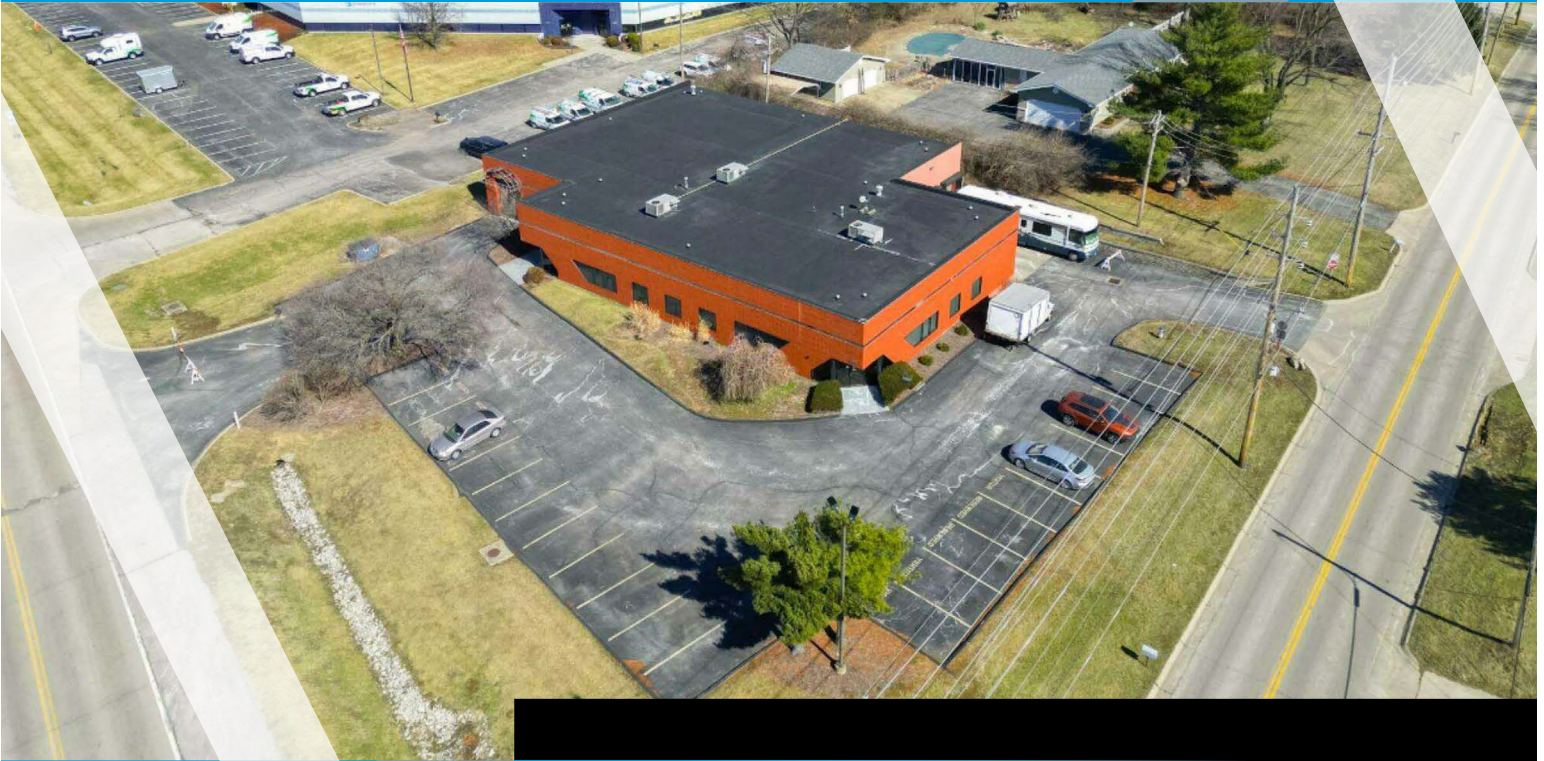


501 N. SERVICE ROAD ST. PETERS, MO 63376



Contact Information

Mike Hurley
(314) 484-1469
mhurley@cozadgroup.com

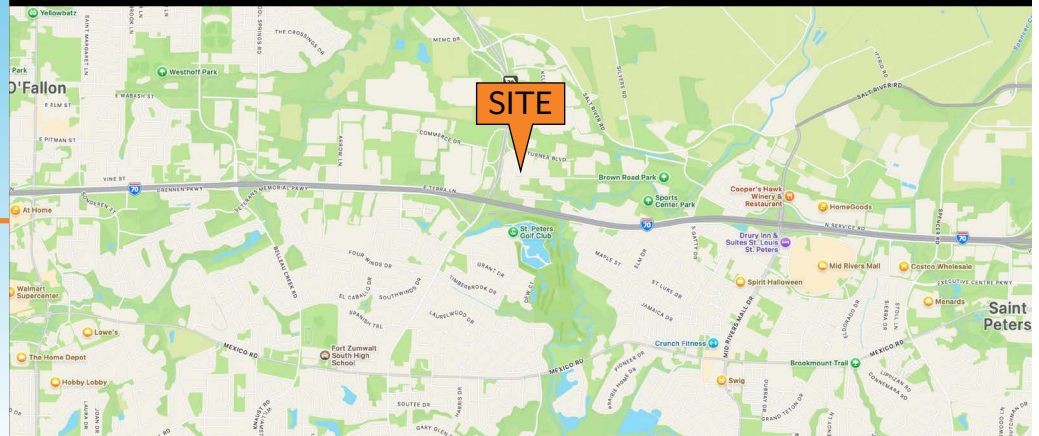
Matt Hirsch
(314) 646-3305
mhirsch@mdrea.com

PROPERTY HIGHLIGHTS

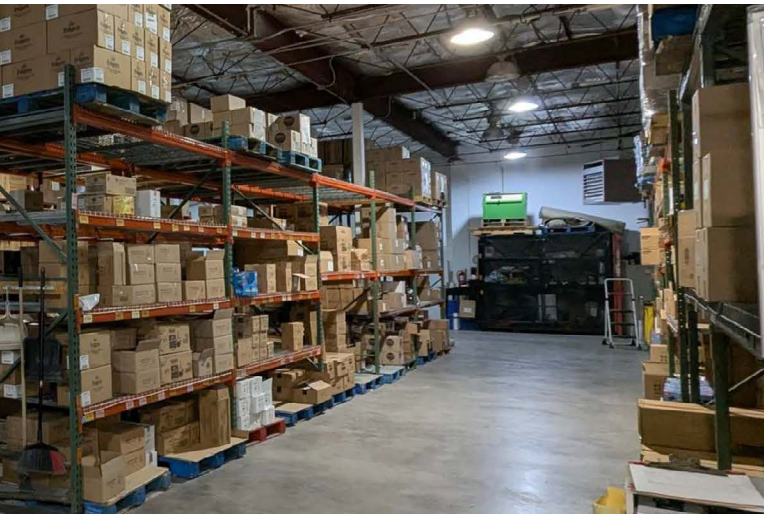
- ▶ 5,499 SF prime office space
 - **Lease Rate: \$15.00/sf NNN (includes utilities!)**
- ▶ Entire 11,568 SF could be made available
 - Consists of 5,499 SF office + 6,069 SF warehouse
 - Includes 2 docks and 1 drive-in door
 - **Lease Rate: \$12.00/sf NNN (utilities not included)**
- ▶ Corner Lot at N. Service Road and Brown Road
- ▶ Great location off I-70 and MO-79
- ▶ Class A build out ready to go!
- ▶ **Sale Price: \$1,750,000**



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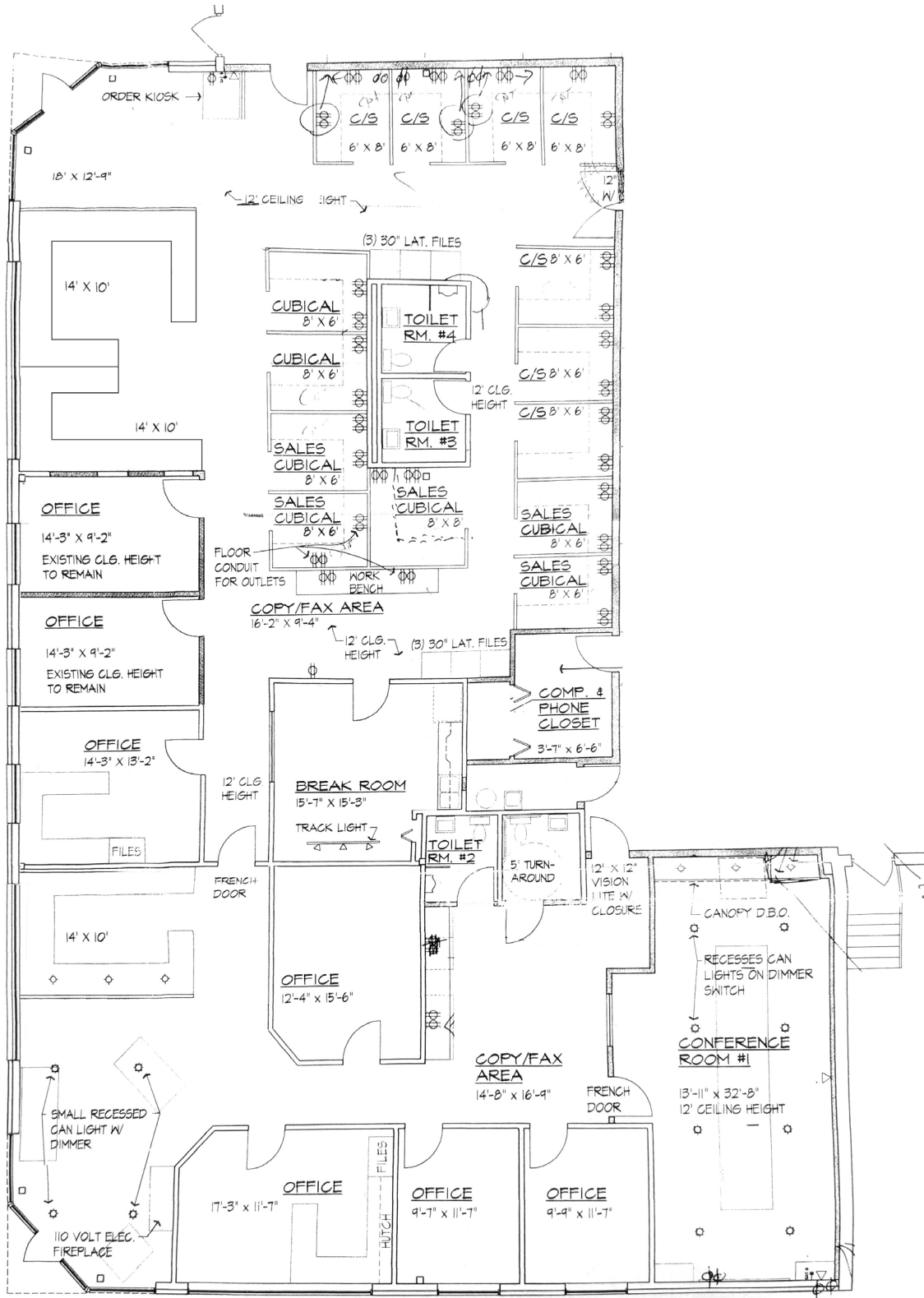
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Information herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of this information. Sellers and brokers make no representation as to the environmental or other conditions of the property and that purchaser investigate fully.

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