

# For Lease

**NAIDESCO**

**8610 Page Ave**  
Overland, MO 63114

**NEW TO MARKET**  
32,000 SF Office/Warehouse



## Property Highlights



**For Lease**  
± 8,951 - 32,240 SF



**Office / Flex /  
Warehouse Space**



**Prime Central location**  
at I-70 & Page Ave



**Lease Rate:**  
\$12.00 / SF, NNN

For more information, please contact:



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**NAIDESCO**

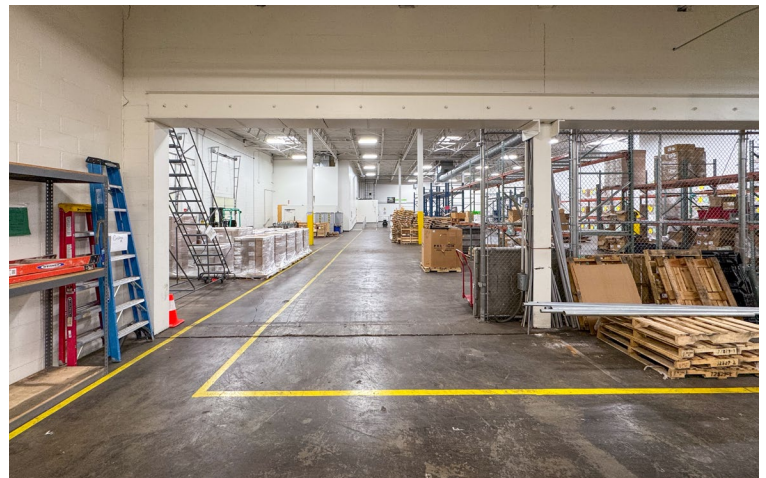
8112 Maryland Ave, Suite 300  
St. Louis, MO 63105  
(314) 994 - 4800  
[naidesco.com](http://naidesco.com)

## Property Features

±8,951 - 32,240 SF total office/flex/warehouse space

- 24' ceiling height
- Fully air-conditioned
- Dock & drive-in loading
- Ample parking in a 3+ acre parking field
- Building signage available
- Centrally located with direct access to I-170 at Page Ave

 **Lease Rate: \$12.00 / SF, NNN**



## Floor Plan

### Suite B | 8,951 SF

- 8,951 SF with 3,100 SF warehouse
- 1 truck-high loading dock

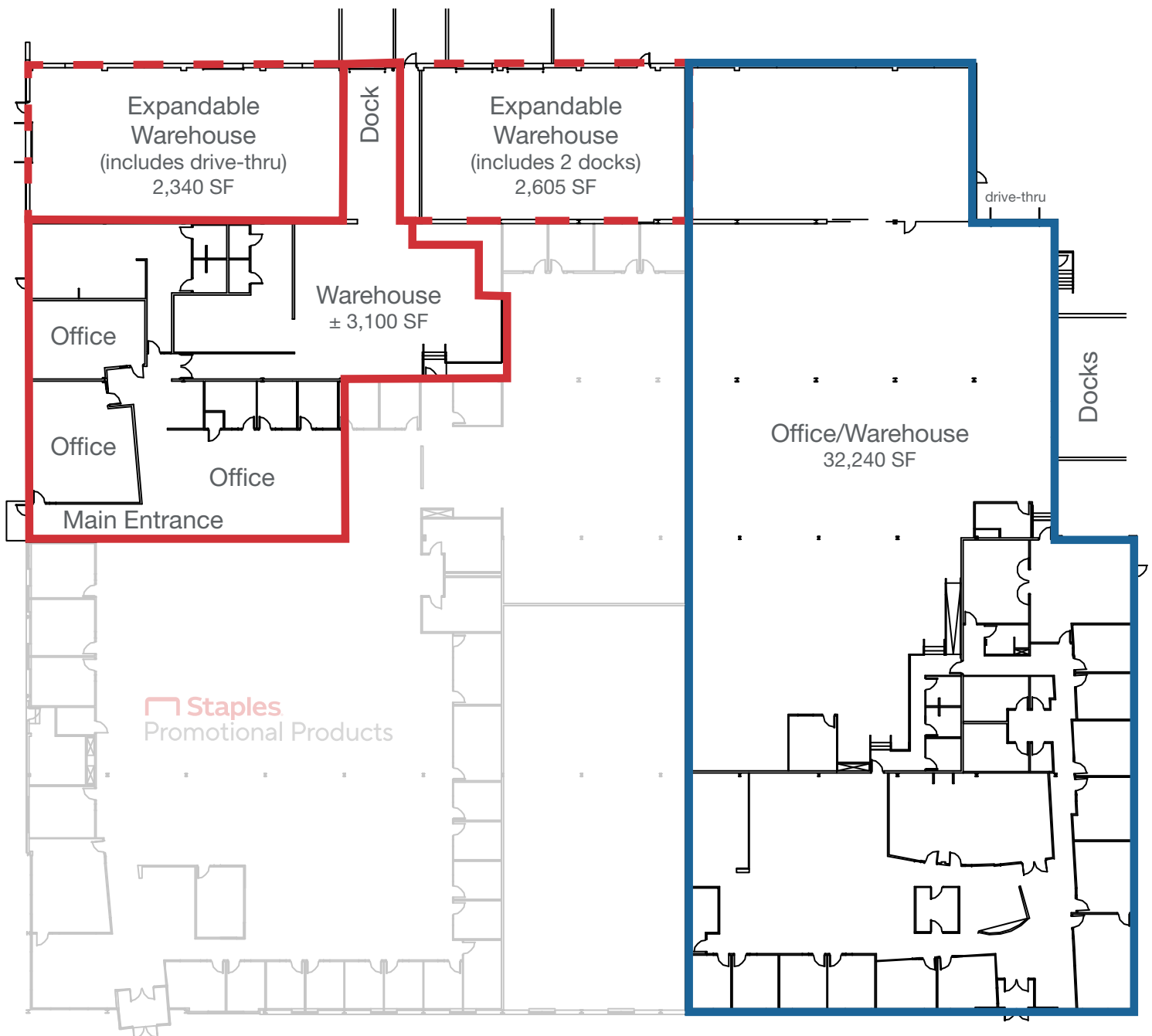
### Suite B (Alternate Layout) | 13,896 SF

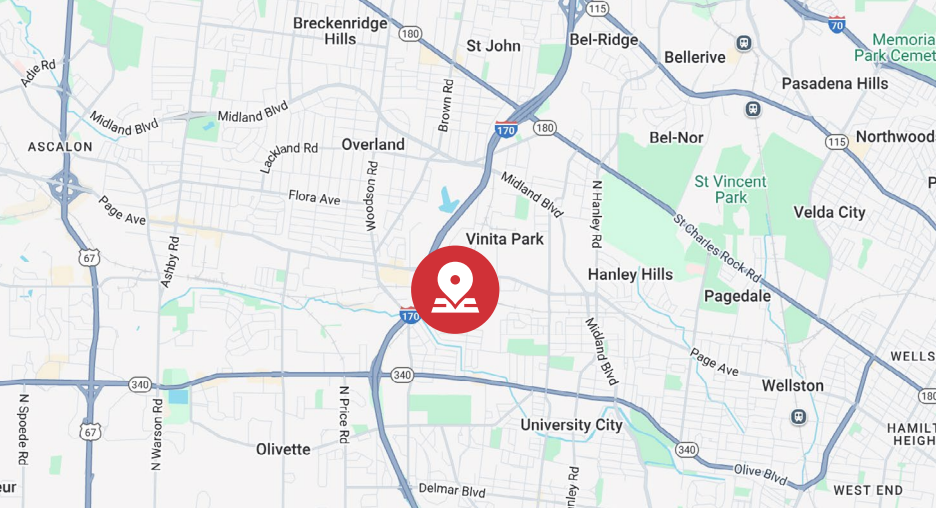
- 13,896 SF with 8,045 SF warehouse
- 3 truck-high loading docks & 1 drive-thru



### Suite C | 32,240 SF

- 32,240 SF office/warehouse
- 2 truck-high loading docks & 1 drive-thru





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