



FOR LEASE | **268,326 SF**
6565 WELLS AVENUE | **ST. LOUIS, MO**

LUKE HERDER 414-244-9575 | LHERDER@PHOENIXINVESTORS.COM

JOHN CHRISTEN 414-909-7999 | JCHRISTEN@PHOENIXINVESTORS.COM

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PROPERTY DETAILS

6565 WELLS AVENUE | ST. LOUIS, MO

AVAILABLE SPACE	268,326 SF
BUILDING 1	158,821 SF
BUILDING 2	109,505 SF
CLEAR HEIGHT	16' - 24'
LOADING DOCKS	2 Existing 8 Proposed
CRANES	Infrastructure in Place
YEAR BUILT	1967
POWER	Heavy Power Potential
PARKING	500+ Spaces 56 Trailer Positions
LAND AREA	14.56 Acres
PARCEL ID	16H222186
RAIL ACCESS	Adjacent to Norfolk Southern Rail Line
OPEX ESTIMATE	\$0.63/SF

PROPERTY HIGHLIGHTS



CLOSE PROXIMITY TO I-70 & I-170



7 MILES FROM ST. LOUIS LAMBERT INTERNATIONAL AIRPORT



LOCATED IN AN OPPORTUNITY ZONE



QUALITY WORKFORCE



POTENTIAL FOR ADDITIONAL DOCKS



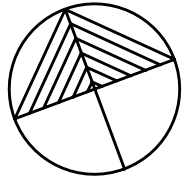
PLANNED WHITEBOX RENOVATIONS IN 2024

FLOOR PLAN

6565 WELLS AVENUE | ST. LOUIS, MO



NUMBER	SPACE DESIGNATION	SPACE TOTAL
1	BUILDING 1	158,821 SF
2	BUILDING 2	109,505 SF
TOTAL		268,326 SF



BUILDING 1

(6-8) PROPOSED LOADING DOCKS

(2) EXISTING LOADING DOCKS

BUILDING 2

56 TRAILER SPACES

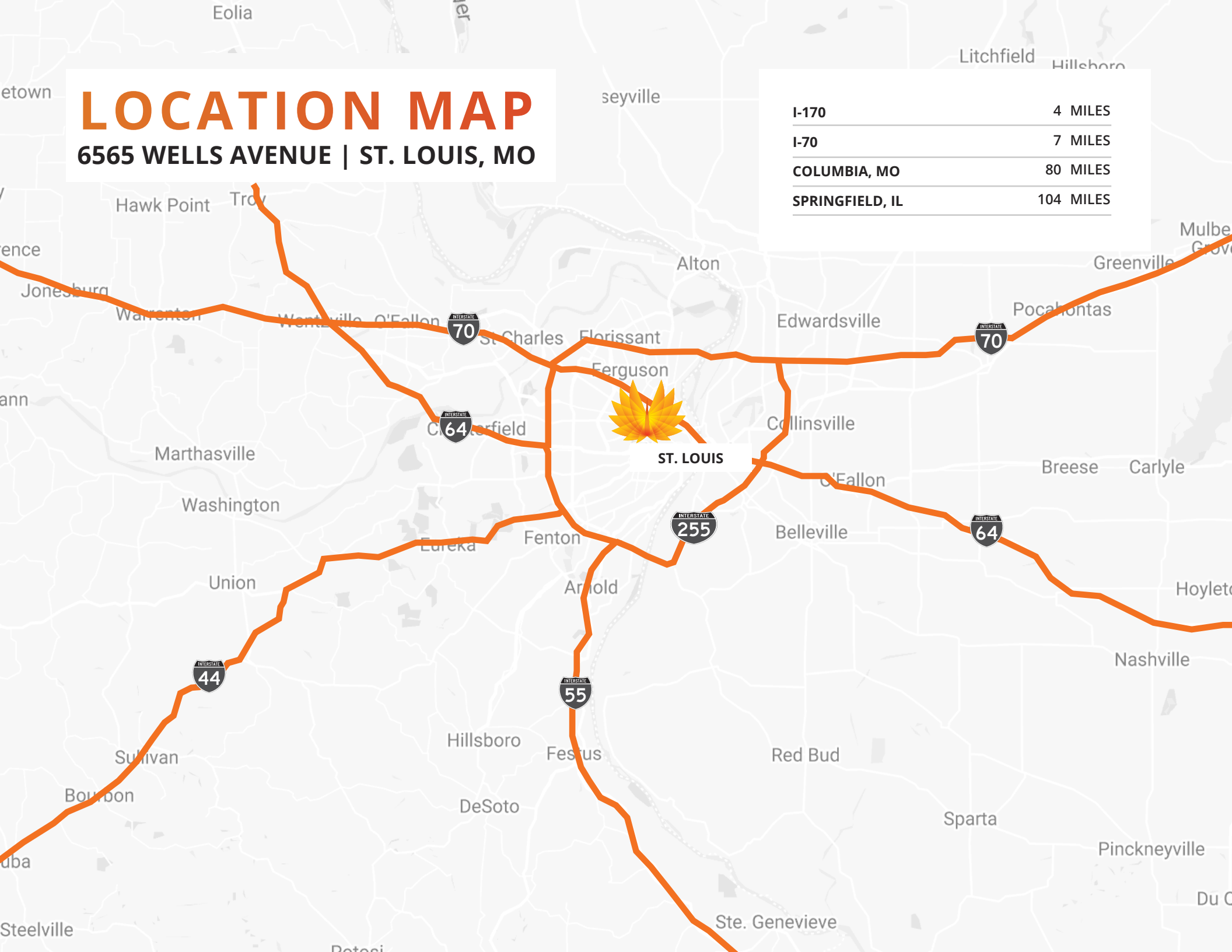
SITE PLAN
6565 WELLS AVENUE | ST. LOUIS, MO



LOCATION MAP

6565 WELLS AVENUE | ST. LOUIS, MO

I-170	4 MILES
I-70	7 MILES
COLUMBIA, MO	80 MILES
SPRINGFIELD, IL	104 MILES





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