

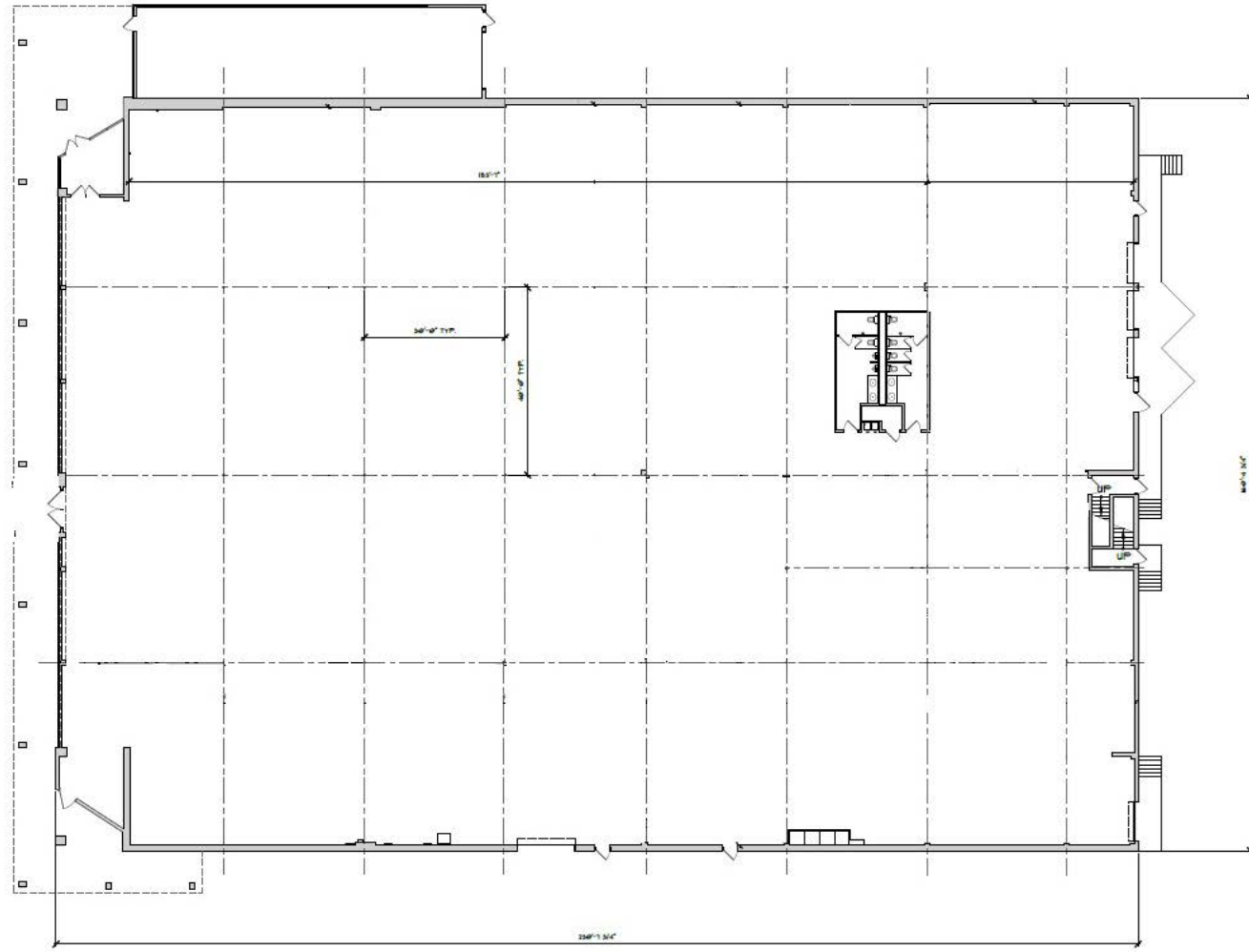
FOR LEASE
Creative-Use Development

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201 Evans Lane, Cool Valley, MO 63121

Building 2 Floorplan



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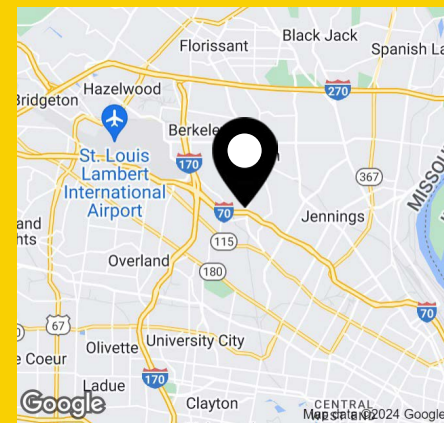
Offering Summary - Building 2

Lease Rate: \$4.95/SF, NNN

Available Space: 36,496 SF

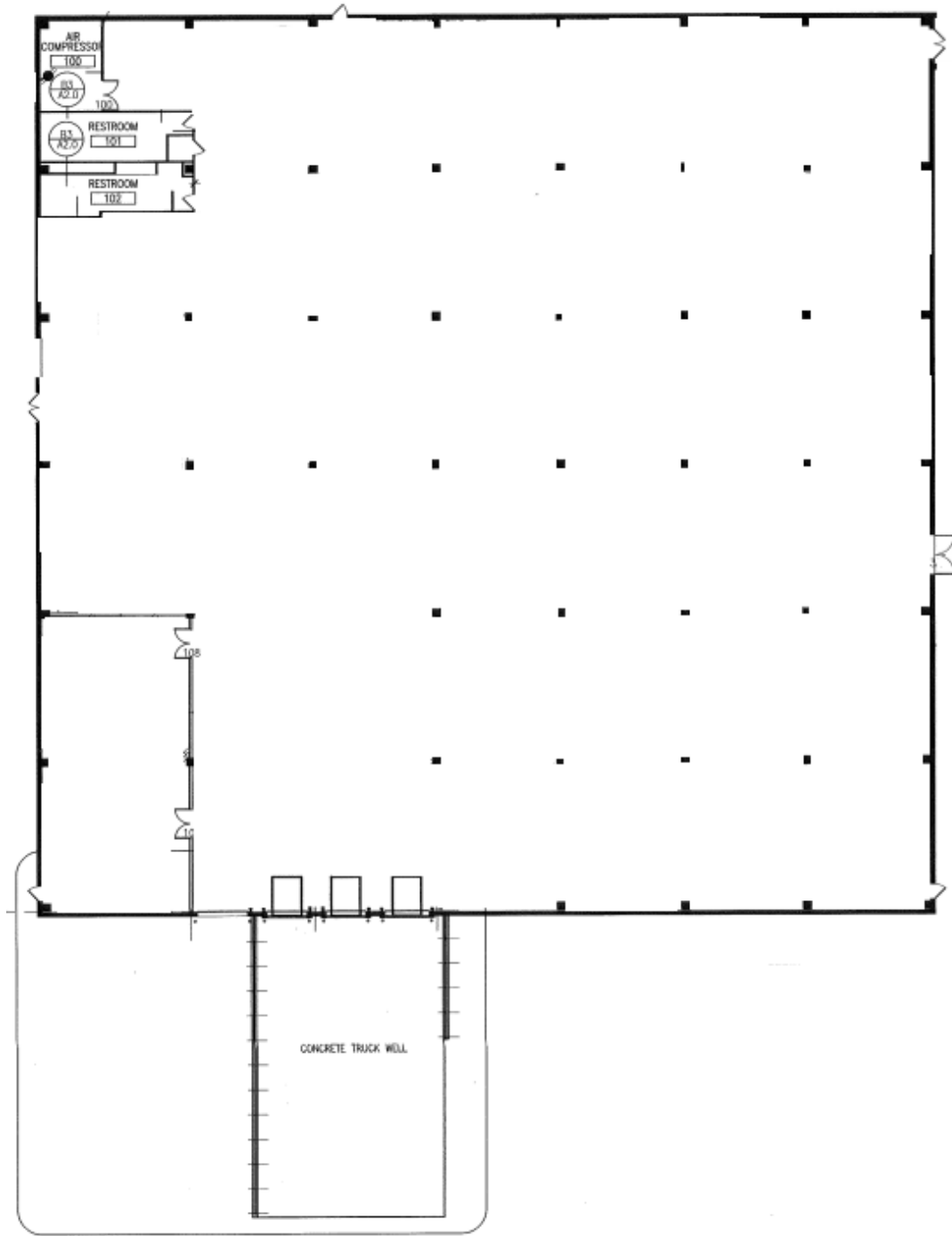
Outside Storage: Contact Broker for Details

- 15' clear height
- 4 dock doors
- 1 drive-in door
- 100% climate controlled
- Heavy power (2,200 amps)



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Building 3 Floorplan



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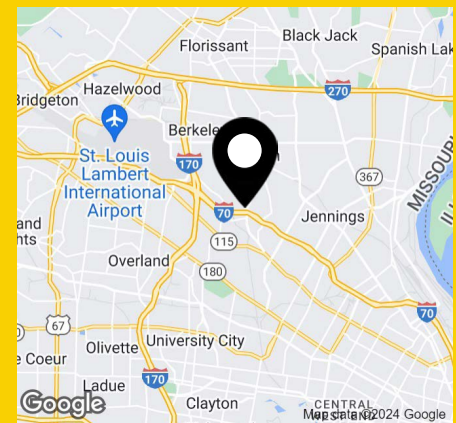
Offering Summary - Building 3

Lease Rate: \$5.20/SF, NNN

Available Space: 32,400 SF

Outside Storage: Contact Broker for Details

- 16' clear height
- 3 dock doors
- 1 drive-in door
- 100% climate controlled



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For more information, please get in touch.

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