FOR LEASE Creative-Use Development





201 Evans Lane, Cool Valley, MO 63121

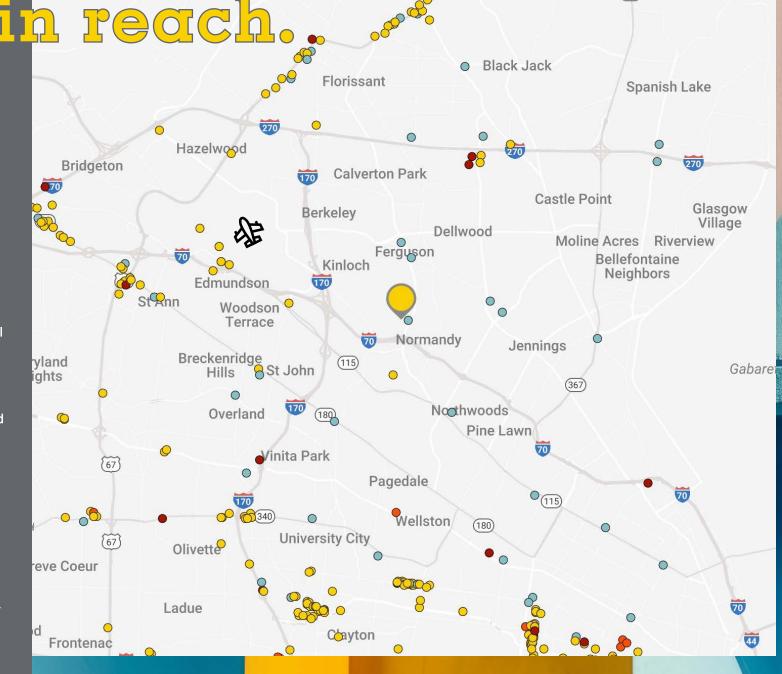


AVISO YOUN

Everything within reach.

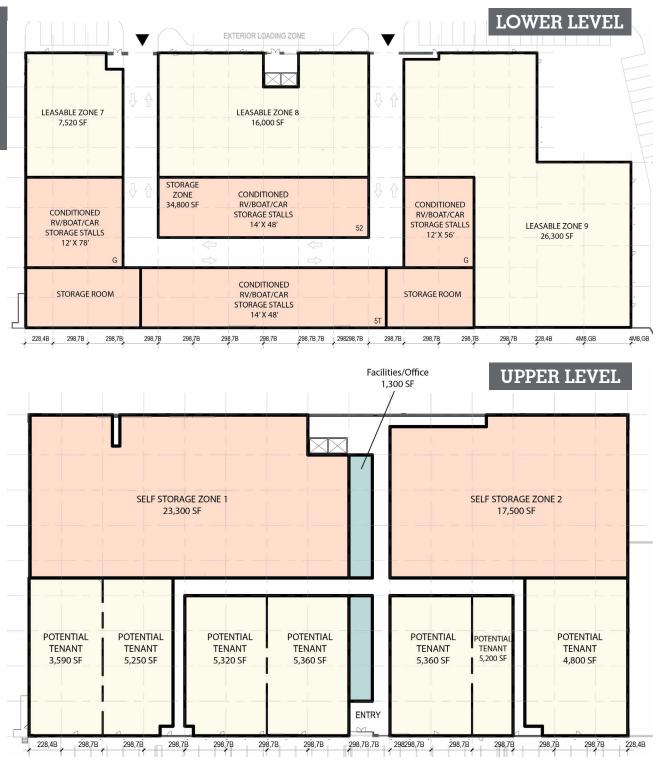
RESTAURANTS FITNESS GROCERY ENTERTAINMENT

Cool Valley is a small city in St. Louis County with a wide range of industrial uses that contribute significantly to its local economy. Historically known for its manufacturing roots, the city has evolved to support a variety of industries, including light manufacturing, logistics, and advanced technology sectors. Its strategic location near major highways and St. Louis Lambert International Airport makes it an attractive spot for businesses seeking efficient distribution and access to regional markets. The mix of industrial facilities and commercial businesses in Cool Valley reflects its adaptability and growing importance as a key player in the broader economic landscape of Missouri.



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Building l Floorplans











Offering Summary - Building 1

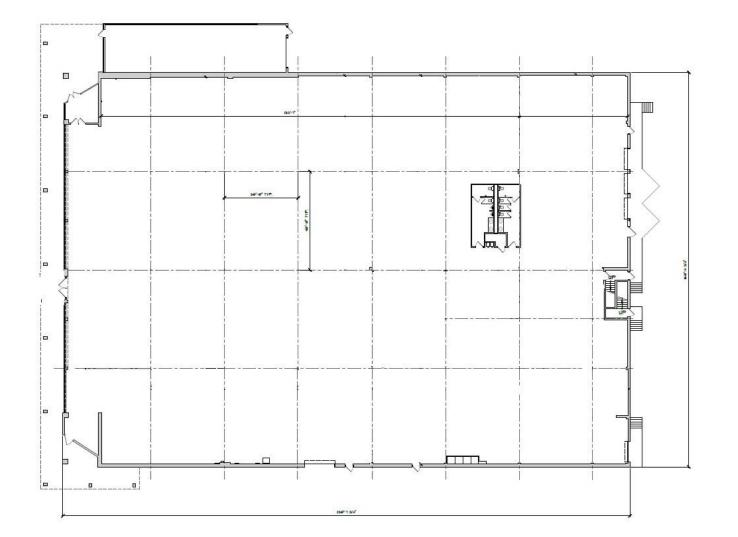
Lease Rate:	\$7.05 - \$8.25/SF, NNN
Available Space:	5,000 - 190,000 SF
Outside Storage:	Contact Broker for Details

- Dynamic mixed-use development minutes from Lambert International Airport
- Superior access to I-70 and I-170
- Ample outdoor storage potential



Building 2 Floorplan

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Offering Summary - Building 2

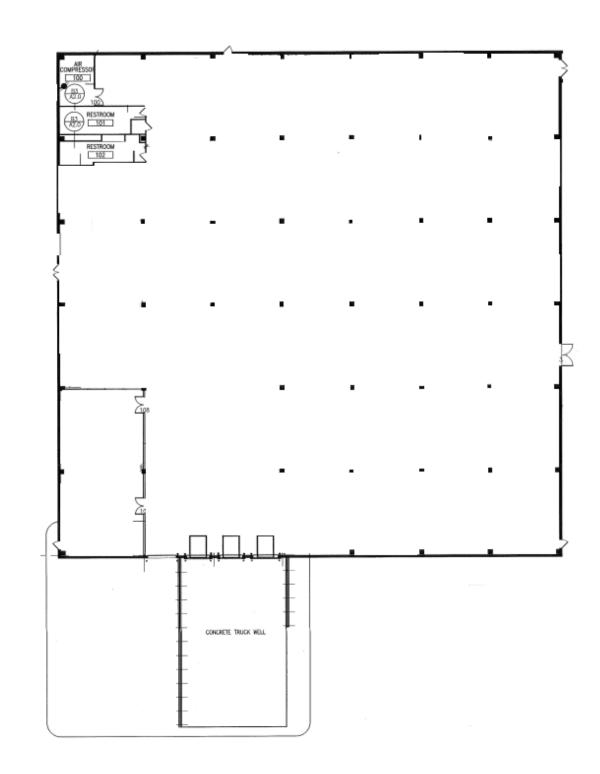
Lease Rate:	\$4.95/SF, NNN
Available Space:	36,496 SF
Outside Storage:	Contact Broker for Details

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



Building 3 Floorplan











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



