



# FOR LEASE



**29,500 SQFT  
FENCED IN BUNKER**

## Building Details

Lease Rate: \$1.25/SF (NNN)  
Nets Include: CAM \$0.60/SF + Leasehold Tax  
Fenced, Well Lit, & Gravel Lot

## Utilities

Electric: Ameren IL  
Water & Wastewater: Illinois American  
Internet: AT&T Fiber

## Transportation

Interstates 70, 64, 55, 44, 270: 4-6 miles  
St. Louis Lambert International Airport: 15 miles  
Rail Served: Nearby Access | All Class-I Railroads  
Port Access: Yes (Public, Full-service)

