

12103 – 12145 BELLEFONTAINE ROAD ST. LOUIS, MO 63138



Contact Information

James Delgado
(314) 646-3302
jdelgado@cozadgroup.com



Cozad Commercial Real Estate
MD Real Estate Advisors, LLC
16 Sunnen Drive, Ste. 164
St. Louis, Missouri 63143

PROPERTY HIGHLIGHTS

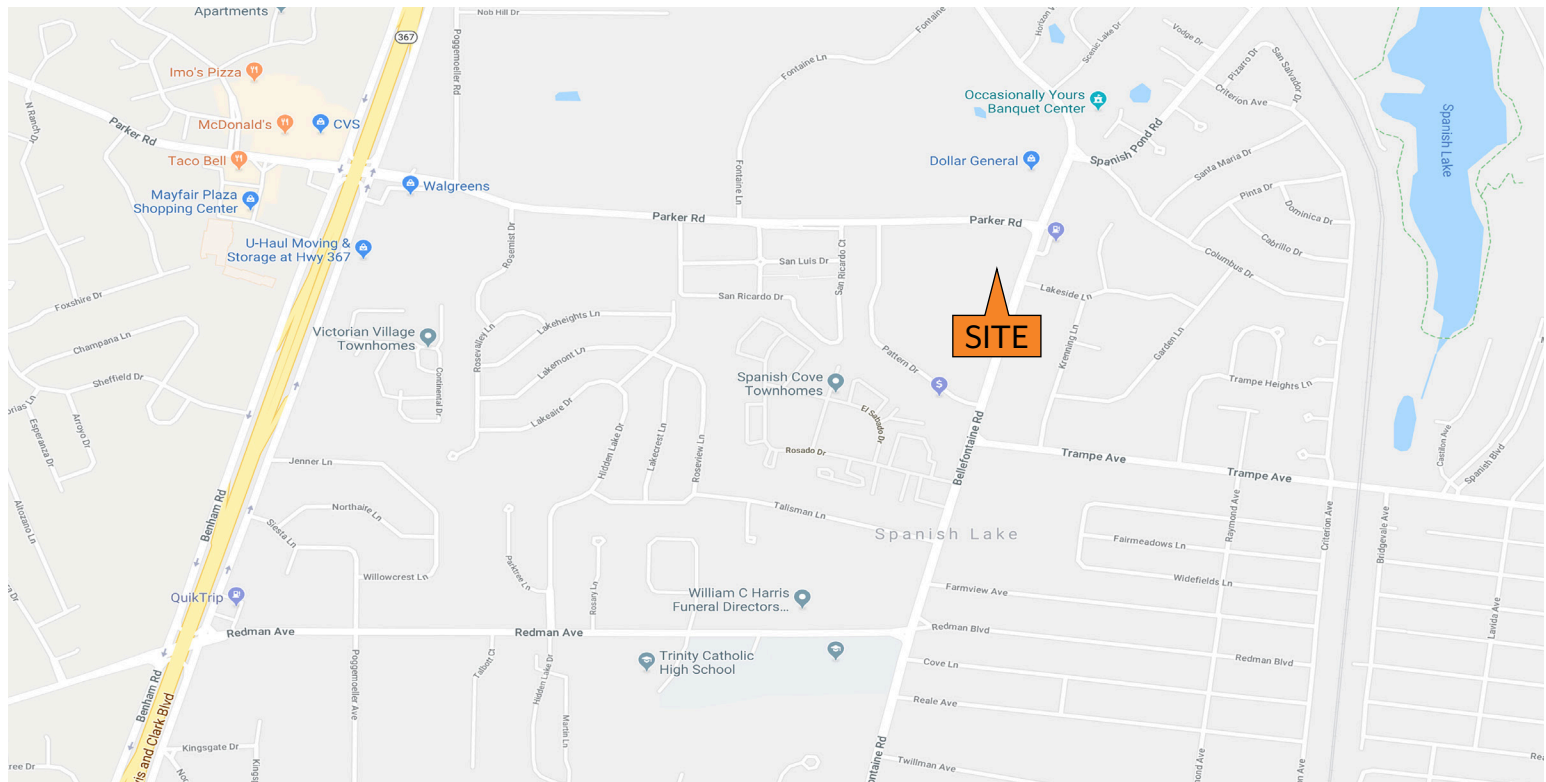
- ▶ Office and Retail Space Available
- ▶ Under new ownership
- ▶ Tenants include: Family Dollar and O'Reilly Auto Parts
- ▶ Abundant parking available
- ▶ Great signage available
- ▶ Land opportunities for development or for sale
- ▶ Lease Rate: \$11.00 – \$12.50/sf NNN

AVAILABILITY

- | | |
|---------------------|----------------------|
| • Suite C: 300 SF | • Suite 8: 2,420 SF |
| • Suite E: 1,300 SF | • Suite 10: 4,400 SF |
| • Suite F: 2,000 SF | • Suite 14: 945 SF |
| • Suite G: 800 SF | • Suite 21: 8,035 SF |

12103 – 12145 BELLEFONTAINE ROAD

ST. LOUIS, MO 63138



Information herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of this information. Sellers and brokers make no representation as to the environmental or other conditions of the property and that purchaser investigate fully.

COZAD COMMERCIAL REAL ESTATE
MD REAL ESTATE ADVISORS
 A subsidiary of Cozad Commercial Real Estate, Ltd.
 16 Sunnen Dr., Ste. 164 • St. Louis, MO 63143