

8449-8495

**24,802 SF AVAILABLE**

**8469**

**MID COUNTY INDUSTRIAL DR.**

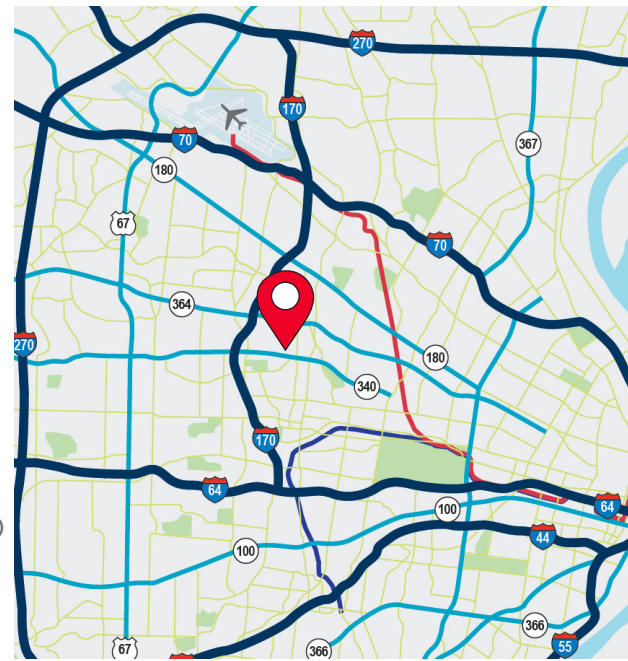
**ST. LOUIS, MO 63114**

**OFFICE/WAREHOUSE**

**FOR LEASE: \$5.25/SF NNN**

## PROPERTY HIGHLIGHTS

Total Building Area:	96,392 SF
Total Available Area:	<b>24,802 SF</b>
Office Area:	1,840 SF
Clear Height:	22'
Loading:	4 docks 2 drive-ins
Building Depth:	164'
Car Parking:	0.60/1,000 SF
Building Type:	Precast Concrete/Tilt-Up
Sprinkler:	Wet System
Location:	Easy access to I-170, I-70 and Hwy 180 Eight minutes to Lambert St. Louis Int'l Airport
Lease Rate:	<b>\$5.25/SF NNN</b>



For more information, contact:

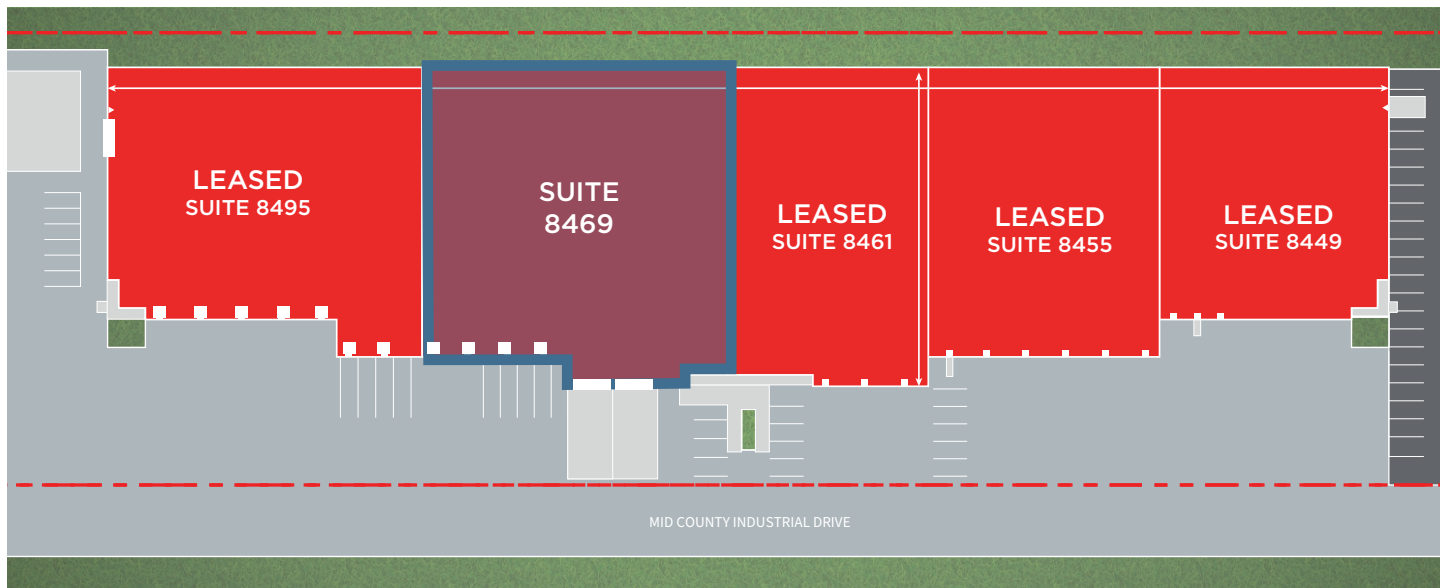
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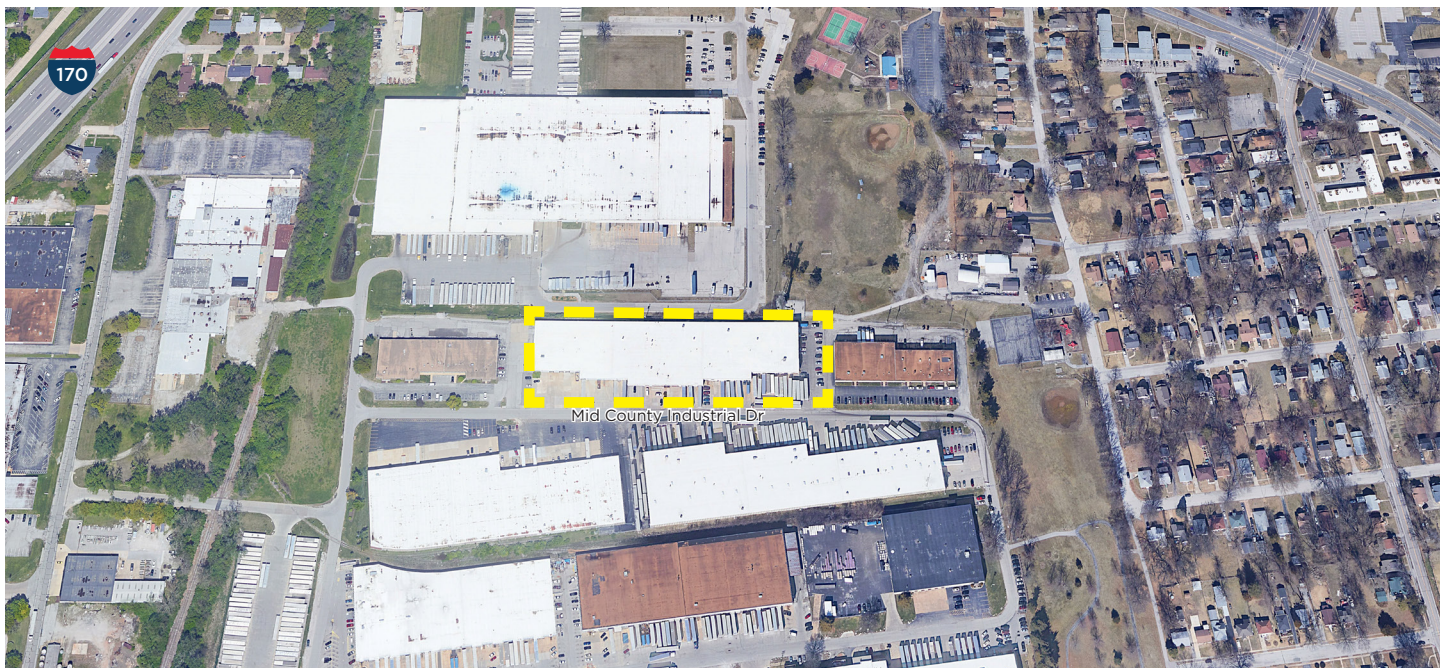
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## BUILDING PLAN



## AERIAL



For more information, contact:

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