

FOR LEASE

UP TO 11,006 SF OFFICE & WAREHOUSE SPACE

325 Paul Ave | Ferguson, Missouri 63135



- Two suites available:
 - Suite 65: 9,300 SF warehouse space
 - Suite 100: 1,706 SF office space
- Suite 65 features an open floor plan with an 8'x8' overhead door, updated lighting, and 16'x13' column spacing
- Suite 100 features reception area, multiple private offices, and kitchenette
- Fully sprinklered
- Proximity to St. Louis Lambert International Airport (6 minutes), I-170 (5 minutes) and I-70 (3 minutes)
- **Lease rates:**
 - Suite 65 (warehouse): \$3.50/SF NNN**
 - Suite 100 (office): \$7.00/SF Full Service (excluding janitorial)**

BUILDING SPECS

TOTAL BUILDING SIZE	111,000 SF
LOT SIZE	4.03 ACRES
ROOF	2024 (partial replacement)
CEILING HEIGHT	13' – 17'
ZONING	M-1, INDUSTRIAL DISTRICT, CITY OF FERGUSON



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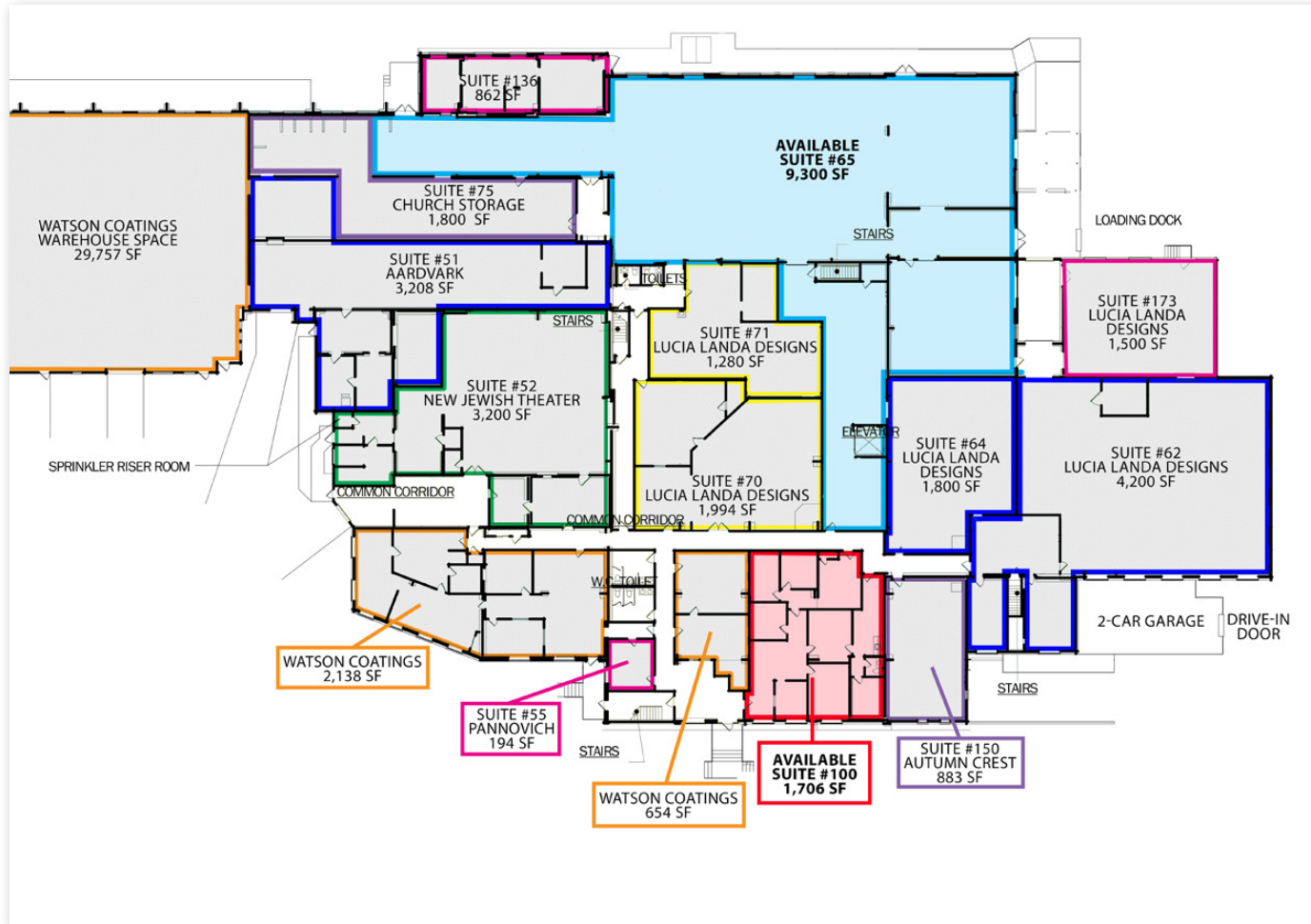
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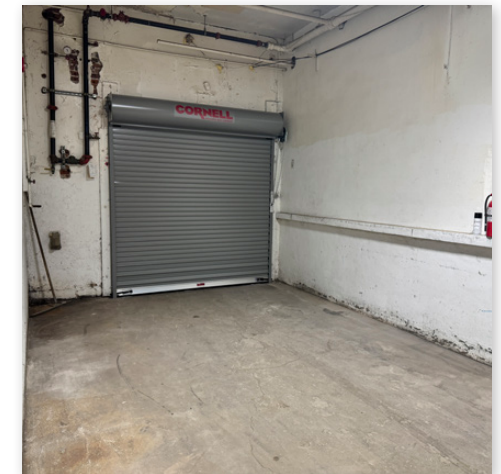
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SITE PLAN



SUITE 65 - 9,300 SF WAREHOUSE SPACE



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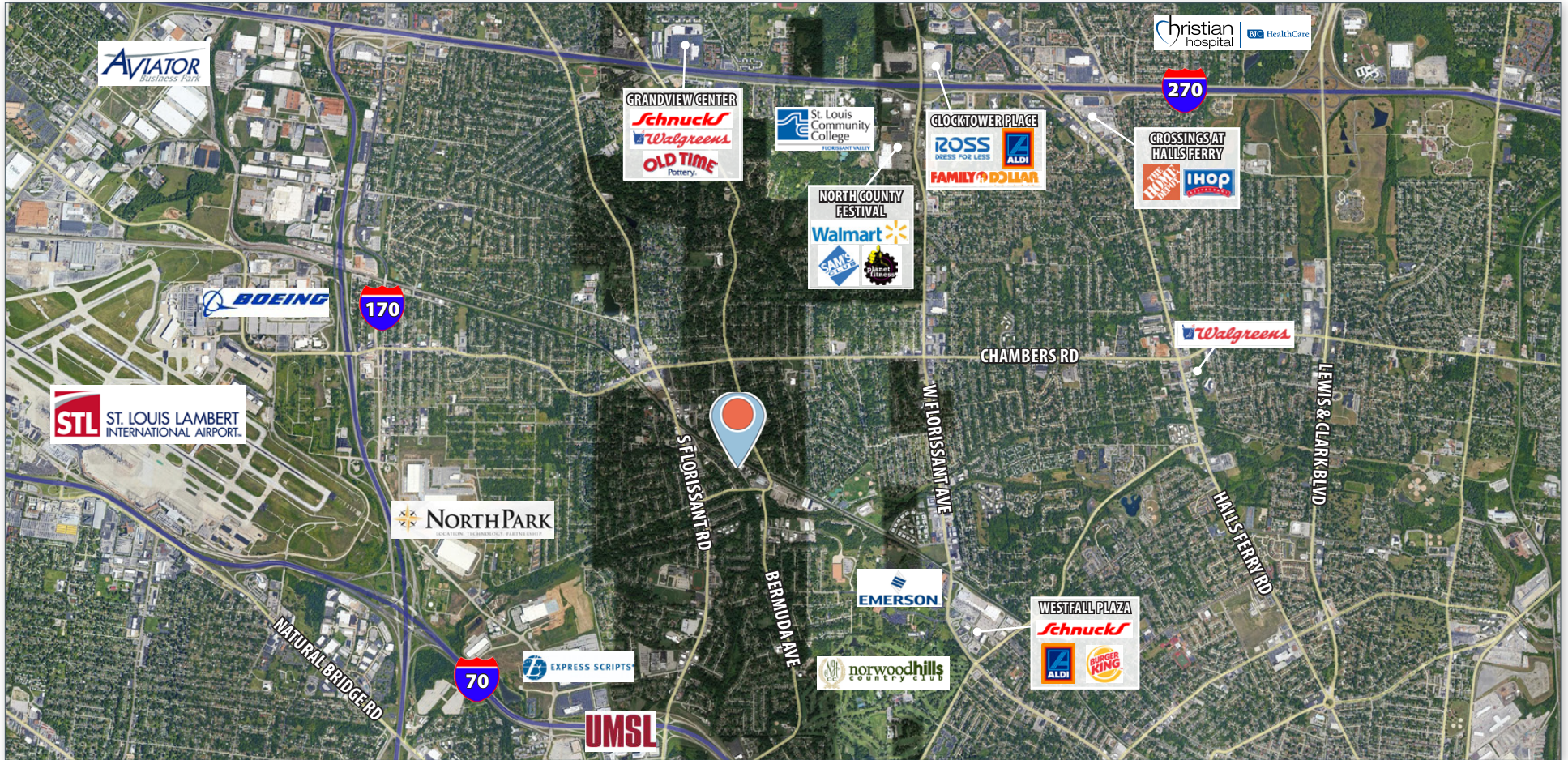
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AERIAL MAP



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