



PROPERTY INFORMATION

AVAILABLE SF: 18,770 SF

OFFICE SF: ±30% Office
100% Air-conditioned

CLEAR HEIGHT: 15'

LOADING: 3 Docks (2 Currently Covered)

SITE: 1.51 Acre

YEAR BUILT: 1984

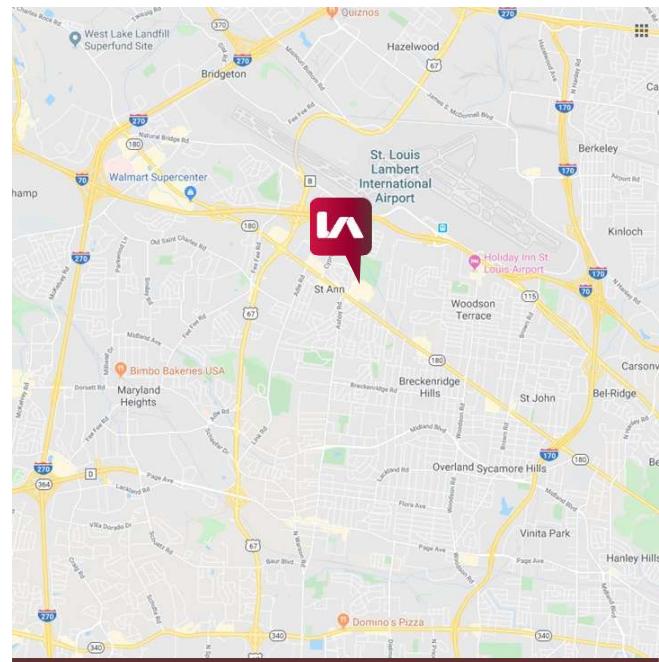
PARKING: 5.4:1,000 (83 Spaces)

2025 TAXES: \$45,837

AVAILABLE: Immediately

LEASE RATE: \$8.50, PSF, NNN

SALE PRICE: \$1,650,000



DAVID M. ZEIGLER, SIOR
dzeigler@lee-associates.com

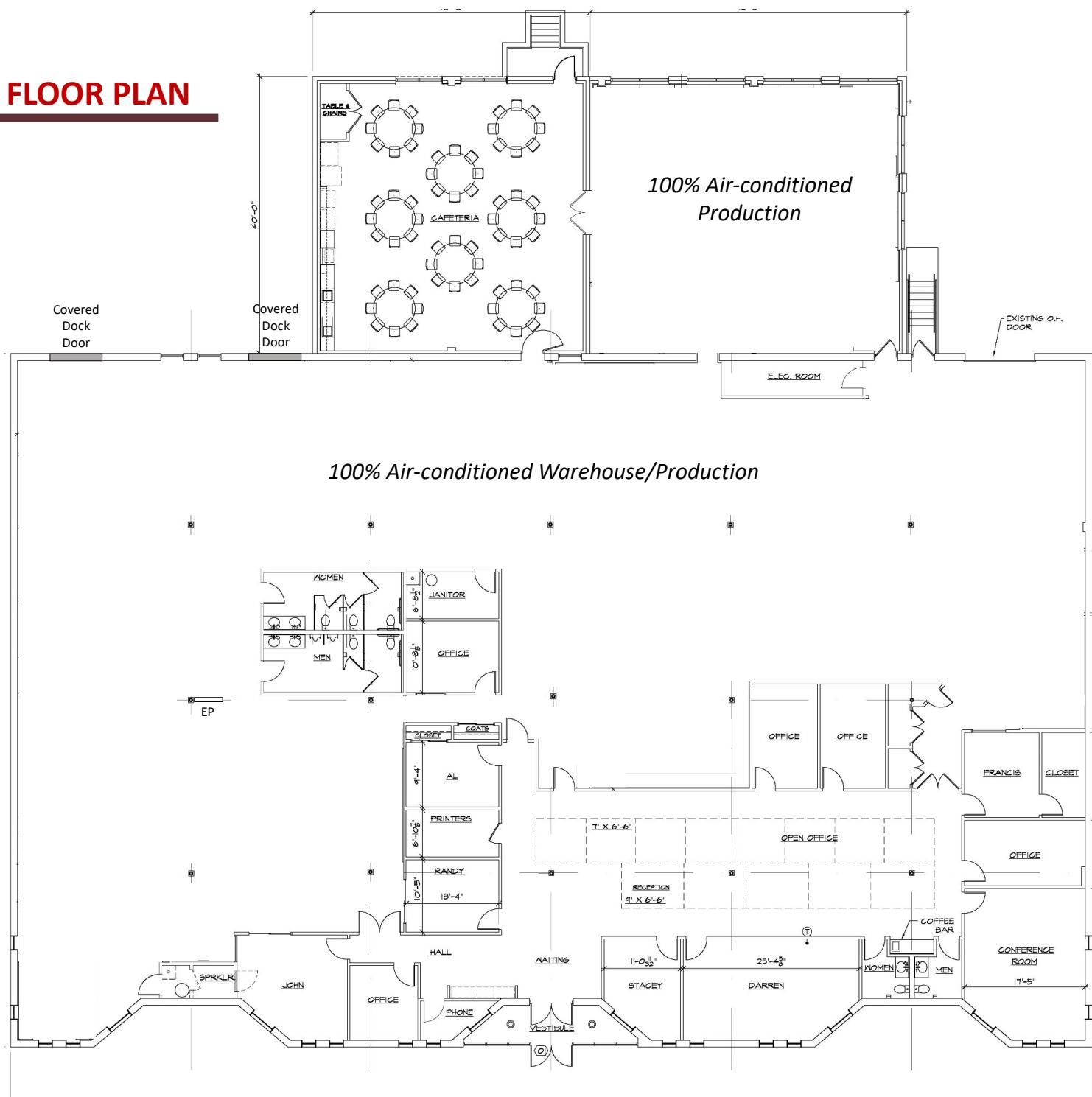
D 314-400-4001
C 314-496-9023

ANTHONY P. HASEK, III
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FLOOR PLAN



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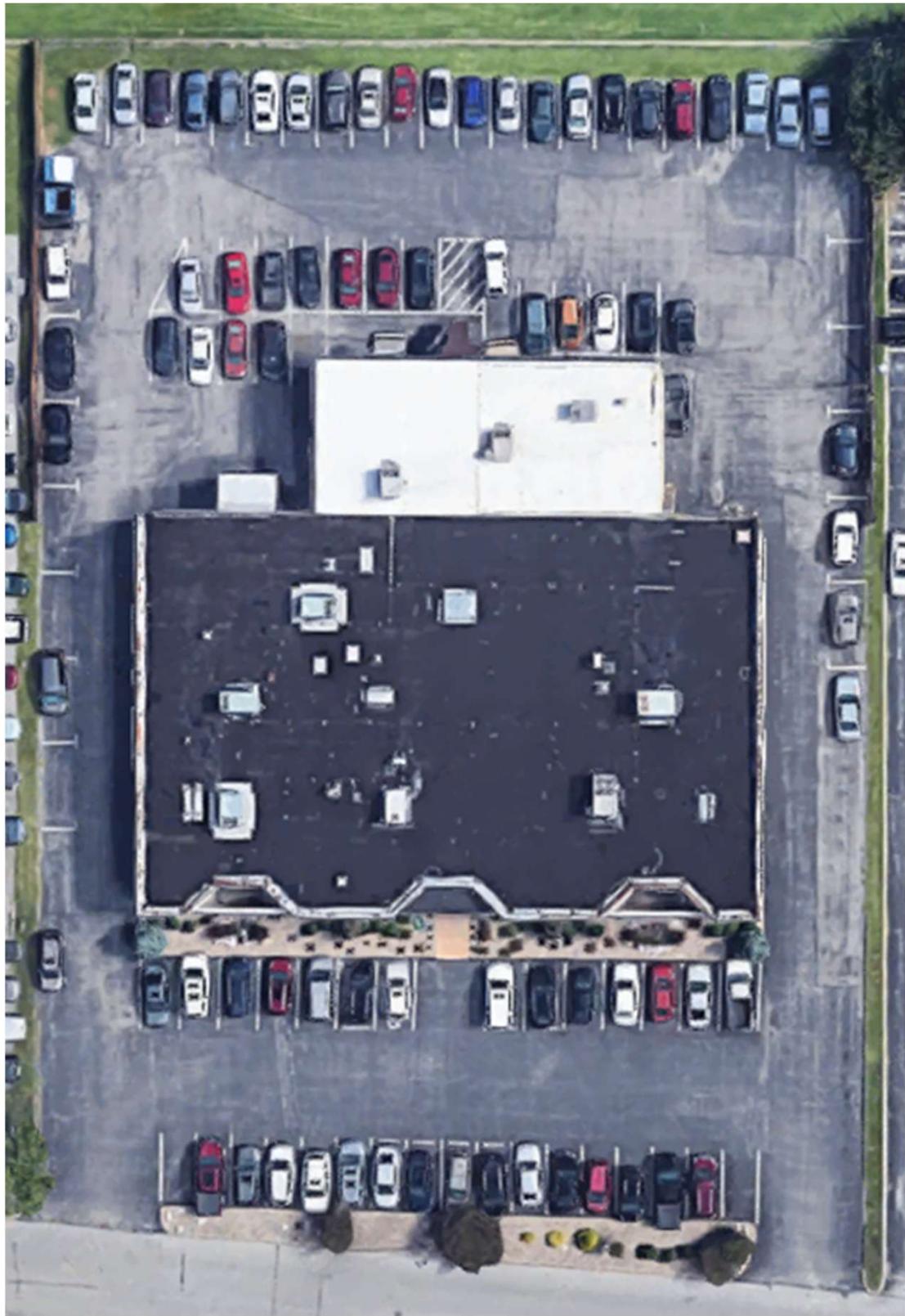
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Office/Warehouse FOR SALE or LEASE
10403 International Plaza Drive
St. Ann, MO 63074

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

AERIAL



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CURRENT WORKNG DOCK



ADDITIONAL COVERED DOCK POSITIONS



REAR PARKING LOT



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