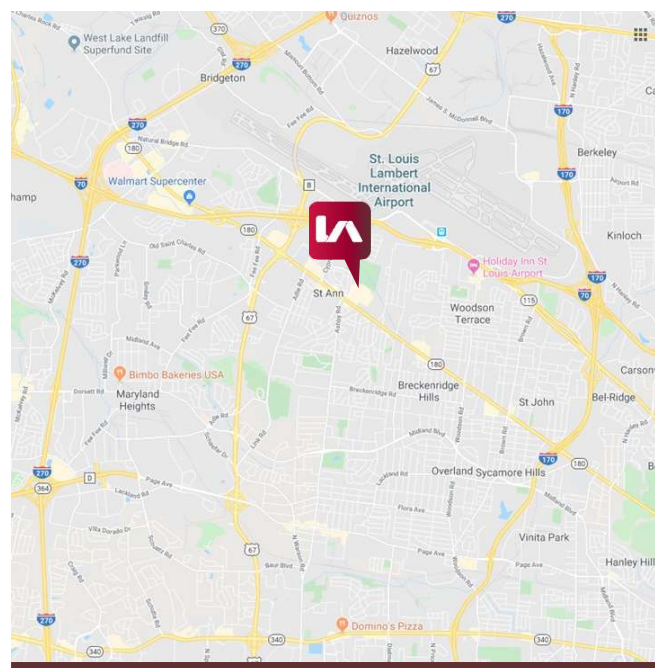


Office/Warehouse FOR SALE or LEASE
10403 International Plaza Drive
St. Ann, MO 63074



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

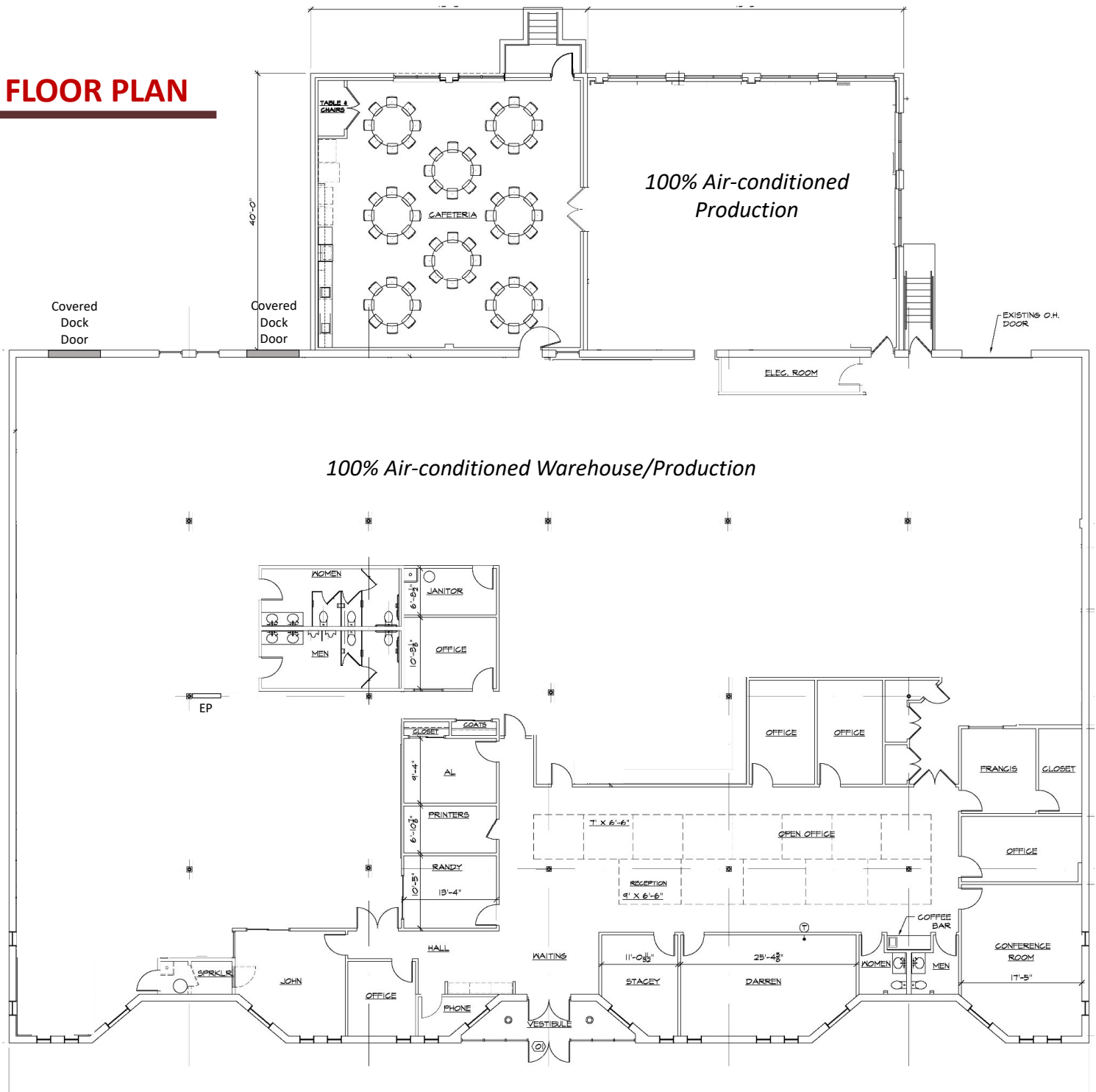


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FLOOR PLAN



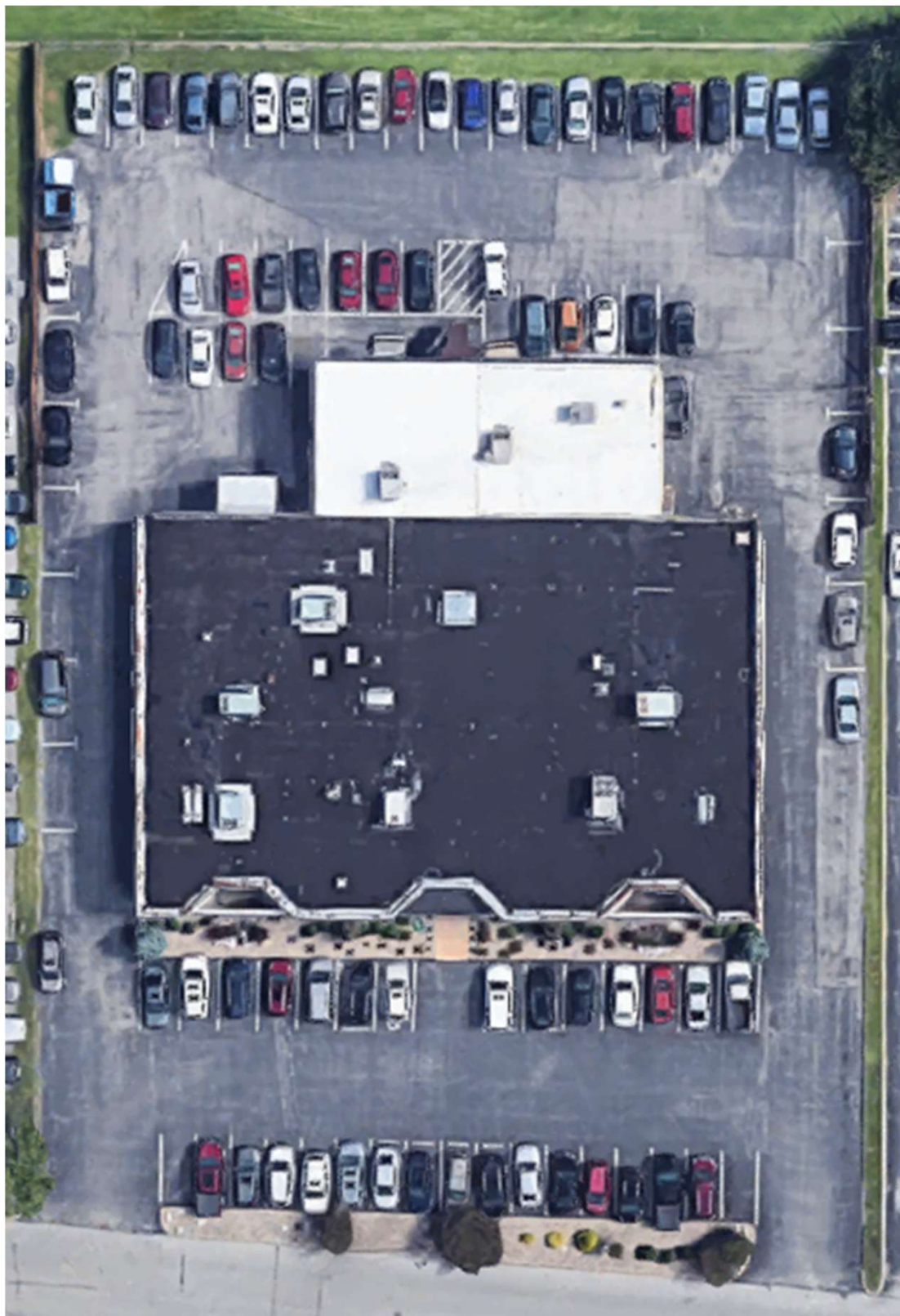
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AERIAL



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CURRENT WORKING DOCK



ADDITIONAL COVERED DOCK POSITIONS



REAR PARKING LOT



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