



Available For Lease

**11700 Dunlap Industrial Blvd,
Maryland Heights, MO**



PROPERTY SUMMARY & PARCEL OUTLINE

11700 Dunlap Industrial Blvd, Maryland Heights, MO offers 204,908 SF of industrial/warehouse/distribution space on an 8.47-acre site, including approximately 2,500 SF of office space. The facility features 22 dock-high doors, 1 drive-in door, and clear heights ranging from 18'–28', providing exceptional flexibility for manufacturing, packaging, warehousing, or distribution operations. Built in 1972 with an expansion added in 2002, this Class B industrial asset is equipped with 12,000 amps / 480 volt power, 170 parking spaces, and a fully climate-controlled warehouse. The property also offers direct rail access with approximately 300' of internal rail platform, making it a rare logistics and production opportunity in the St. Louis metro. Zoned M-2 – Office, Service, and Intensive Manufacturing District, the site is ideally suited for high-power industrial users requiring advanced infrastructure and transportation access.



Property Details & Specifications

Address: 11700 Dunlap Industrial Blvd, Maryland Heights, MO

Type: Industrial/Warehouse/Distribution

Total SF: 204,908± (2,500 office)

Acreage: 8.47

Dock Doors: 22

Drive In Doors: 1

Clear Height: 18' - 28'

Building Class: B

Zoning: M-2 — Office, Service, and Intensive Manufacturing District

Parking Spaces: 170

HVAC: Warehouse is 100% climate controlled/air conditioned

Sprinkler: Yes, but not currently operating

Special Feature: Direct rail access with 300' internal platforms

Year Built/Renovated: 1972 & addition added in 2002





PRIME INDUSTRIAL LOCATION - MARYLAND HEIGHTS, MO

11700 Dunlap Industrial Boulevard is strategically positioned within the highly desirable Northwest St. Louis industrial corridor, offering exceptional connectivity to one of the Midwest's premier logistics markets. The property benefits from immediate proximity to I-270 and close access to I-70, I-64, and I-170, enabling efficient east-west and north-south distribution throughout the St. Louis metropolitan area and direct connectivity to major Midwest markets. Located just minutes from St. Louis Lambert International Airport, major rail infrastructure, and established industrial parks, the site is ideally suited for warehousing, logistics, light manufacturing, and service operations. Surrounded by national distribution users, commercial corridors, and workforce-rich communities, this location provides excellent accessibility, infrastructure, and operational efficiency within one of Missouri's most active industrial submarkets.

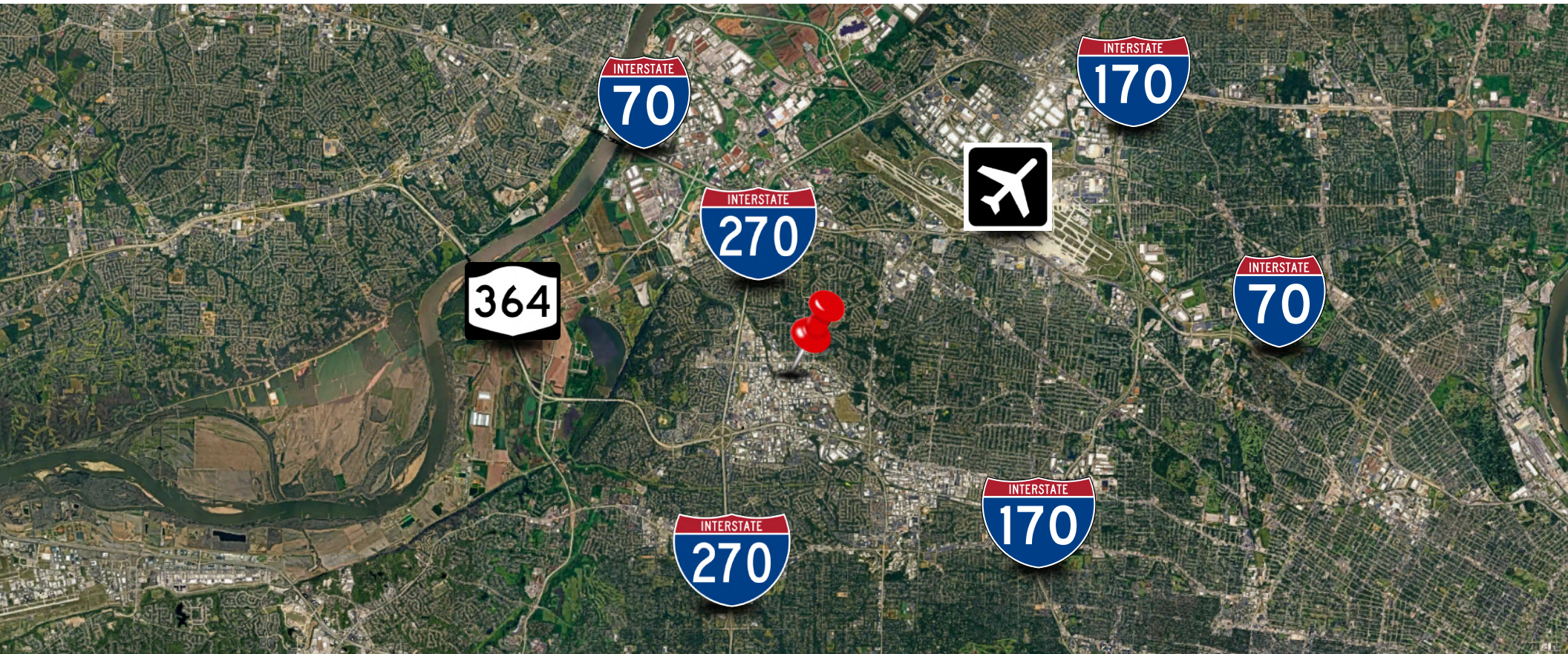
LOCATION KEY DISTANCES

I-270: 1.0 mile

I-70: 3.0 miles

St. Louis Lambert International Airport: 4.0 miles

I-170: 5.0 miles





Erika Champlin



VP of Acquisitions



(518) 353-2427



Erika@IronHornEnterprises.com

Available For Lease

**11700 Dunlap Industrial Blvd,
Maryland Heights, MO**

