

Warson Commerce Center

10401-10407 Baur Boulevard, St Louis, Missouri 63132



- Service Center/Flex Building in a strong Central St Louis County Location
- Warehouse ceiling heights ranging from 16'-18'
- Mix of dock and drive-in loading options
- Ample Parking in front of building
- Rates are available for between \$9.75—\$12.50/SF Net.
- Available bays are as follows:
 - **10401 Baur Blvd (Building A)**
 - Bay A—3 drive in doors; 10,840 SF with potential for expansion
 - Bays E/F — 2 drive-in doors; 1 dock; 18,600± SF potential for expansion into Bldg B.
 - **10403 Baur Blvd (Building B)**
 - Bay A —1 drive-in door, 1 dock; 5,447 SF (available January 15, 2025)
 - **10405 Baur Blvd (Building C)**
 - Bay F—1 drive-in door; 2,585 SF (available September 1, 2024)

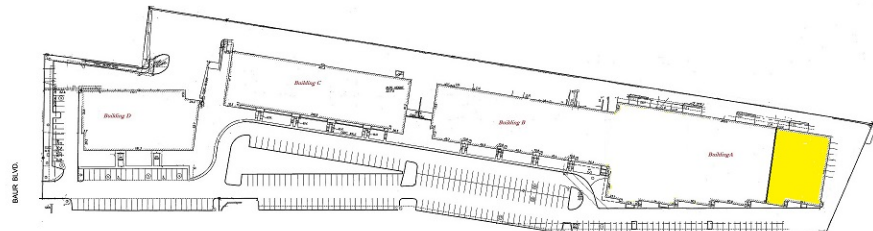
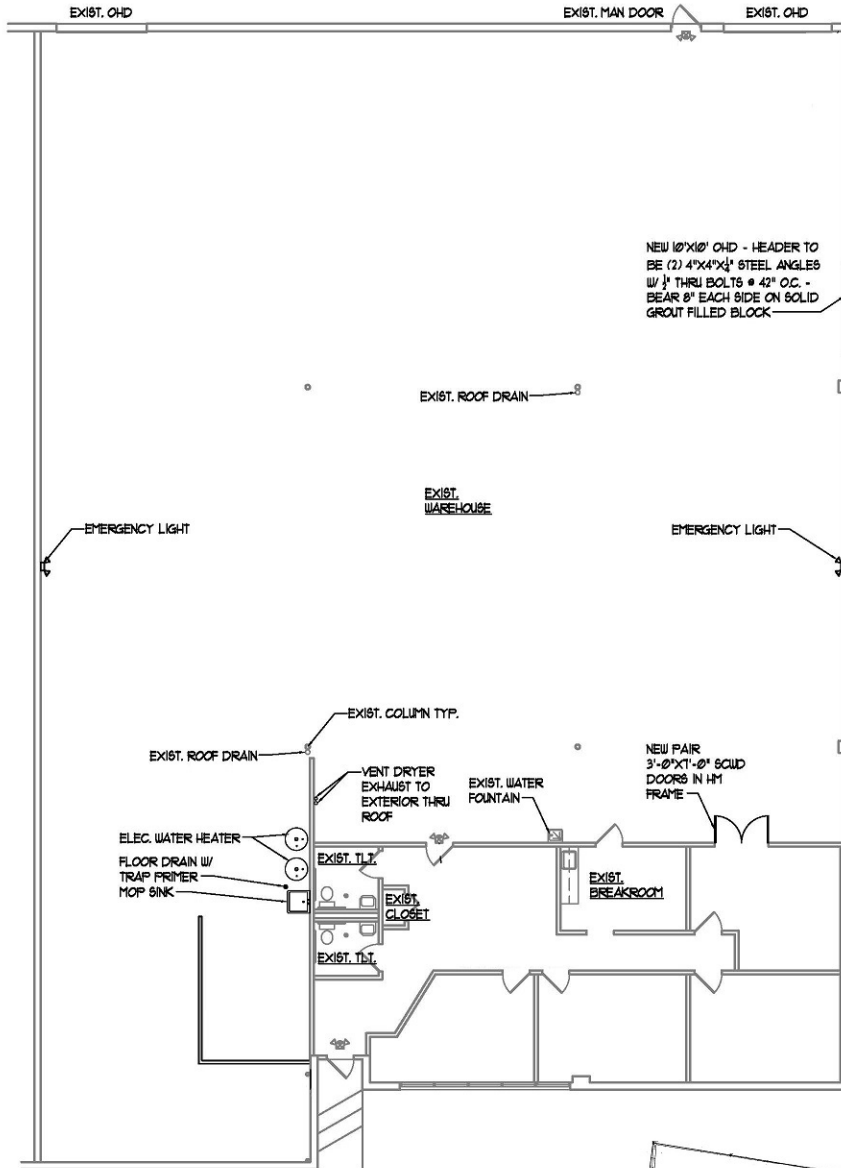
STEPHEN FRANK ASSOCIATES, LLC
1034 South Brentwood Blvd., Suite 1300
St Louis, Missouri 63117

Phone: 314.863.3700
Cell: 305.812.2949
Fax: 866.595.8358



no verification has been made of the above information. no representation or warranty is made as to the accuracy thereof, and it is submitted subject to prior sale or lease, corrections, errors, omissions, change of price, rental, or other conditions, or withdrawal from the market without notice. Broker is a member of ownership of property.

10401 Baur Boulevard
Bay A
Building A



Building A
10401 Baur Boulevard
Bays E and F - total of 18,600 +/- SF - Potential to expand further

18,600 +/- SF

SPRINKLER SYSTEM

MECH.

DATA

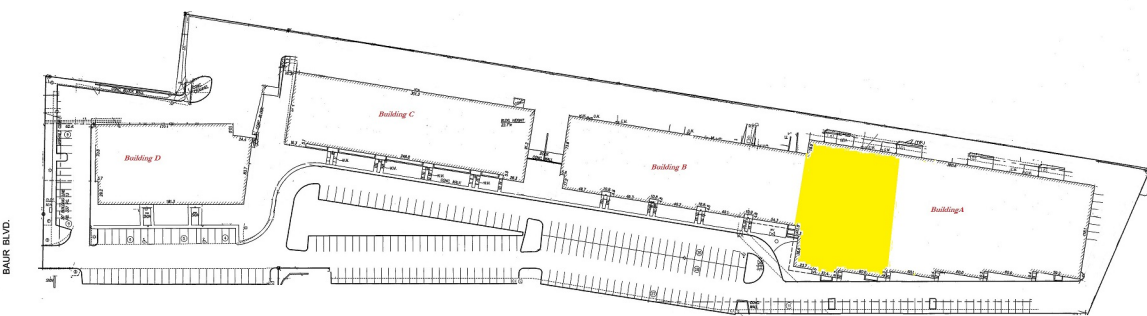
DATA

MECH.

MECH.

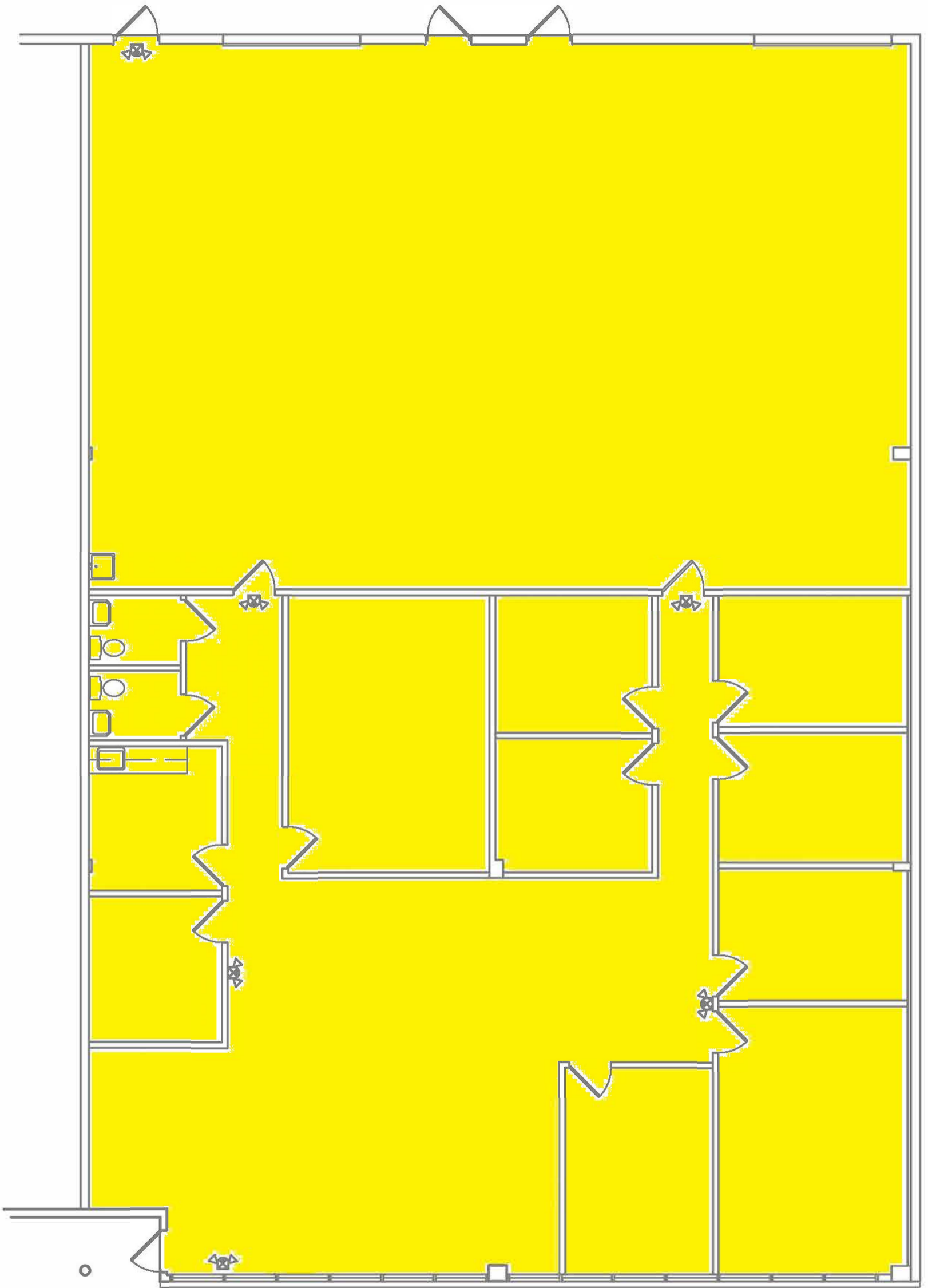
DATA

MECH.

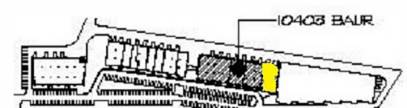


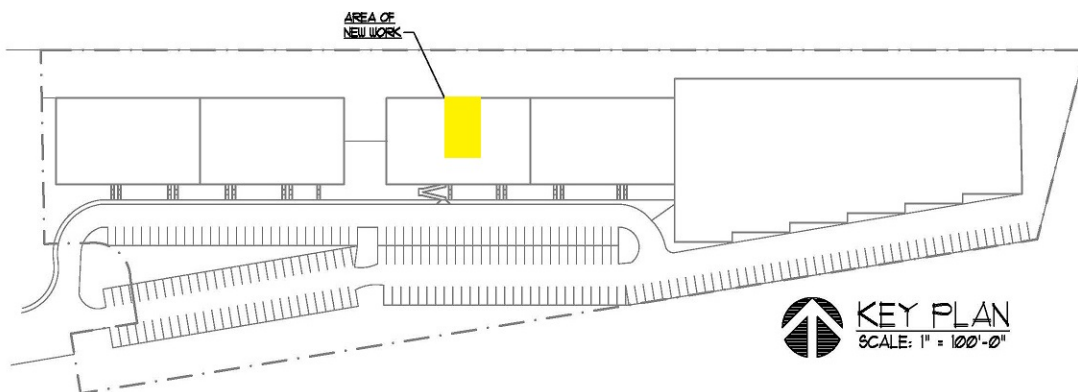
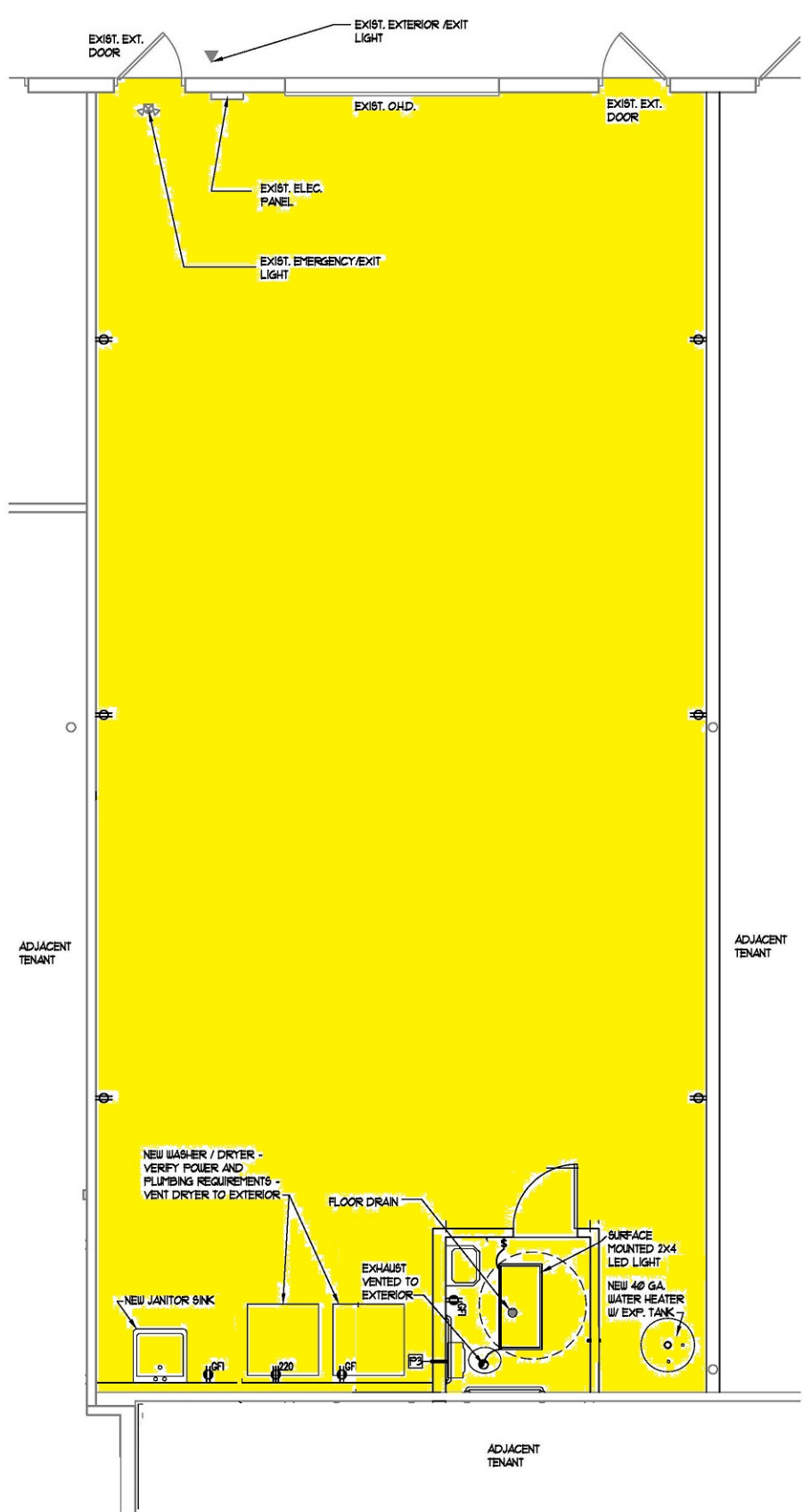
BAUR BLVD.

10403 Baur Boulevard
Bay A
Building B

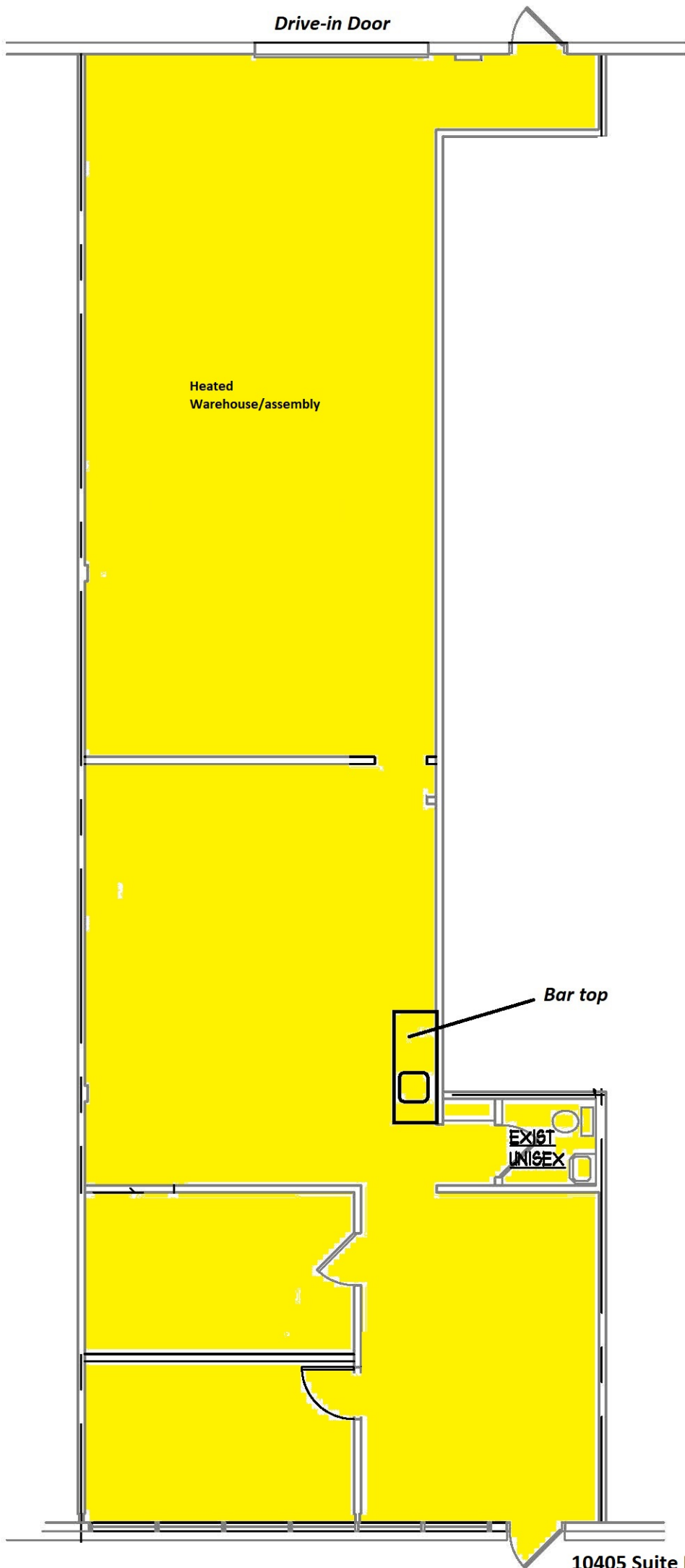


FLOOR PLAN
SCALE: 1/8" = 1'-0"





KEY PLAN
SCALE: 1" = 100'-0"



10405 Suite F
2,585 RSF

