

FOR LEASE



43,200 SQFT
WAREHOUSE: 1F

Building Details

Lease Rate: \$3.99 / sq. ft. (NNN)
Nets Include: CAM \$0.72 + Leasehold Tax
Ceiling Peak: 22' | Ceiling Eaves: 14'
Dock Doors: 4 | Drive-In: 1 | Rail Dock Doors: 1
Construction Type: Masonry | Sprinklers: Dry

Utilities

Electric: Ameren IL | 3-Phase 208V / 225amps
Water & Wastewater: Illinois American
Fiber: Spectrum and AT&T

Transportation

Interstates 70, 64, 55, 44, 270: 4-6 miles
Lambert-St. Louis International Airport: 15 miles
Rail Served: Yes (Dock Level Access)
Port Access: Yes (Public, Full-service)



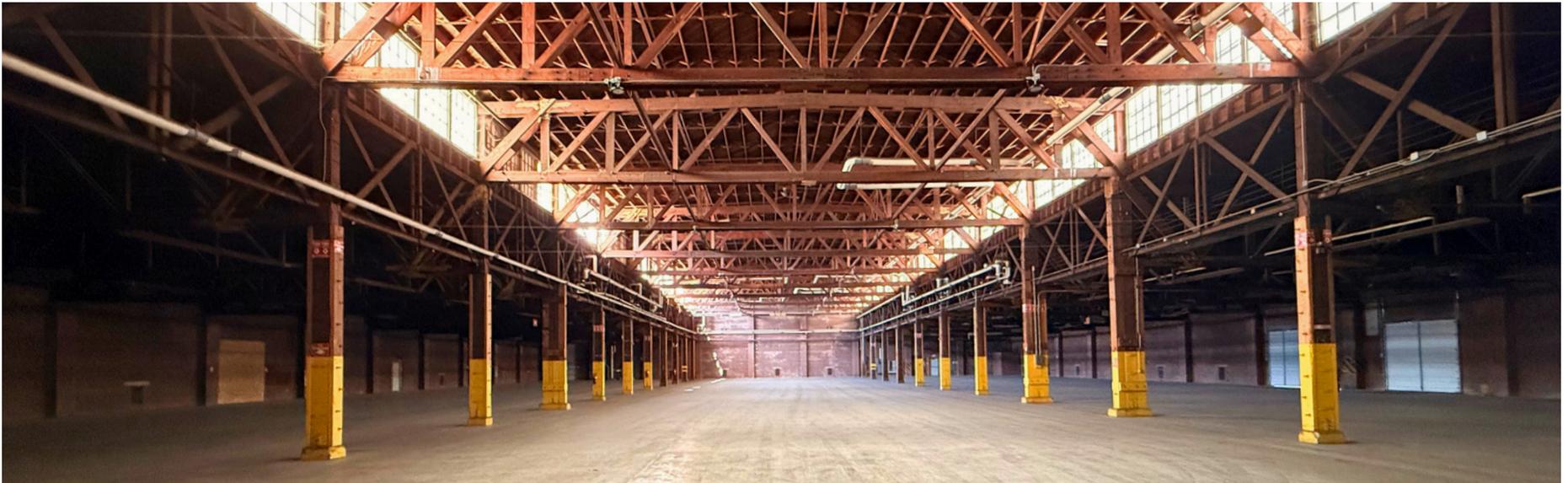


Warehouse 1F Office





Warehouse 1F Interior





Warehouse 1F Drive-In Door





Warehouse 1F Dock Doors

