



FOR SALE OR LEASE

10742 Kahlmeyer Drive

St. Louis, MO 63132

Sale Price:

Contact Broker

Lease Rate:

\$7.00 PSF, NNN

CONTACT US

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Office Warehouse For Sale or Lease

16,000
Total Square Feet

1/4 Acre
Fenced Outside
Storage

~7,500 SF
Office Space

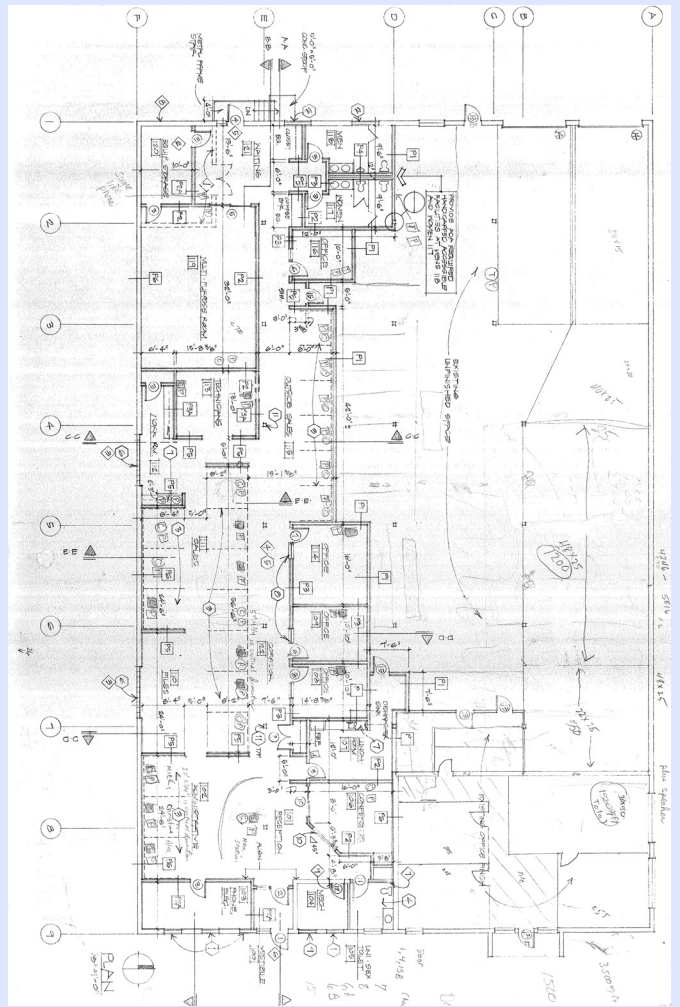
13'
Clear Height

Solar
Panels Installed

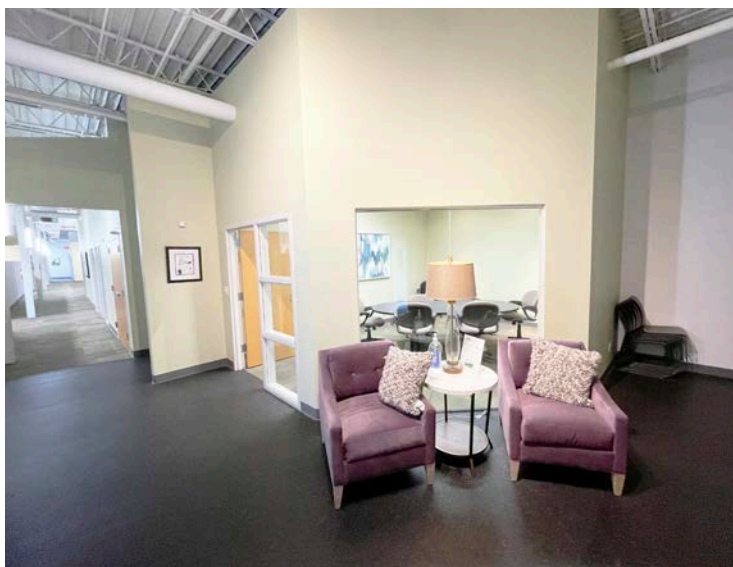
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PROPERTY DETAILS

- 16,000 SF office warehouse
- Approximately 50% office finish ($\pm 7,500$ SF)
- One (1) inset 12' x 14' dock door
- One (1) inset 12' x 14' ramped drive-in door
- 13' clear ceiling height
- 1/4 acre of fenced outside storage
- Solar panels in place
- Potential two tenant scenario
- Ability to add heavy power from neighboring Ameren Substation via transmission line
- In close proximity to North Lindbergh Boulevard and Page Avenue



PROPERTY PHOTOS



LOCATION



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