



A BLOCK REAL ESTATE SERVICES AFFILIATE

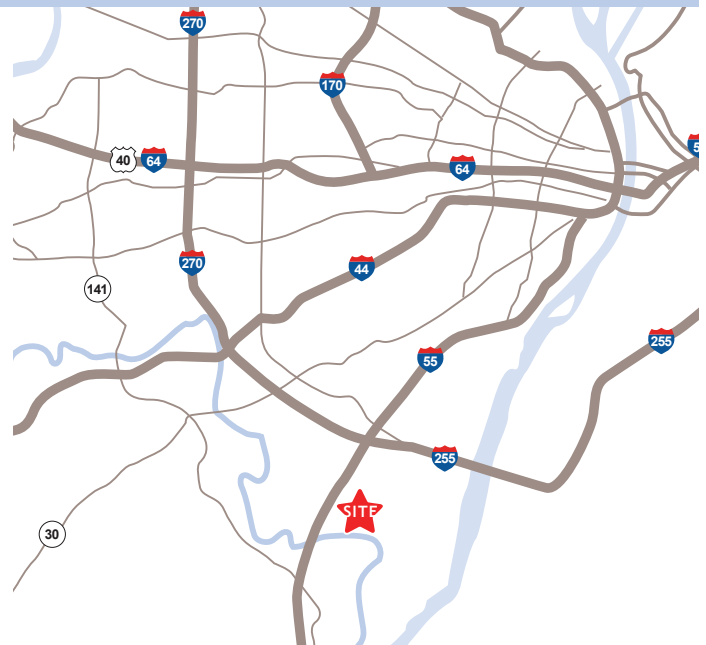
4409 NEW BAUMGARTNER RD  
ST. LOUIS, MO 63129



**FOR LEASE OR SALE**  
**NEW CONSTRUCTION**

**45,000 SF Office/Service/Logistics Facility**  
**(EXPANDABLE TO 60,000 SF)**

- 24' Clear Height Ceilings
- ESFR Sprinkler System
- 60'D x 50'W Column Spacing
- 4 (9'x10') Dock Height Doors
- 2 (12'x14') Grade-Level Drive-In Doors
- Additional (9'x10') Dock Height Knock-Out Doors
- LED Lighting
- Office Built to Suit
- 3 Acres of Paved Outside Storage
- Delivery December of 2025
- **LEASE RATE: \$12.50/SF NNN**
- **SALE PRICE: \$9,000,000.00**



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# SITE PLAN

4409 NEW BAUMGARTNER RD



CONCEPT SITE PLAN  
SCALE: 1" = 30'-0"

