

FULLY-RACKED FOODSERVICE WAREHOUSE FOR LEASE ~ DIVISIBLE

138,281 Square Feet

Heavy Parking & USDA Production Area

St. Louis, Missouri



FOOD PROPERTIES
GROUP



3737 NORTH BROADWAY, ST. LOUIS, MISSOURI

- Total Building: 138,281 Square Feet (SF)
- Frozen Storage: 28,002 SF
- Refrigerated Storage: 17,591 SF
- Refrigerated Dock: 23,080 SF
- Dry Storage: 35,663 SF
- USDA Production: 9,777 SF
- Fully-Racked
- 23 Dock Doors
- 28'-36' Ceilings
- Divisions: 121,303 SF & 16,978 SF
- 8.59 Acres
- Near I-70, I-44 and I-55

Scott Delphey, Founder | Food Properties Group

Lic. #59460 | Corp. #59533

M: 626.590.0490 | E: scott.delphey@foodpropertiesgroup.com

Matthew Delphey, CPA | Food Properties Group

Lic. #7671233 | Corp. #59533

M: 626.716.0675 | E: matthew.delphey@foodpropertiesgroup.com

Jake Corrigan, SIOR

Sansone Group | St. Louis, MO

M: 314.616.7478

O: 314.727.6664

E: JCorrigan@sansonegroup.com

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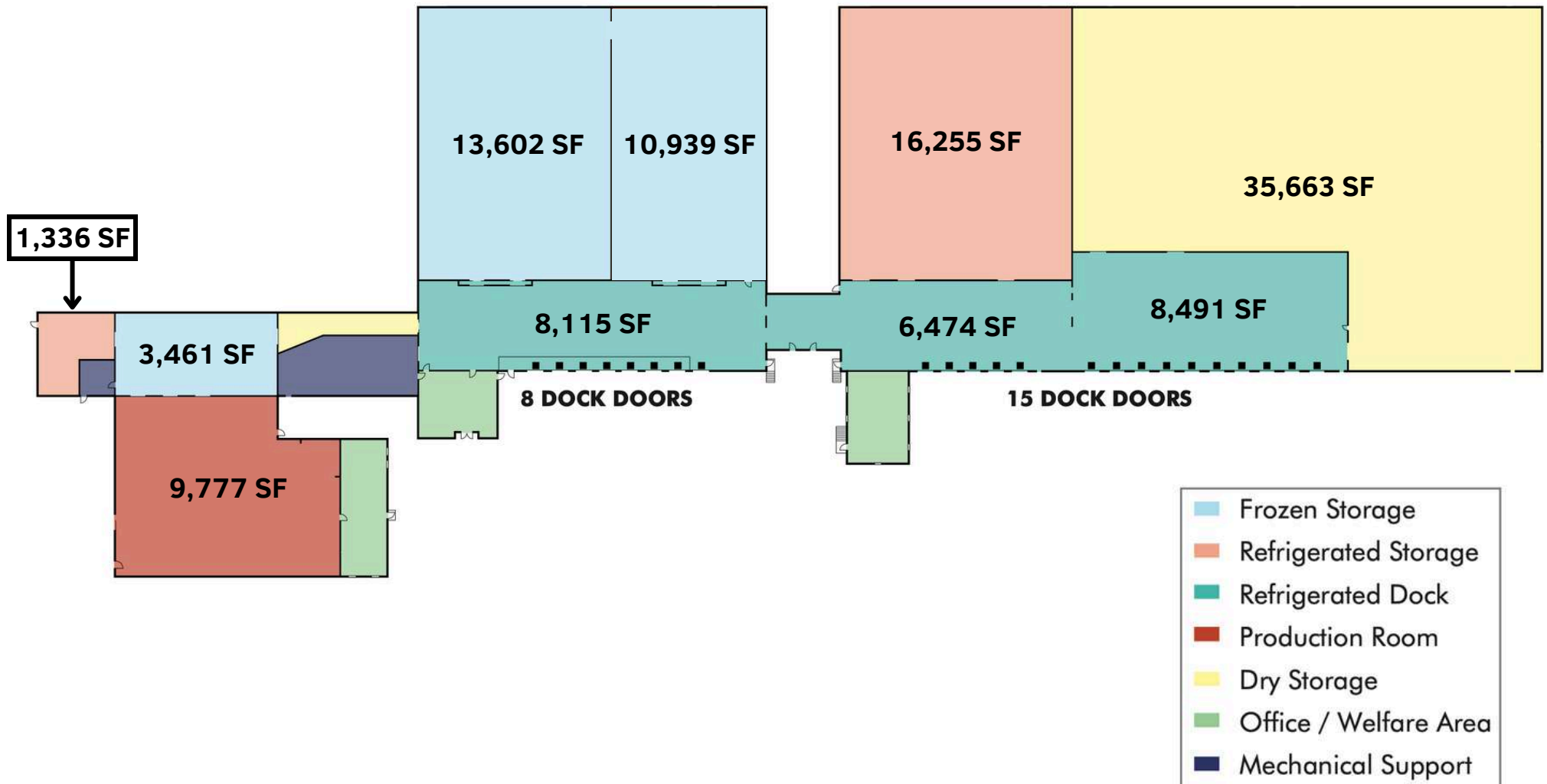
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DIVISIBILITY

Tenant #1:

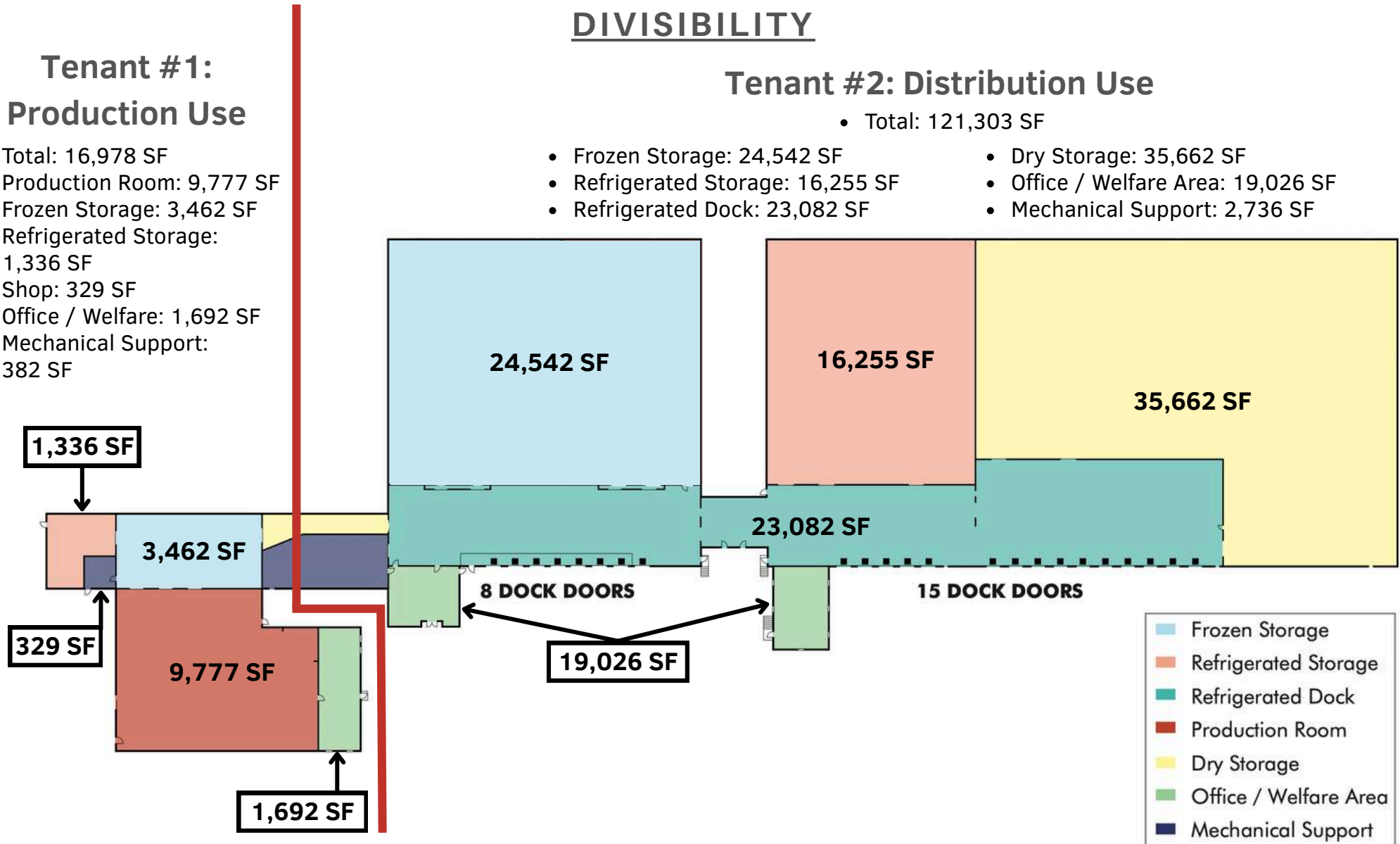
Production Use

- Total: 16,978 SF
- Production Room: 9,777 SF
- Frozen Storage: 3,462 SF
- Refrigerated Storage: 1,336 SF
- Shop: 329 SF
- Office / Welfare: 1,692 SF
- Mechanical Support: 382 SF

Tenant #2: Distribution Use

- Total: 121,303 SF

- Frozen Storage: 24,542 SF
- Refrigerated Storage: 16,255 SF
- Refrigerated Dock: 23,082 SF
- Dry Storage: 35,662 SF
- Office / Welfare Area: 19,026 SF
- Mechanical Support: 2,736 SF



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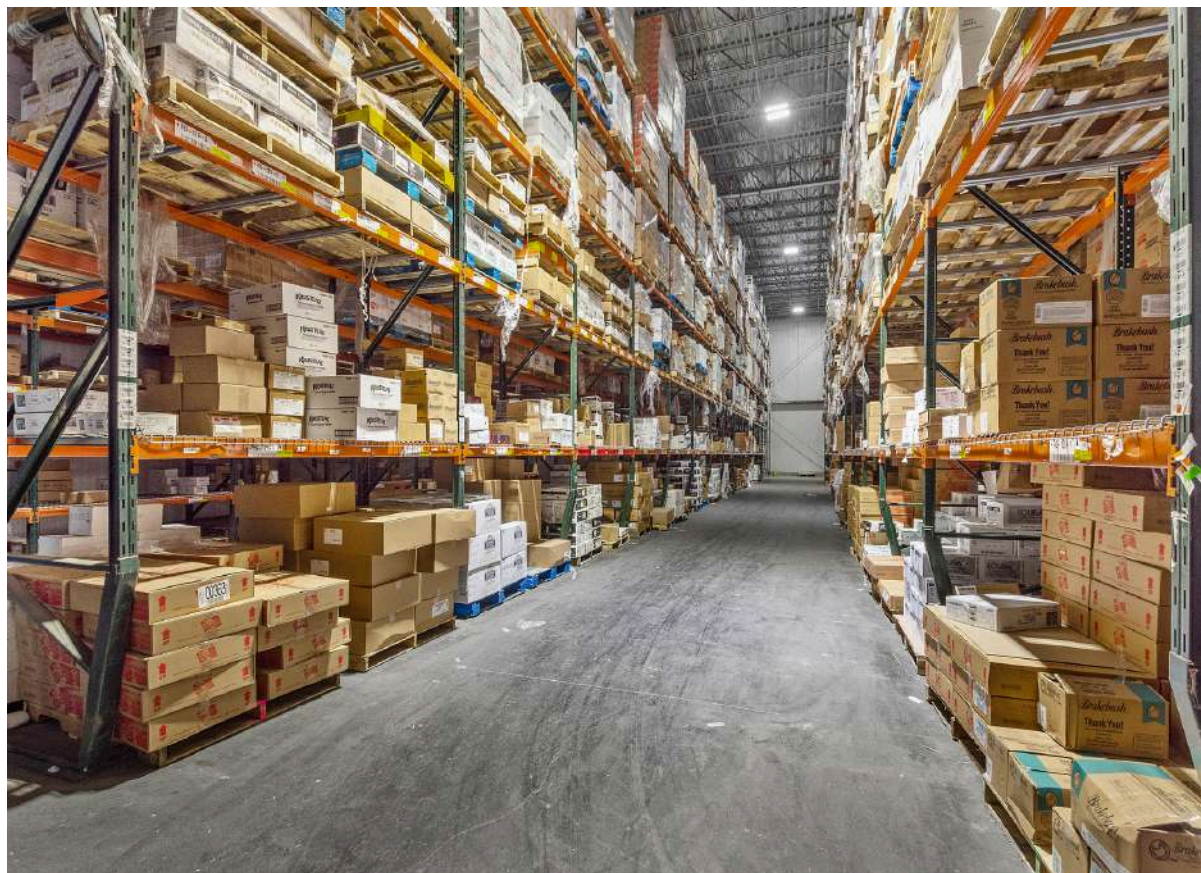


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SQUARE FOOTAGE ITEMIZATION

- Total Building: 138,281 SF
- Frozen Storage: 28,002 SF
 - Comprised of three rooms
- Refrigerated Storage: 17,591 SF
 - Comprised of two rooms
- Refrigerated Dock: 23,080 SF
- USDA Production: 9,777 SF
- Dry Storage: 35,663 SF
- Total Office: 20,715 SF
 - Primary Office (Two Story): 17,464 SF
 - Dock Office: 1,559 SF
 - USDA Production Office: 1,692 SF

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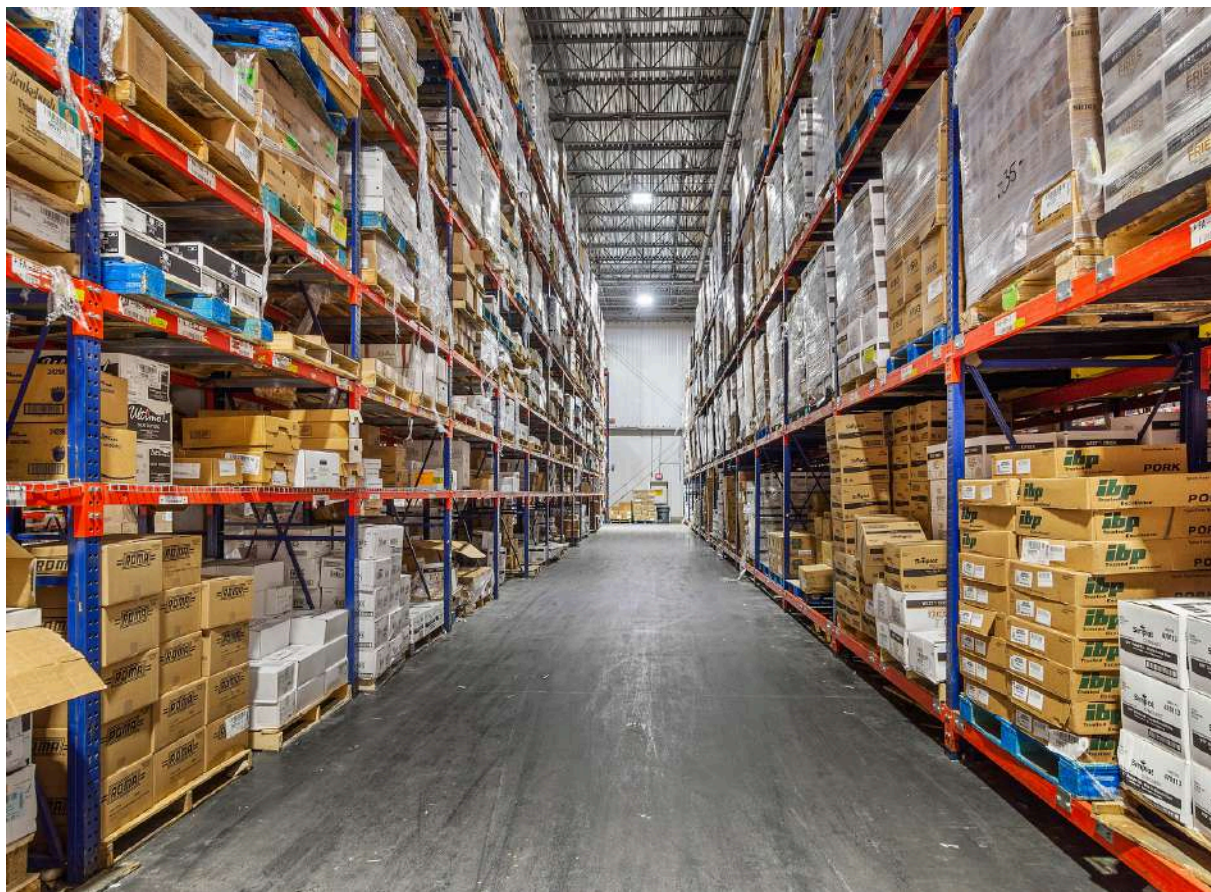
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FOOD PROPERTIES
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CONSTRUCTION

- Insulated metal panel construction
- 28'-36' ceiling
- 23 dock doors
- Concrete apron
- Ammonia refrigeration
- Fully-sprinklered
- LED lighting
- Parking:
 - Auto positions. +/- 131 striped
 - Trailer positions. +/- 44,
 - 34 striped (asphalt with concrete dolly strip)
 - +/- 10 unstriped



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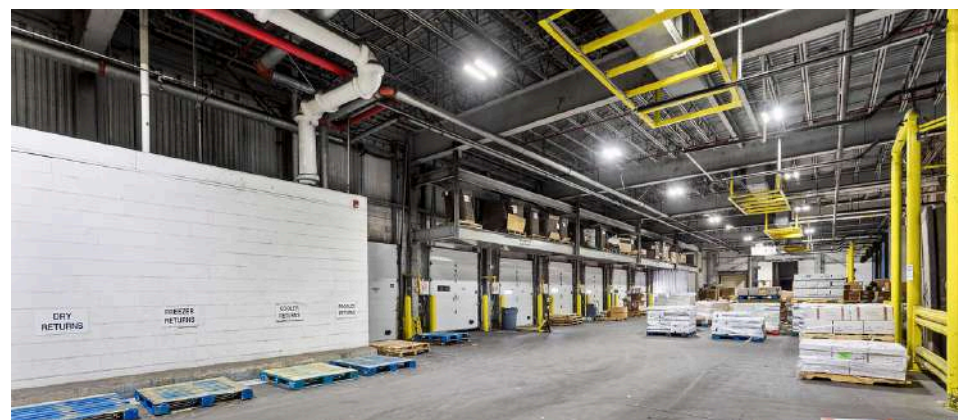
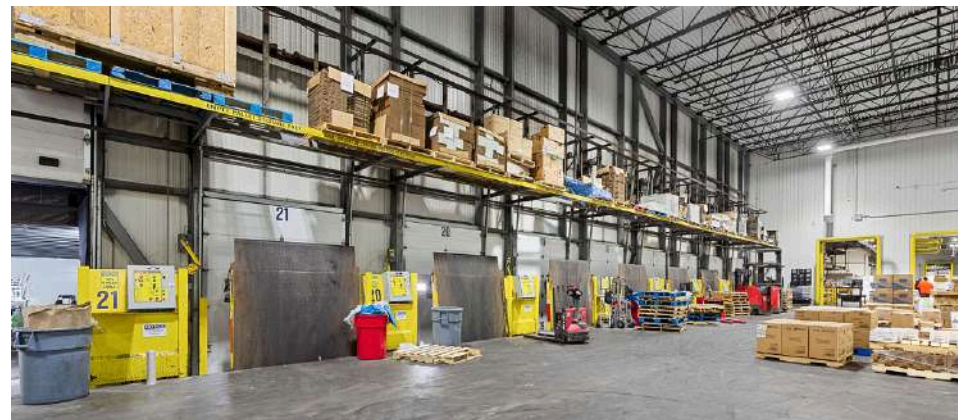
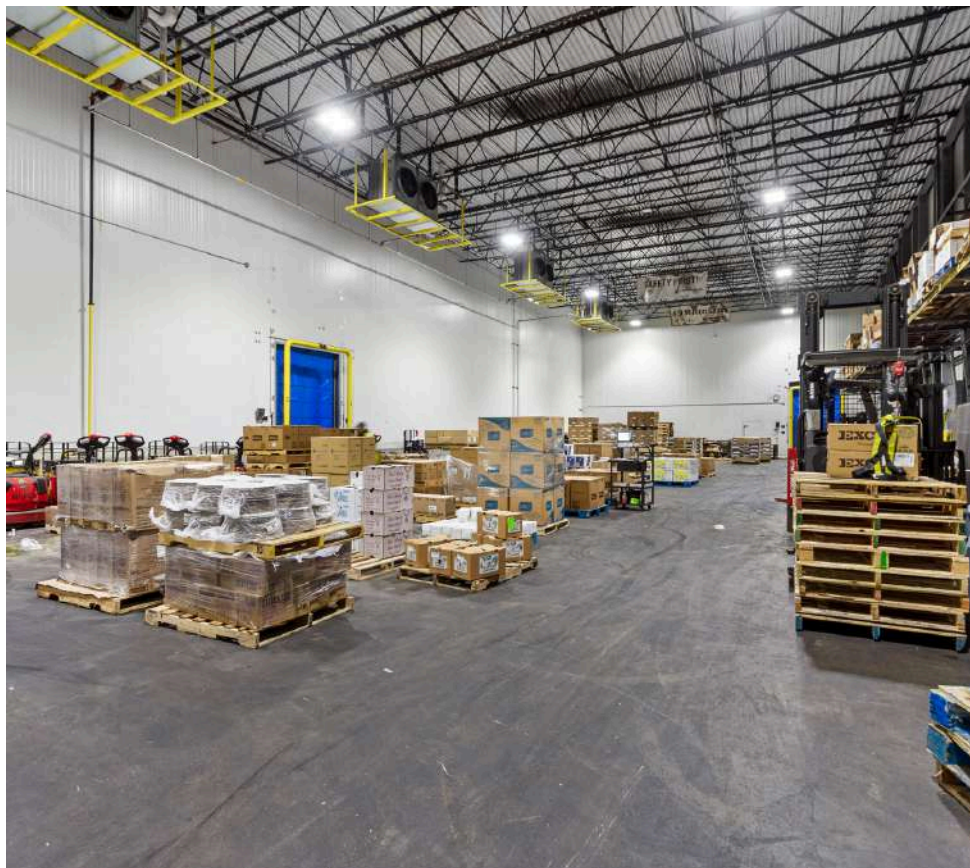
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SITE

- 8.59 Acres
- Fenced perimeter



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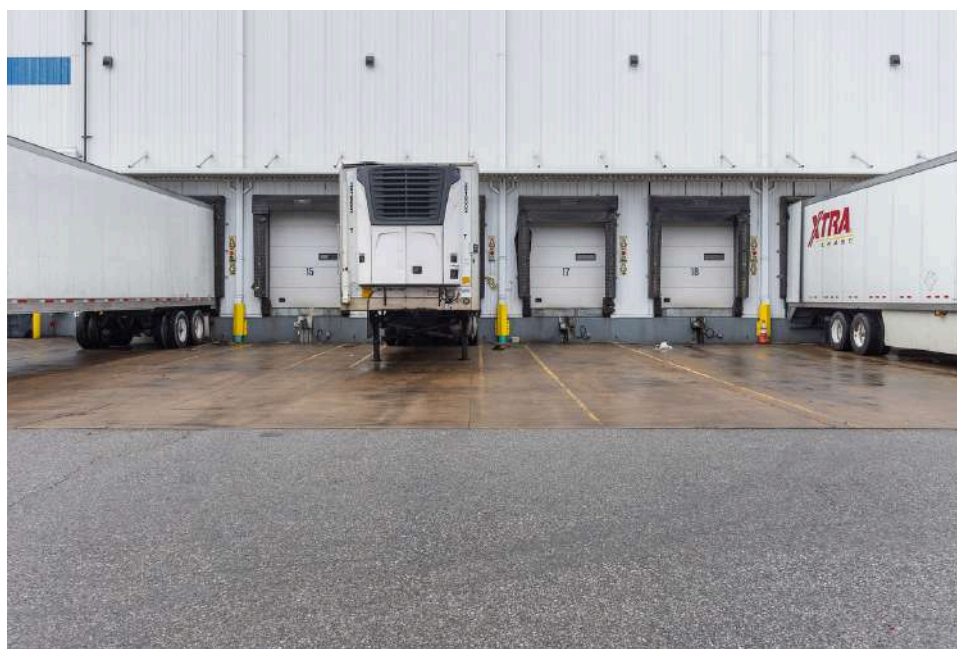
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OTHER

- Fully-racked
- Near I-70, I-44 & I-55



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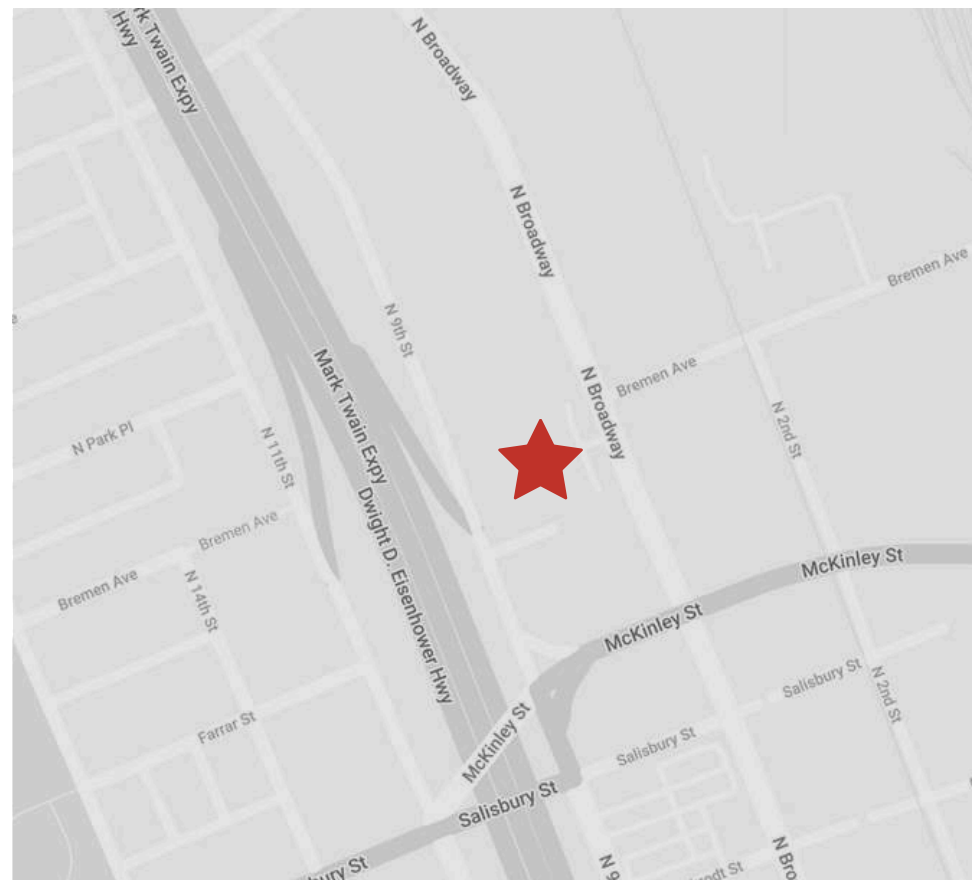
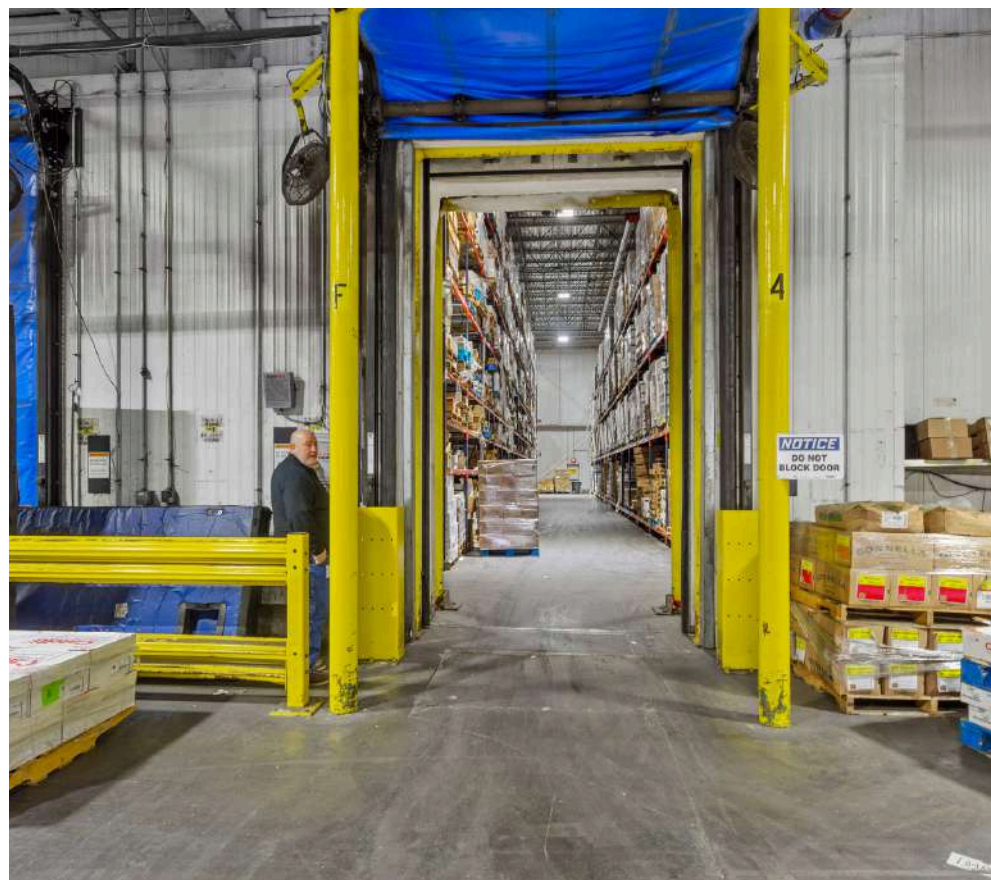
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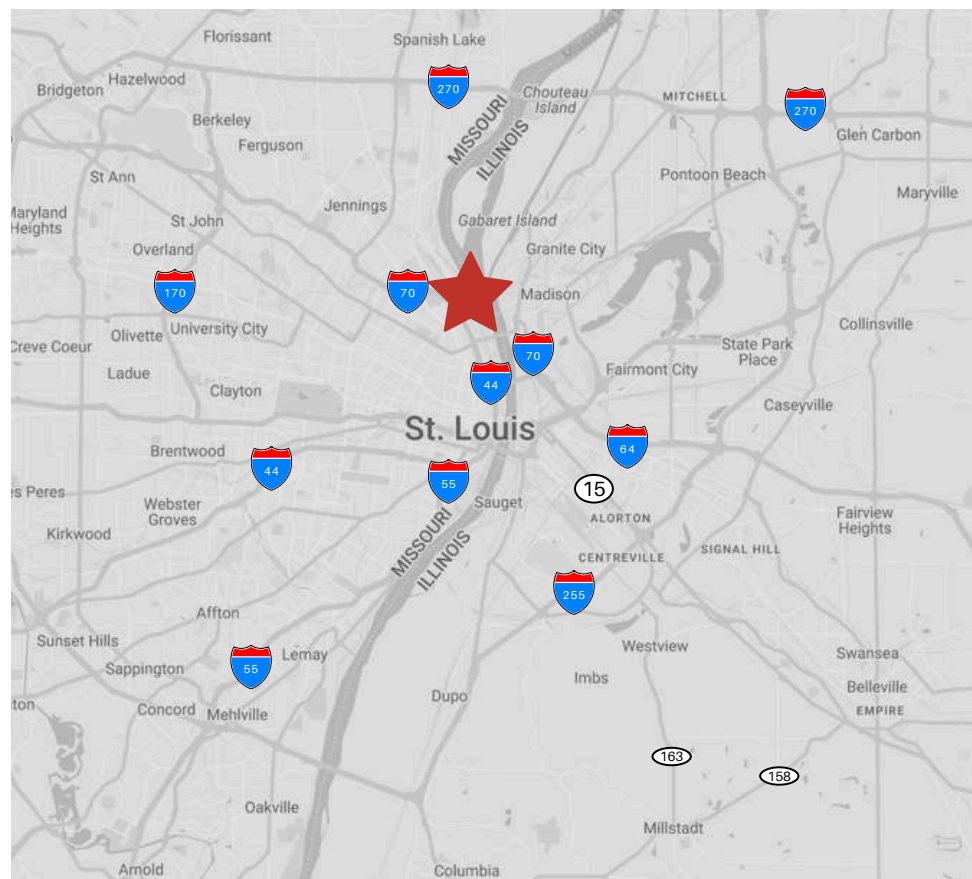
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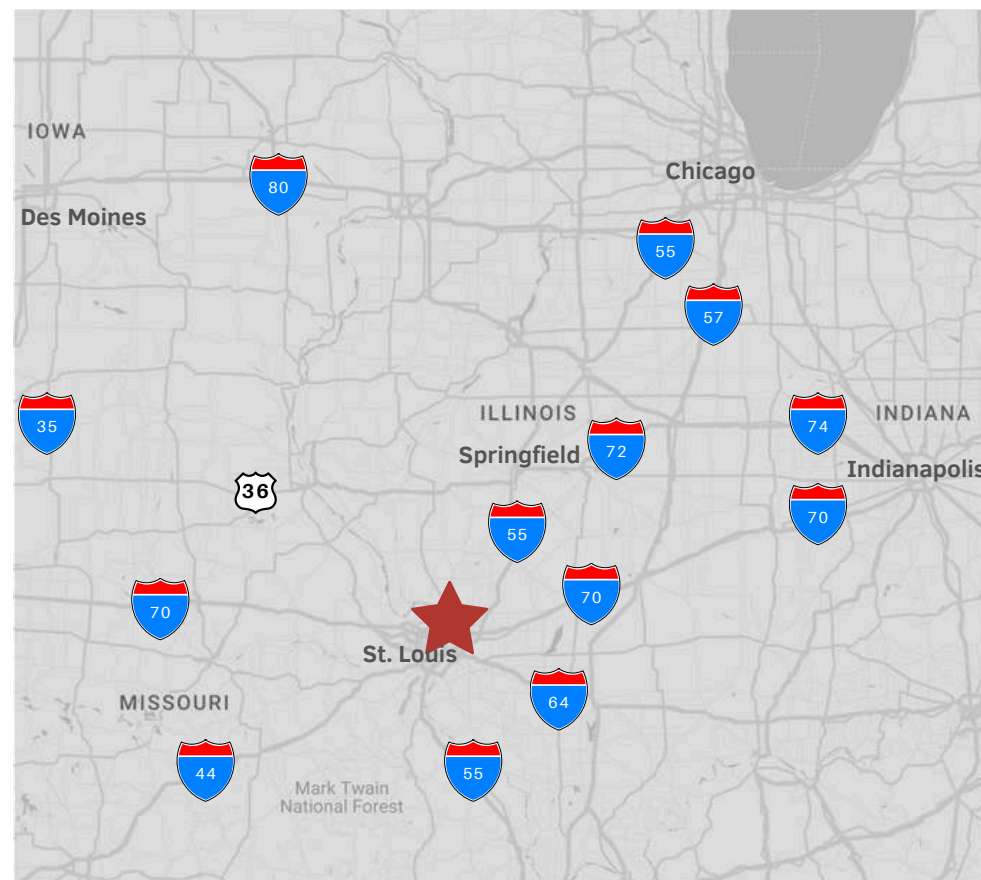
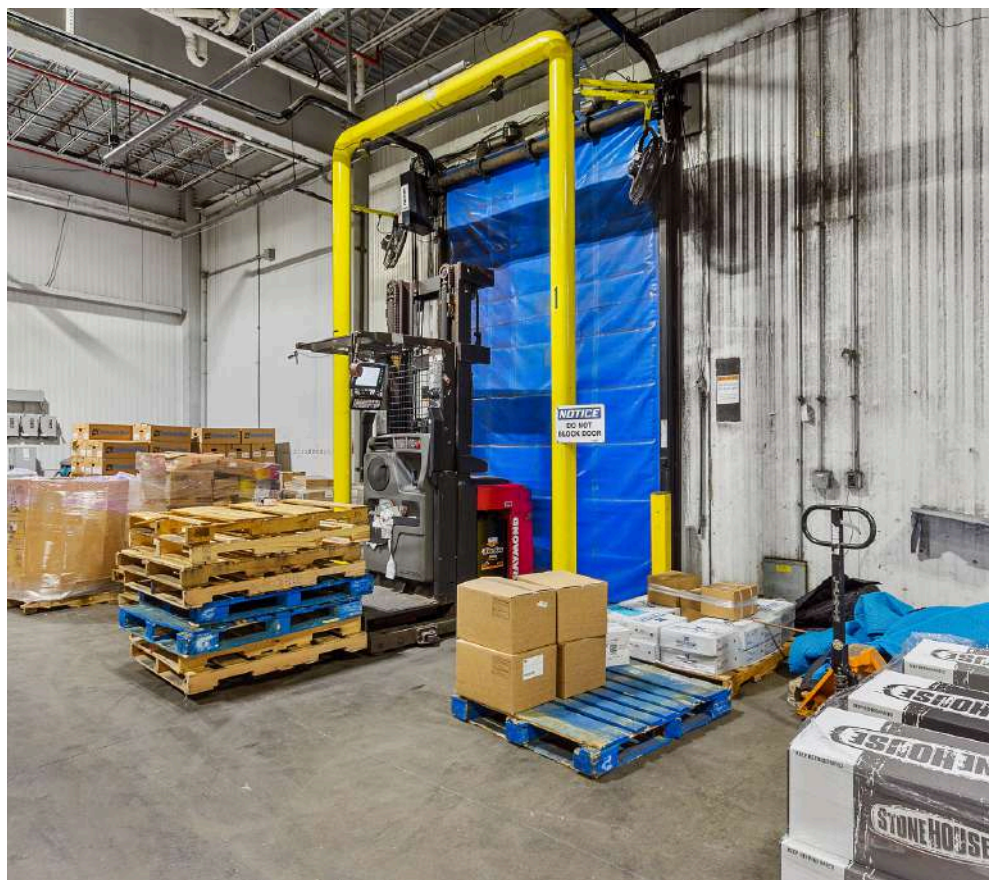
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