

# 6 Bolte Ln.

66,230 SF Available for Sale

6 Bolte Ln.  
St. Clair, MO 63077  
[www.cbre.com/stlouis](http://www.cbre.com/stlouis)

Industrial Space Located in the Beautiful Wagner Industrial Park Off I-44



## Site Details

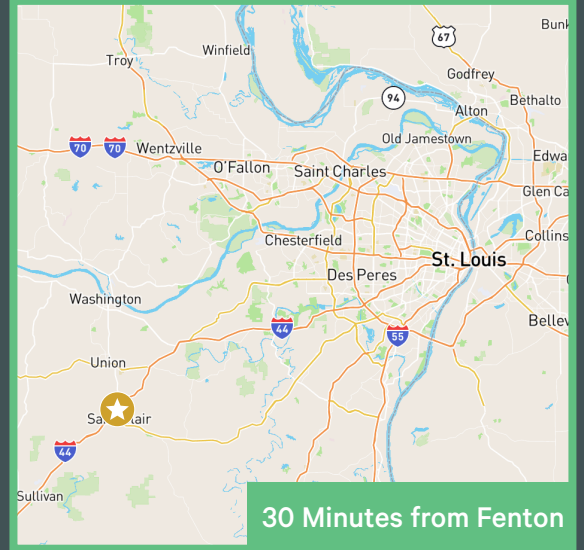
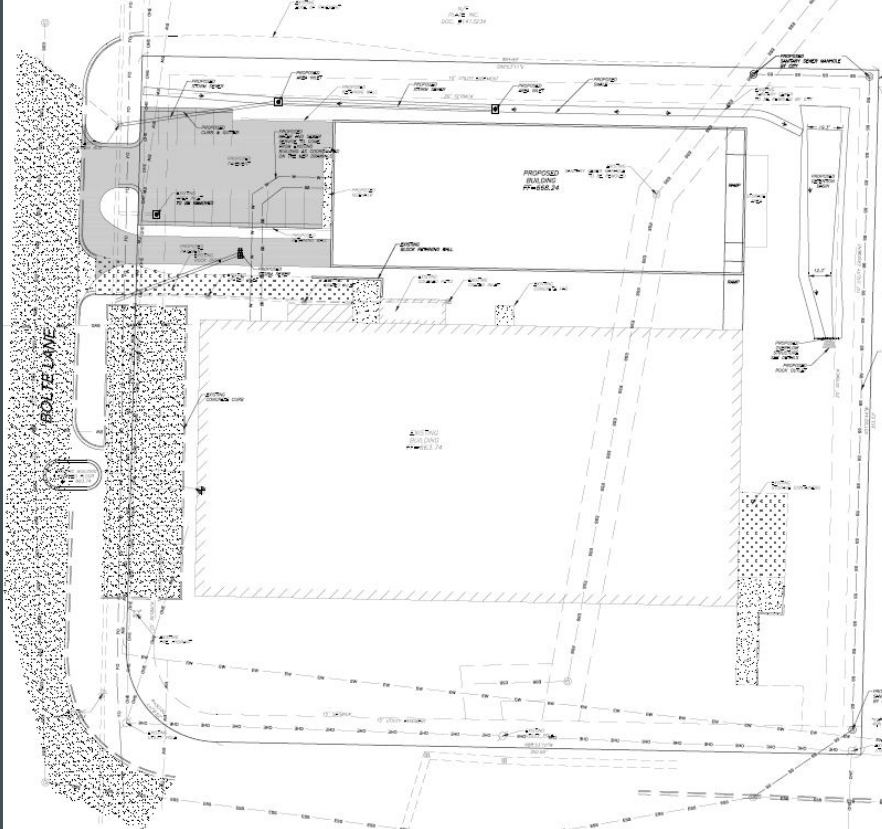
- + Building 1: 45,230 SF
  - + Clear Height: 23'
  - + Loading: 3 Docks / 4 Drive-Ins
  - + Office: 7,680 SF
  - + Year Built: 1990
  - + Column spacing: 26' x 50'
  - + Fully conditioned
- + Building 2: 18,000 SF
  - + Clear Height: 25'
  - + Loading: 1 Dock / 1 Drive-In
  - + Year Built: 2017
  - + Column Spacing: Clear Span
- + Buildings connected via fork truck corridor
- + Use: Office / Warehouse / Manufacturing
- + Construction: Metal
- + Roof Type / Age: Metal, Resurfaced 2019
- + Electrical: Two - 800A 480V 3P
- + Sprinkler: Wet
- + LED Lighting Throughout
- + Asking Price: **\$3,945,000**



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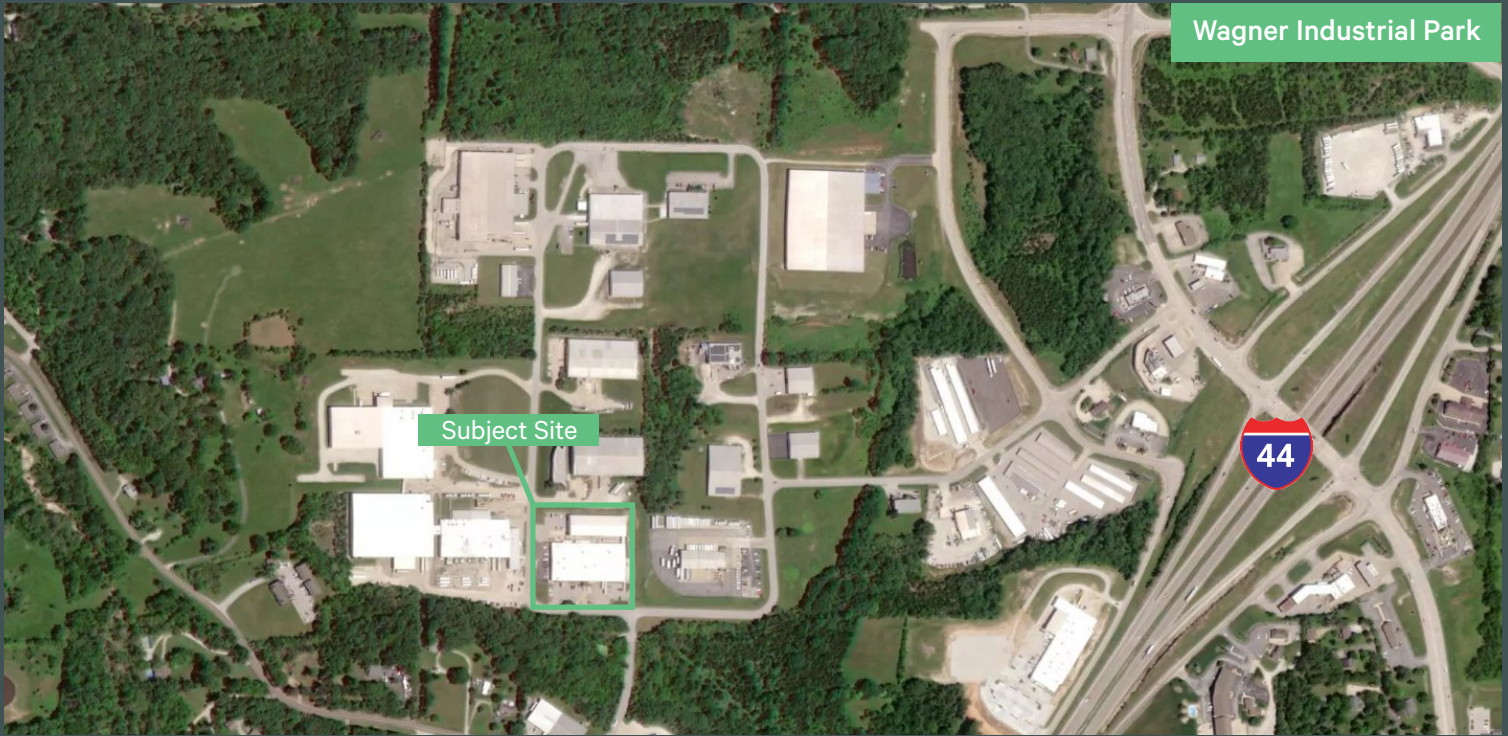




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## Contact Us

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