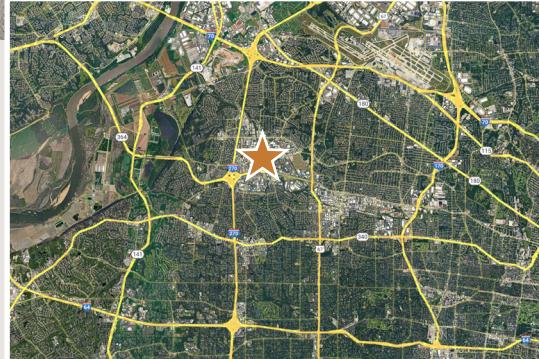


FOR LEASE

# 7,117 SF Office/Warehouse Space

11 Worthington Access Drive, Suites A-C, Maryland Heights, MO 63043



## **Joe Schneider, CCIM, SIOR**

Managing Partner

636.578.6069

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## **Keith Schneider, CCIM, SIOR**

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## **Property Details**

- 7,117 SF office/warehouse space available in 52,573 SF building on 3.83 acres
- High-quality full masonry and concrete block building; constructed circa 1974
- Fully temperature-controlled warehouse
- 12' to 13' clear height
- Two (2) 10'x10' drive-in doors
- Numerous private offices with floor to ceiling window line along perimeter
- Excellent location with proximity to Westport Plaza, hotels, restaurants, and shopping
- Convenient access to I-270 and Hwy 364/Page Extension
- Zoned "M-1" Office, Service, and Light Manufacturing District in Maryland Heights
- Estimated NNNs: \$3.95/SF

**LEASE RATE: \$10/SF NNN**

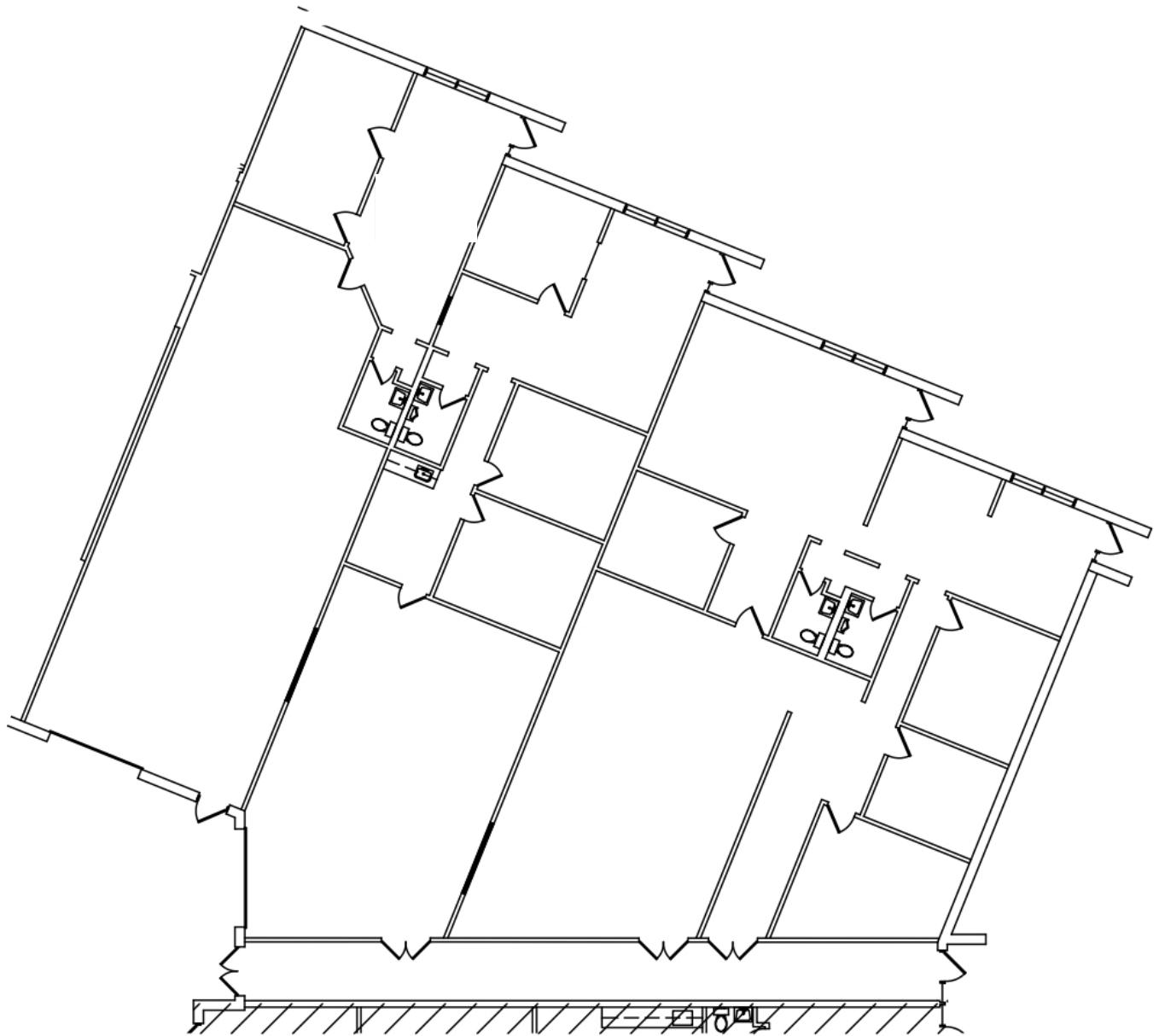
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## Floor Plan



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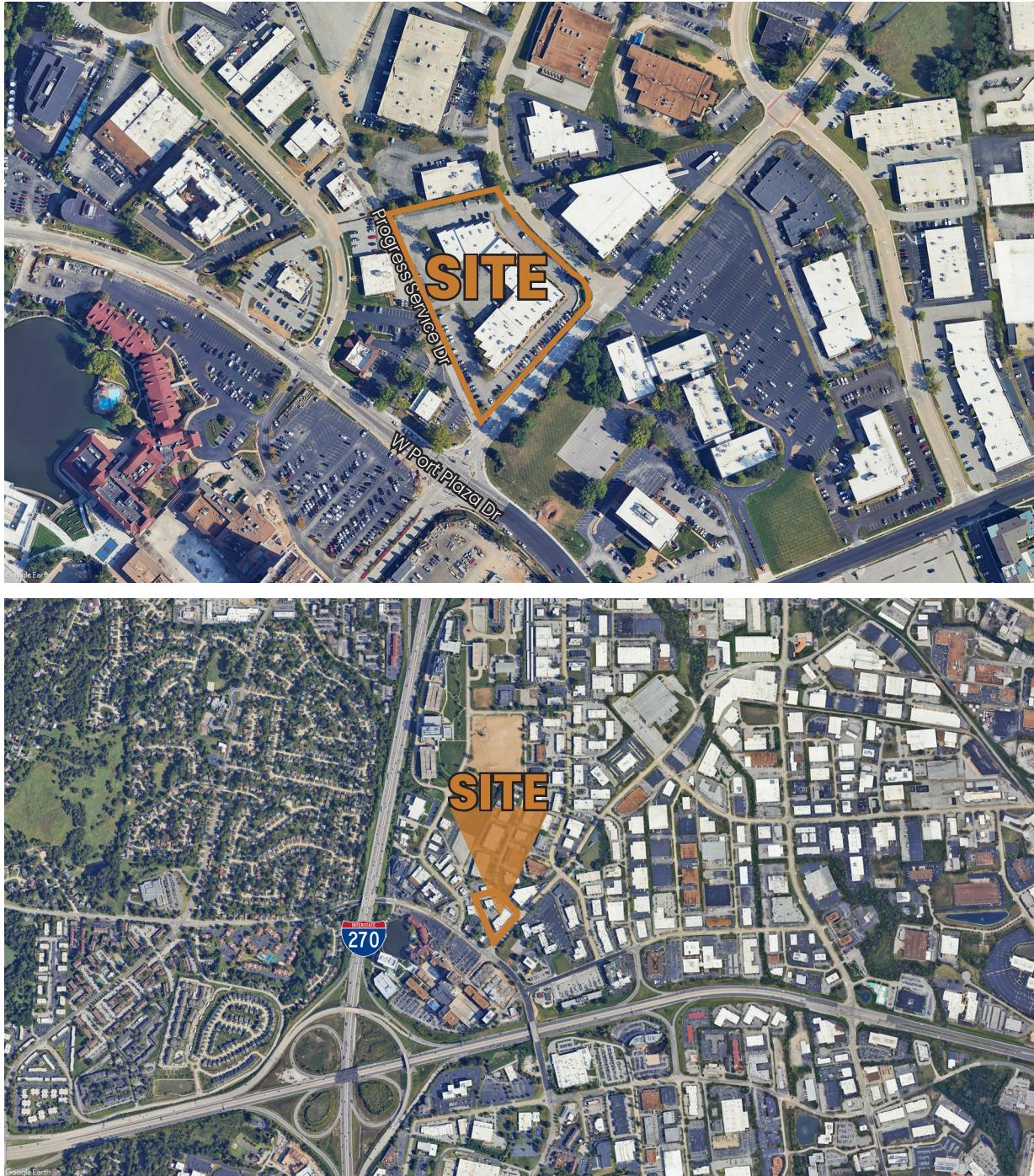
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## Aerial Photos



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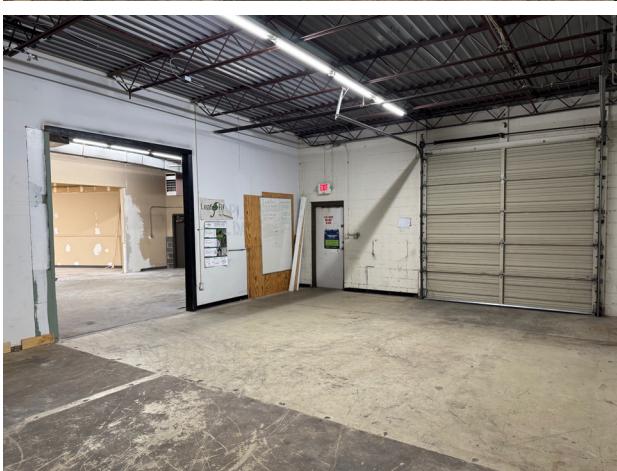


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## Photos



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