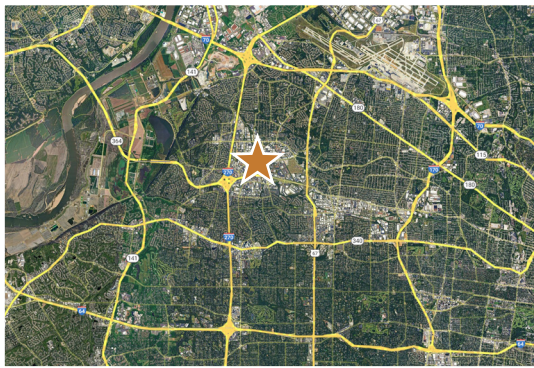
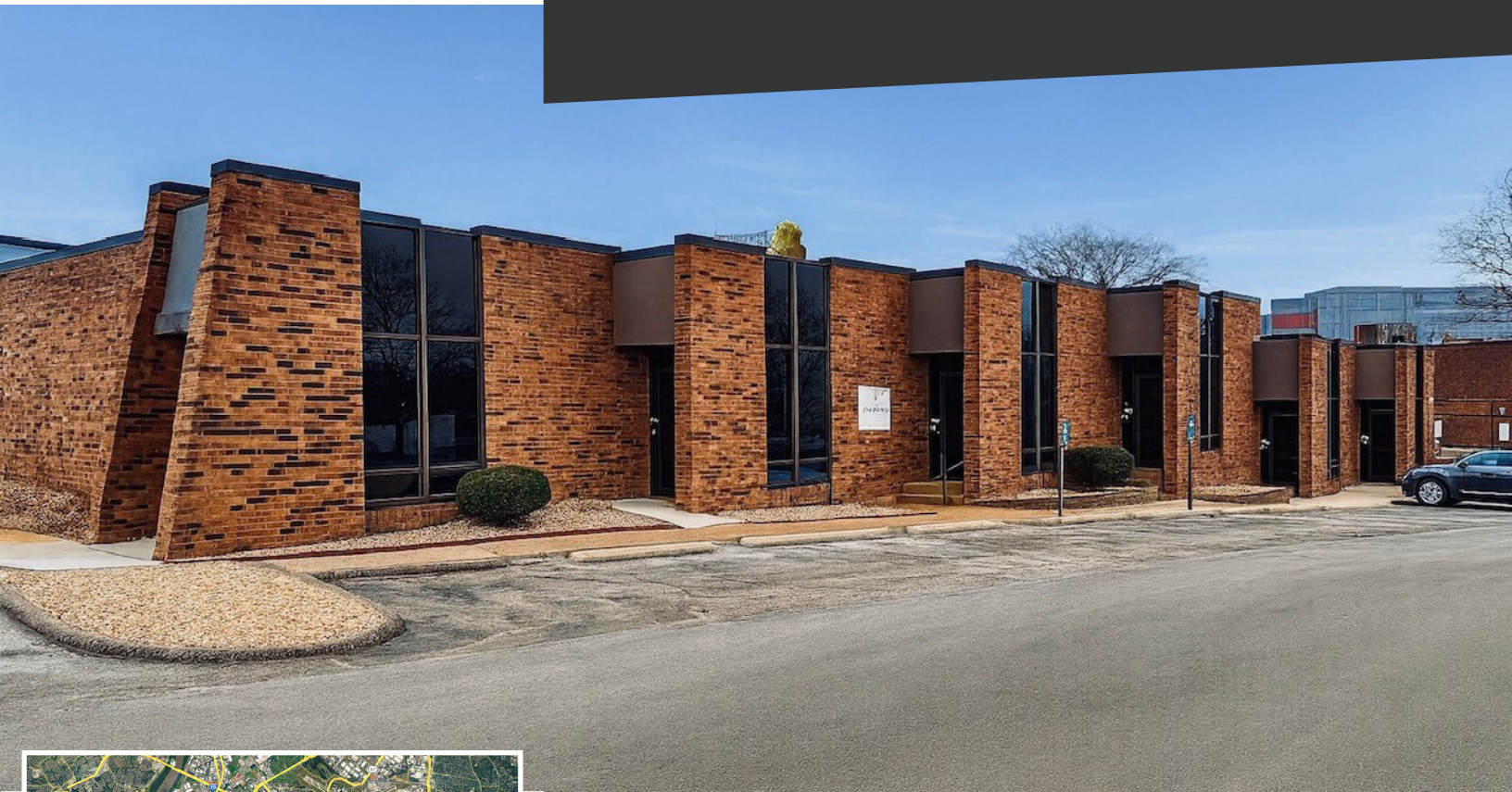


FOR LEASE

7,117 SF Office/Warehouse Space

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



Joe 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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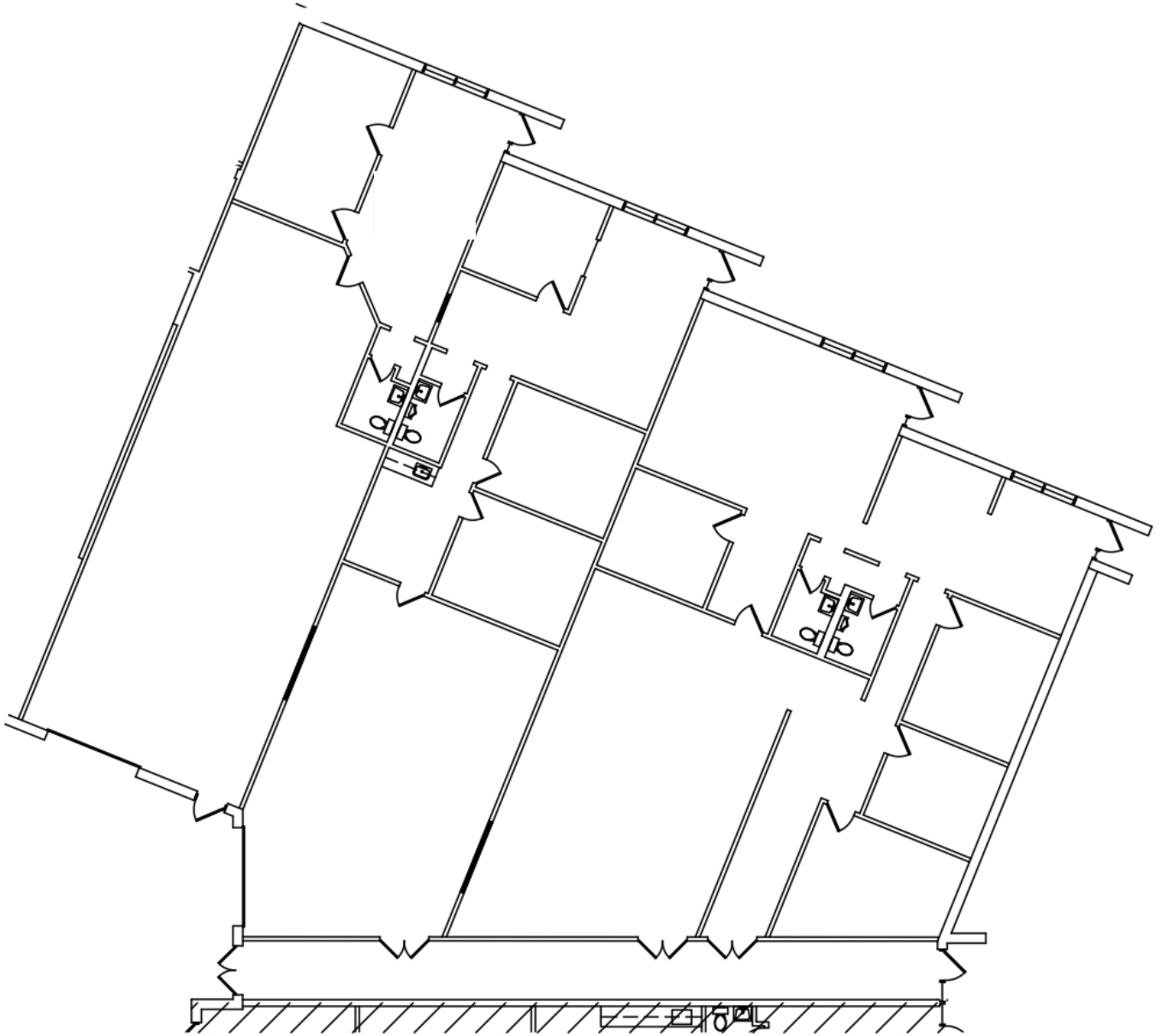


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Floor Plan



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Aerial Photos



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Photos



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