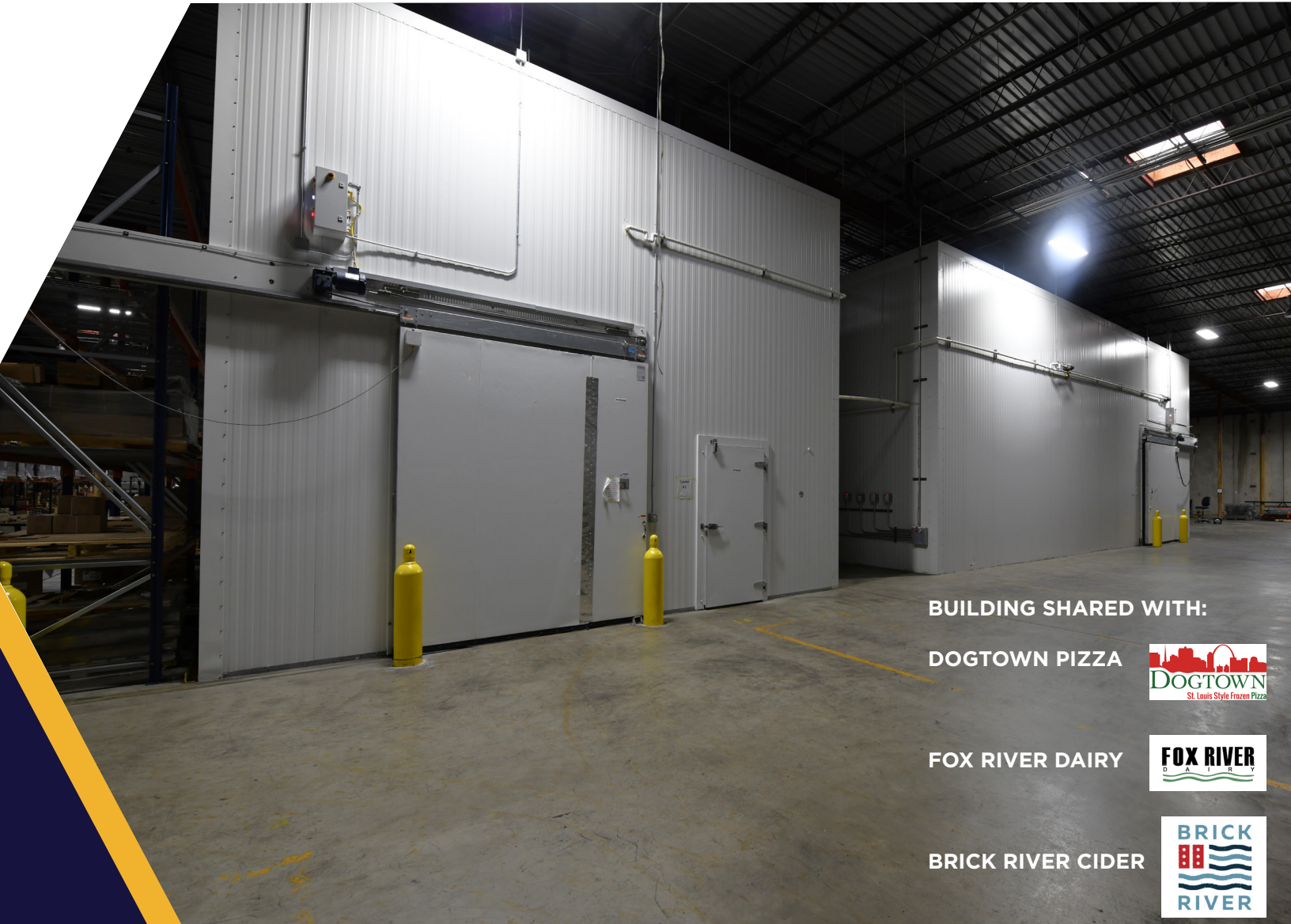


4,000 – 10,000 SF FOR LEASE

3843 GARFIELD AVE.

ST. LOUIS, MO 63113

USDA FOOD MANUFACTURING BUILD-TO-SUIT



BUILDING SHARED WITH:

DOGTOWN PIZZA



FOX RIVER DAIRY



BRICK RIVER CIDER



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BUILDING HIGHLIGHTS

Space Option #1:

4,000 – 6,000 SF USDA Food-Grade
Manufacturing Build-to-Suit (BTS)
Potential BTS Cooler & Freezer Space

Space Option #2:

4,000 SF Warehouse/Dead Storage

- Office & Restrooms
- Common Areas & Breakroom
- Shared Loading – Docks & Drive In
- Onsite Distribution Available – DSD (Direct Store Delivery)
- Access to onsite CO₂/Carbon Dioxide
- Forklifts Available
- Gated Access
- On Site Security
- Building Renovated in 2022

Food & Beverage Related Tenants in the Building:

- Dogtown Pizza
- Fox River Dairy
- Brick River Cider

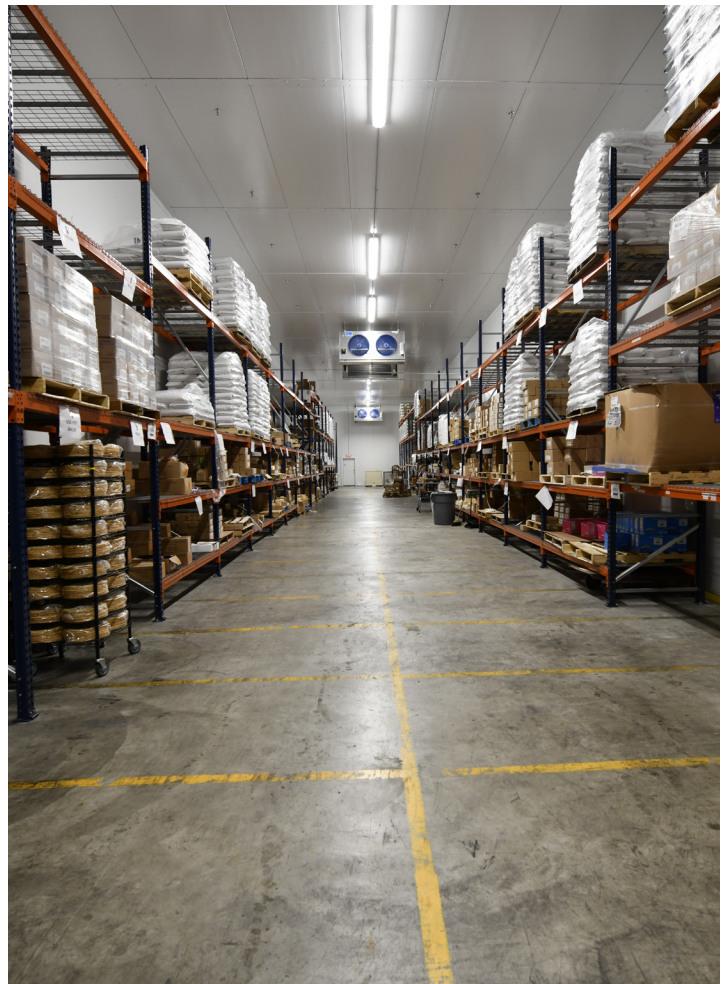
Lease Rates

\$14.00 - \$18.00/SF Gross - USDA Food
Manufacturing Build-to-Suit

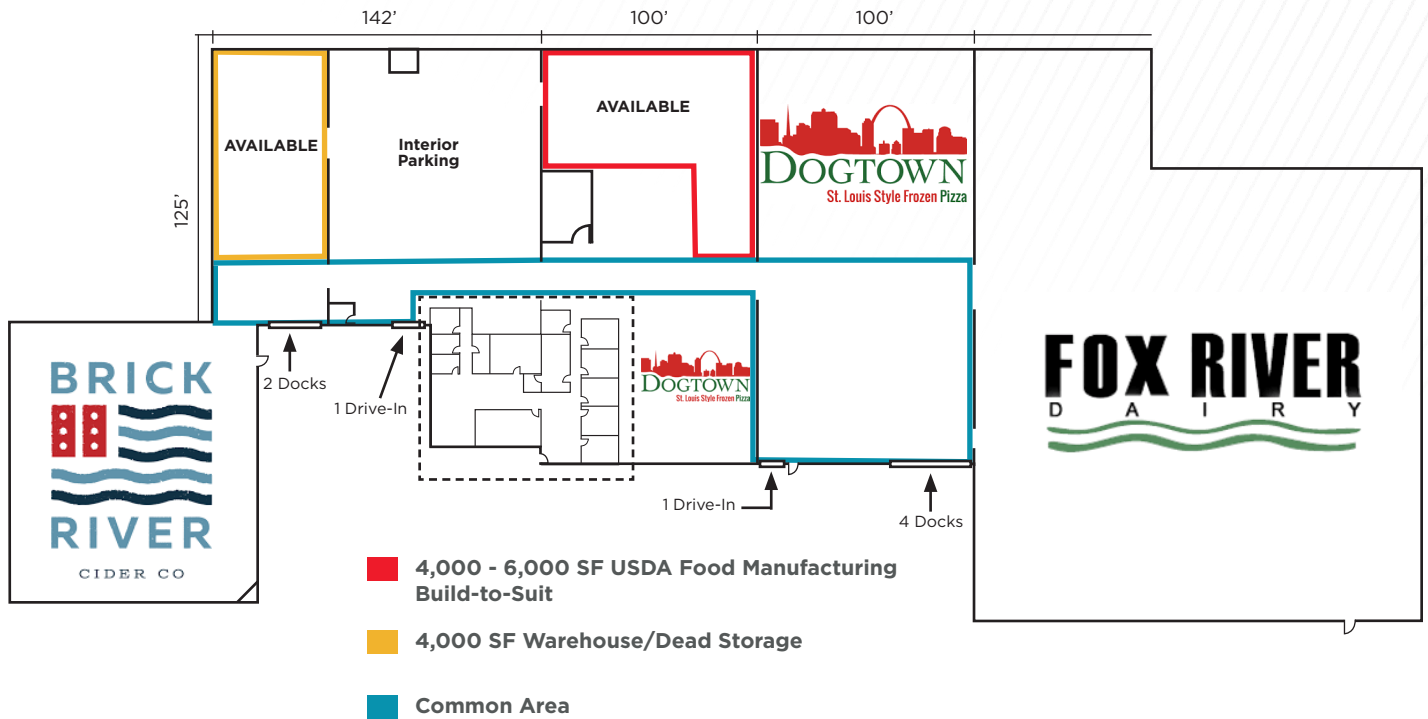
\$5.00/SF Gross – Warehouse/Dead Storage

Lease Rate Includes

- Common Area Maintenance
- Real Estate Taxes
- Insurance
- Internet/Wi-Fi Access
- Pest Control
- Utilities Allowance



FLOOR PLAN



AERIAL MAP



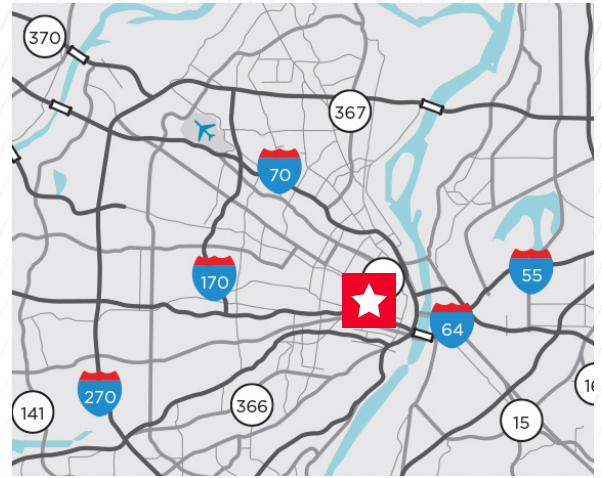
FOR MORE INFORMATION, PLEASE CONTACT:

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