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WEST PARK

5737-5743 West Park Ave. | Saint Louis, MO 63110



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PROPERTY HIGHLIGHTS

West Park is a well-located Industrial Flex Office/Warehouse building that offers amenities to tenants such as local ownership and operation, drive-in doors, as well as parking and overflow parking located across the street (West Park Ave). The 18,000 square foot property is right on West Park Ave and is in close proximity to Route 64, I-100, and Route 44, making for an easy commute.

BUILDING INFORMATION

WEST PARK AT-A-GLANCE

Available Rental Area	11,167 +/- SF
Divisible?	Yes
Year Built	1952

Amenities & Features

- Clean open space
- Located 4 blocks from I-40 and 4 blocks from I-44
- Located in an Enterprise Zone
- 16' clear ceilings
- Additional 7,000 SF parking lot located across the street for overflow parking (shared with 2 other tenants)
- Heated warehouse space (potential to add HVAC for an additional cost)
- Electric & Gas individually metered and is the responsibility of the tenant
- **Rates Starting at \$8.50/SF NNN**



Information contained herein has been obtained from the owner of the property or from other sources & is subject to change without notice. The broker & owner do not guarantee the accuracy of this information. Broker is a member of ownership. Owners & broker make no representation as to the environmental or other conditions of the property & recommend that tenant or purchaser investigate fully.

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SPACE AVAILABLE

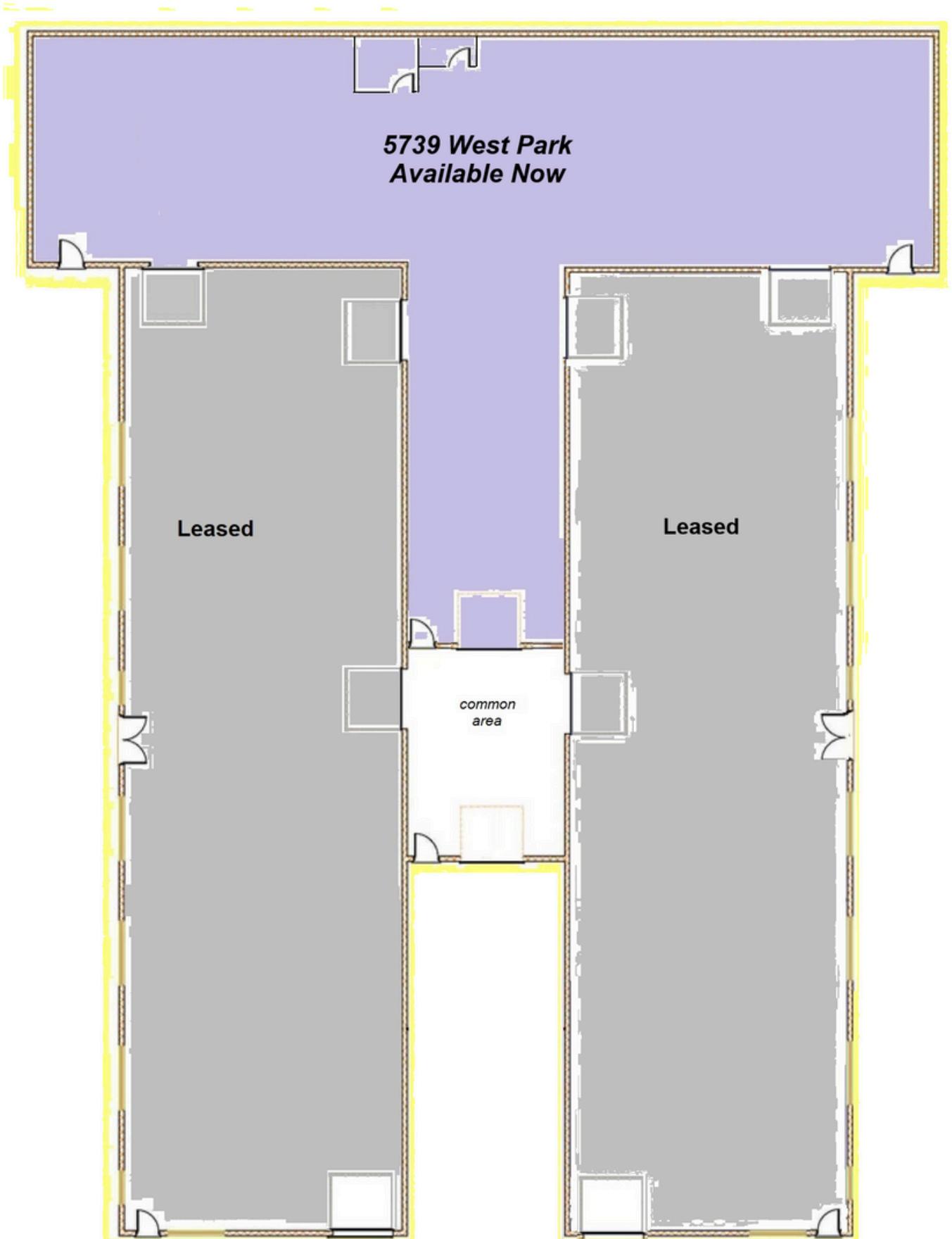
SPACE	SQUARE FEET	RATES	AVAILABLE
5739	4,667 RSF	\$8.00 NNN	Now

HOME

HIGHLIGHTS

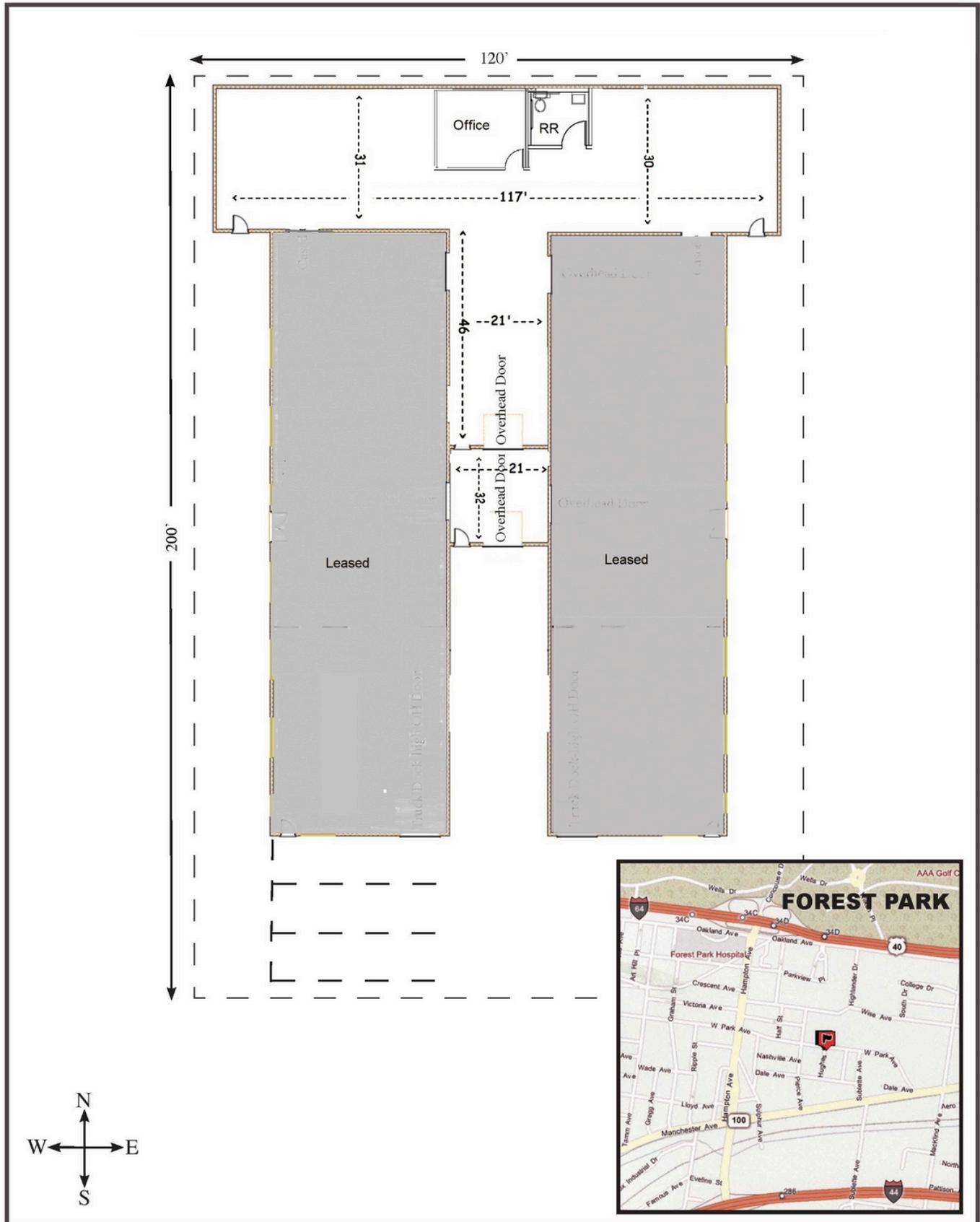
AVAILABILITY

MAP



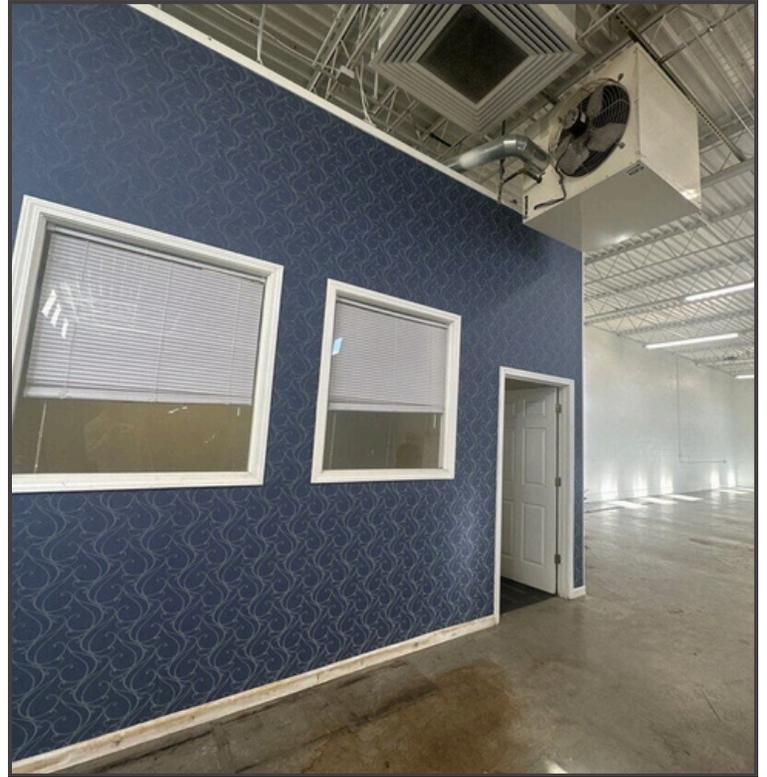
5739 WEST PARK AVE.

4,667 Square Feet



5739 WEST PARK

4,667 Total RSF



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