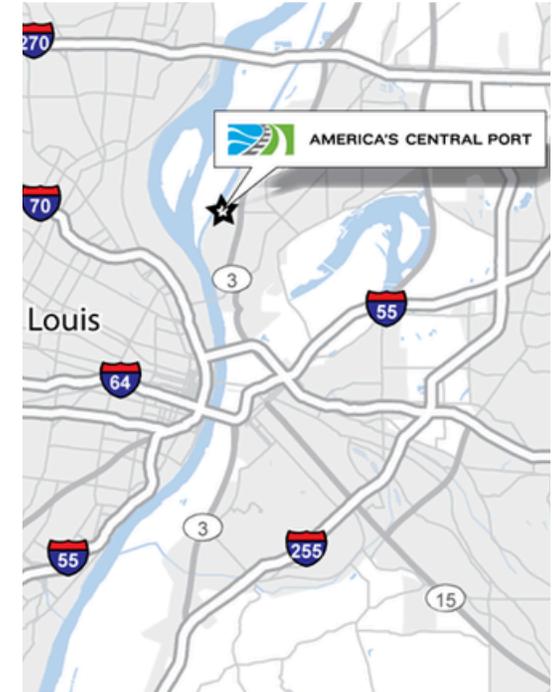
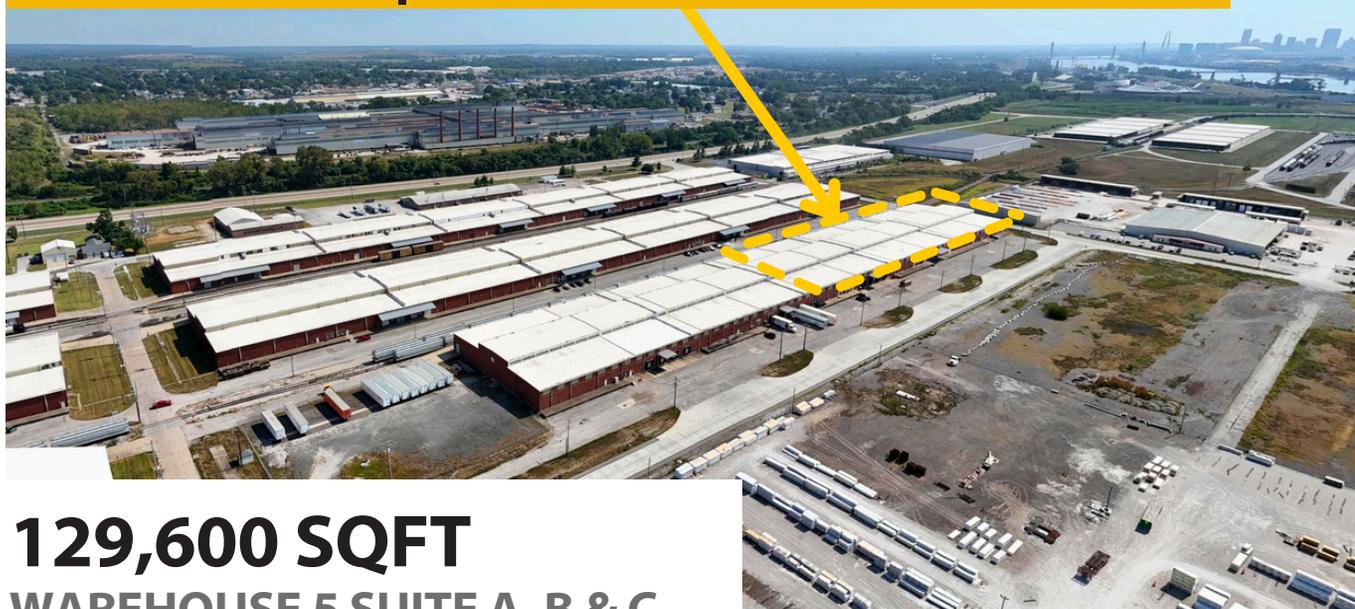


FOR LEASE | Available March 1, 2026



129,600 SQFT WAREHOUSE 5 SUITE A, B & C

Building Details

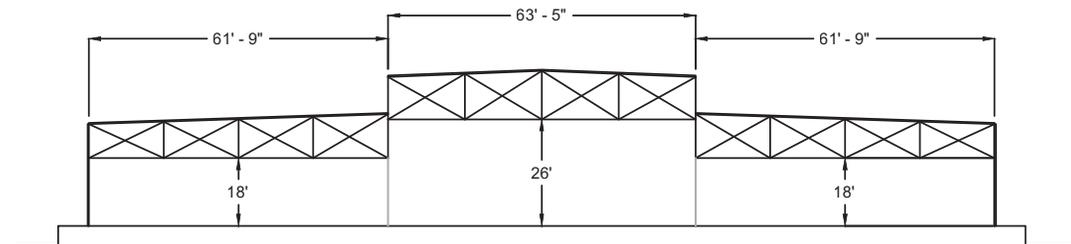
Lease Rate: \$4.45 / sq. ft. (NNN)
 Nets Include: CAM \$0.72 + Leasehold Tax
 Ceiling Peak: 26' | Ceiling Eaves: 18'
 Dock Doors: 6 | Drive-In Door: 1 | Rail Dock Doors: 4
 Construction Type: Masonry | Sprinklers: Dry

Utilities

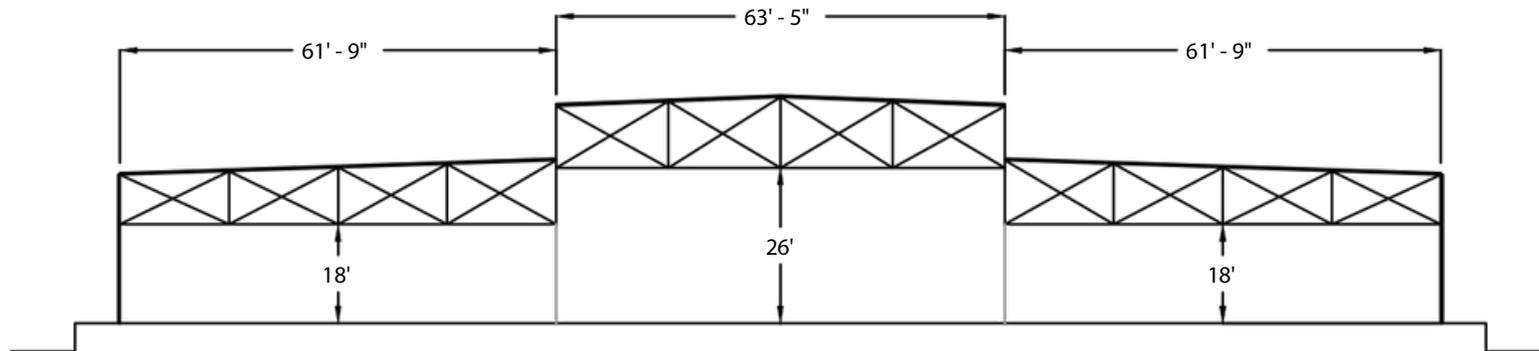
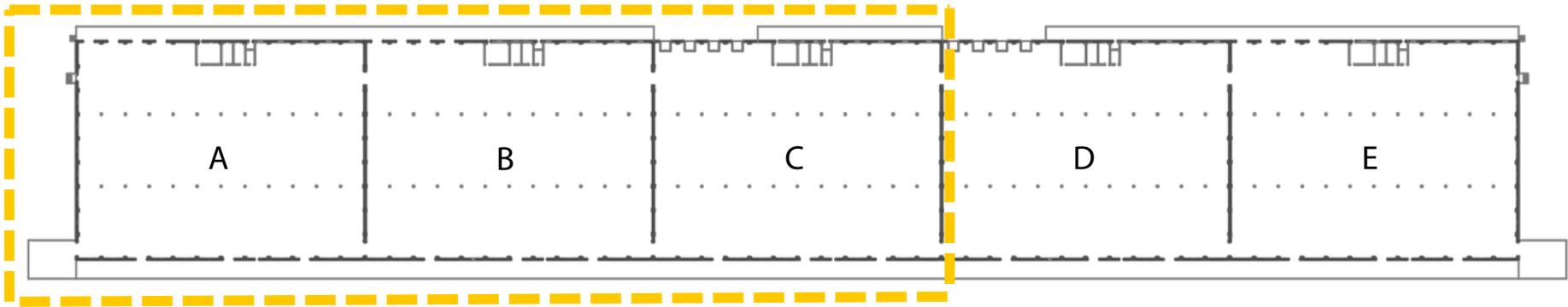
Electric: Ameren IL | 208V / 400A (3-Phase)
 Natural Gas: Ameren IL
 Water & Wastewater: Illinois American (on-site)

Transportation

Interstates 70, 64, 55, 44, 270: 4-6 miles
 Lambert-St. Louis International Airport: 15 miles
 Rail Served: Nearby Access | All Class-I Railroads
 Port Access: Yes (Public, Full-service)



Warehouse 5: Floor Plan | Units A, B & C





Warehouse 5: Exterior:



**Drive In Door Potential
with 26' Clearance**

9-Acre Lot For Lease (parking and storage)

**Drive-In Door Potential
with 18' Clearance**





Warehouse 5: Interior

