



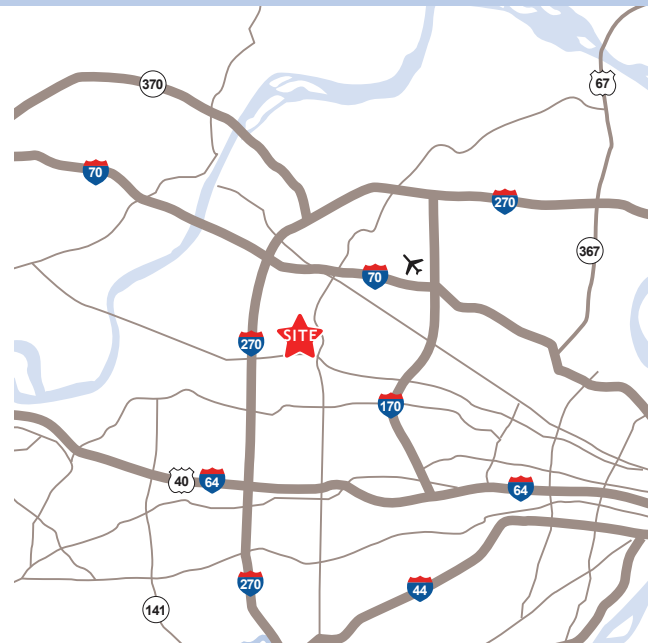
A BLOCK REAL ESTATE SERVICES AFFILIATE

11436 SCHENK DRIVE  
MARYLAND HEIGHTS, MO 63043



**FOR LEASE OR SALE**  
Free Standing 24,900 SF on 1.77 Acres

- 2,545 SF of Newer Office
- Led Lights Throughout
- 15'6" Ceiling Height
- One (1) Year Old 60mil TPO Roof (20 Year Transferable Warranty)
- Seven (7) Docks - 3 Levelers, New Seals
- One (1) Interior Dock
- Brand New Sprinkler System (Ordinary Hazard System)
- Over Half Acre Fenced Outside Storage
- Newer Asphalt
- Heavy 208V/3-Phase Power
- 25 Parking Spaces
- **LEASE RATE: \$8.95/SF NNN**
- **SALE PRICE: \$135.00/SF N or \$3,361,500.00**



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