

**7,050 SQ FT
AVAILABLE**

FOR LEASE

11815 WESTLINE INDUSTRIAL DR.
MARYLAND HEIGHTS, MO 63146



PHONE - (314) 495-7216

E-MAIL - WFCWESTLINE@GMAIL.COM

PRICING INFORMATION

AVAILABLE SQ FT: 7,050
BASE LEASE RATE: \$8.50 PSF
ESTIMATED NNN: \$3.75 PSF

PROPERTY DETAILS

- EXCELLENT STREET VISIBILITY
- BRAND NEW OFFICE REFRESH
- 7,050 TOTAL SQ FT
- APPROX 950 SQ FT OFFICE
- APPROX 6,100 SQ FT WAREHOUSE
- 16' CLEAR HEIGHT
- 25' BEAM SPACING
- 1 DOCK HIGH LOADING DOCK
- ABILITY TO ADD SECOND DOCK HIGH OR DRIVE-IN DOOR
- BUILDING SIGNAGE AVAILABLE
- 7 PARKING SPACES
- LED LIGHTING THROUGHOUT
- WET SPRINKLER SYSTEM
- ZONING M-1 LIGHT INDUSTRIAL

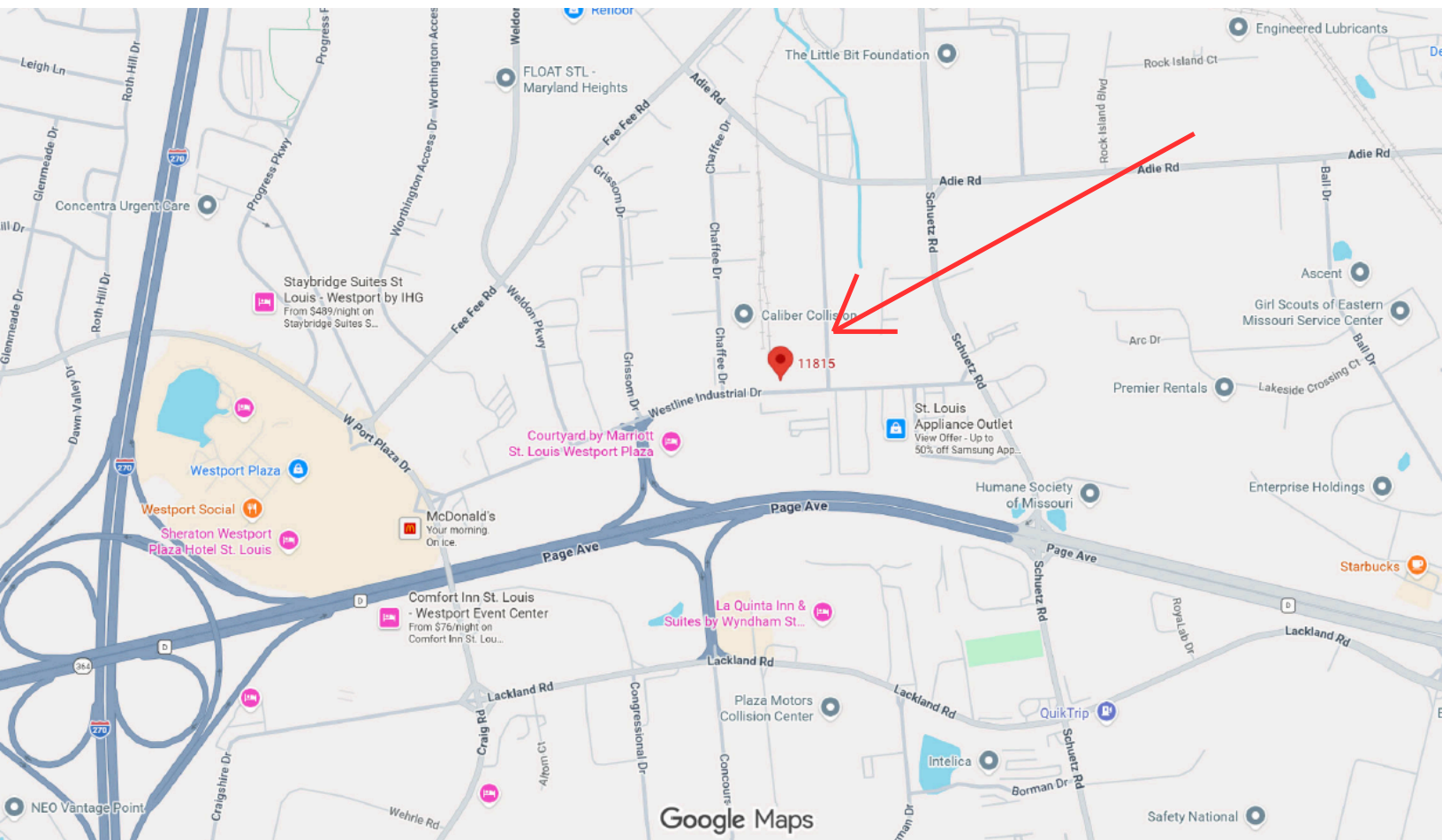
CONTACT INFORMATION

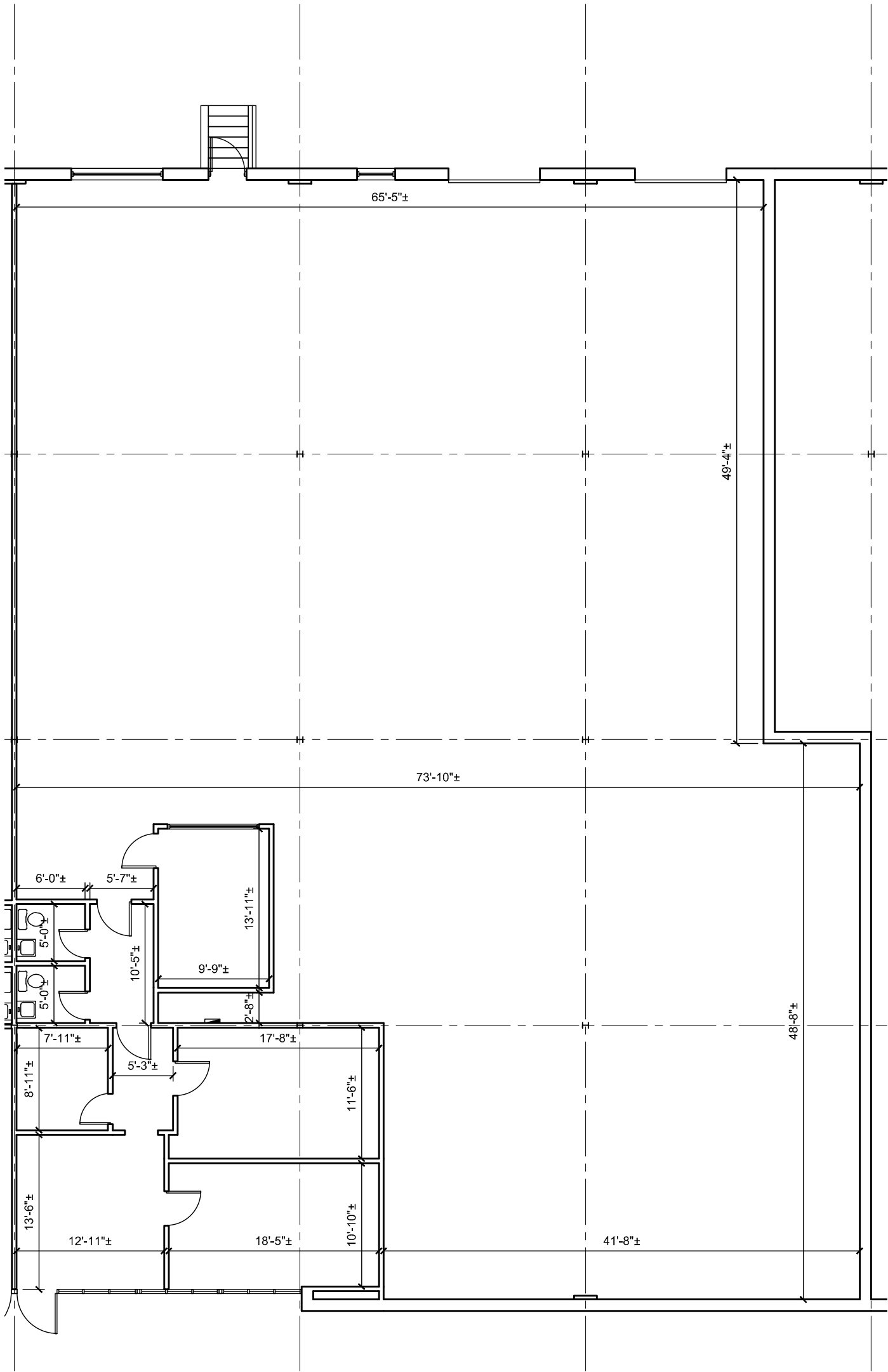
MICHAEL SAMUELS
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11815 WESTLINE INDUSTRIAL DRIVE MARYLAND HEIGHTS, MISSOURI 63146



WFC WESTLINE, LLC





Floor Plan
Not To Scale

7050 GSF



UHLIG
ARCHITECTURE, LLC

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11815 Westline
Maryland Heights, Missouri

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