

# For Lease—Automotive Flex Office/Warehouse

10640 Gateway Boulevard, Creve Coeur, Missouri 63132



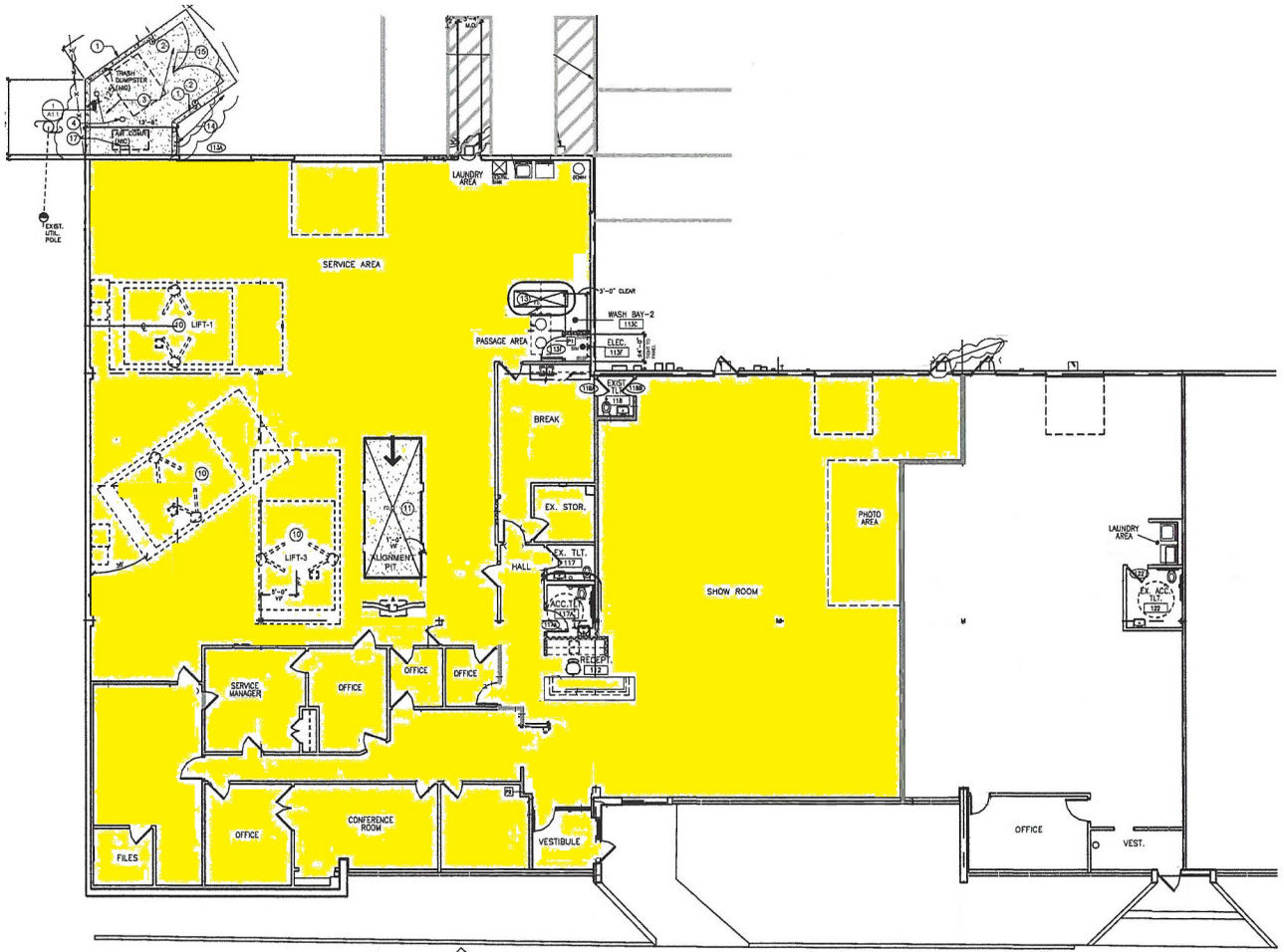
- 10,415± SF contiguous space in a multi-tenant flex building for lease
- Available January 1, 2025
- Zoned Zoned M1—Light Manufacturing, City of Creve Coeur
- Located in the 39 North Agtech Innovation District
- 2 drive-in doors
- Current use is automotive detail/specialty service shop
- High end office finish
- Base Lease Rate \$12.00/SF net
- Local ownership/management

STEPHEN FRANK ASSOCIATES, LLC  
1034 South Brentwood Blvd., Suite 1300  
St Louis, Missouri 63117

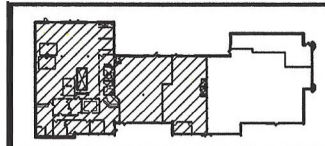
Phone: 314.863.3700  
Cell: 305.812.2949  
Fax: 866.595.8358



*no verification has been made of the above information. no representation or warranty is made as to the accuracy thereof, and it is submitted subject to prior sale or lease, corrections, errors, omissions, change of price, rental, or other conditions, or withdrawal from the market without notice*



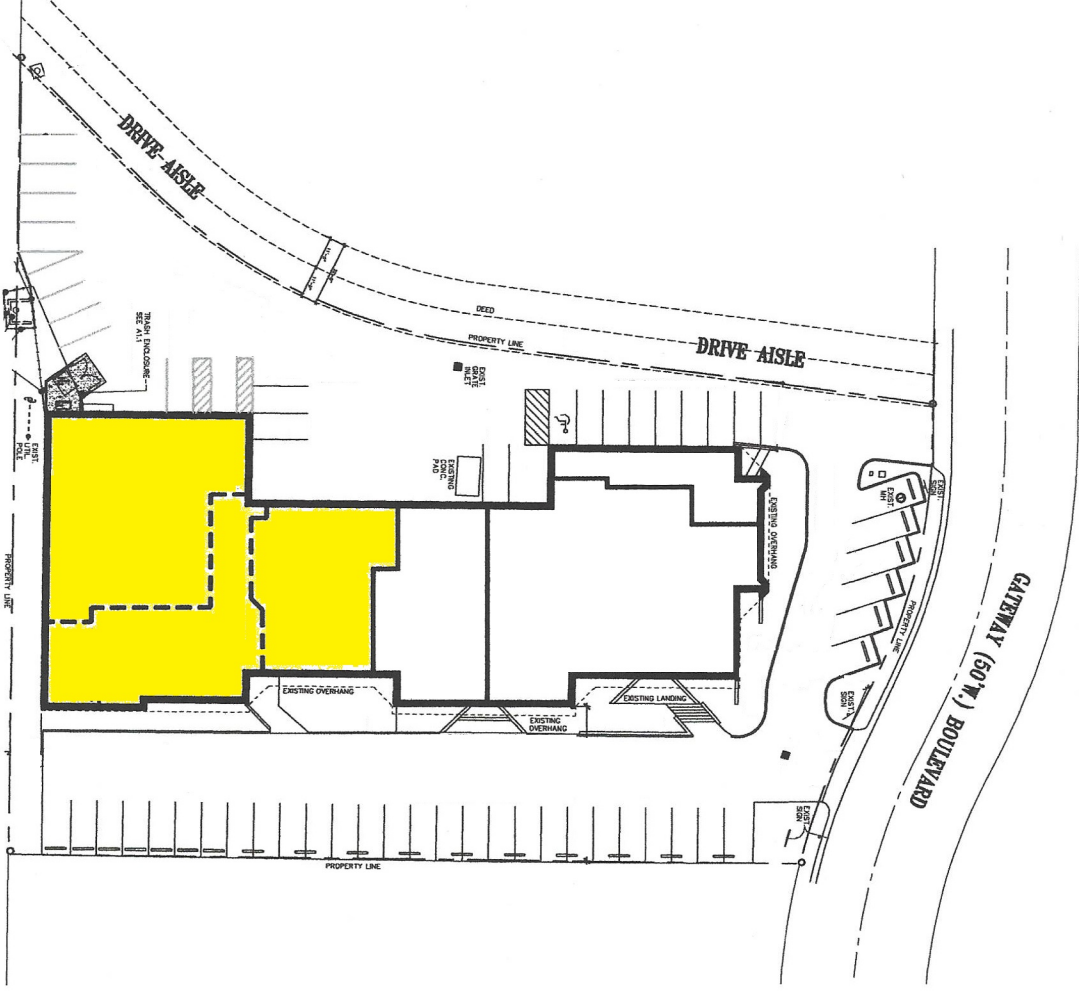
FLOOR PLAN



DRIVE AISLE

DRIVE AISLE

GATEWAY (50' W.) BOULEVARD



THINK ENVELOPE

EXISTING PLANT

EXISTING OVERHANG

EXISTING OVERHANG

EXISTING OVERHANG

EXISTING LANDSCAPE

PROPERTY LINE

PROPERTY LINE

DEED

EXIST. PLANT

EXIST. PLANT

EXIST. PLANT

50' W.

EXIST. PLANT

PROPERTY LINE