

FOR LEASE

54 Algana Dr., St. Peters, MO 63376

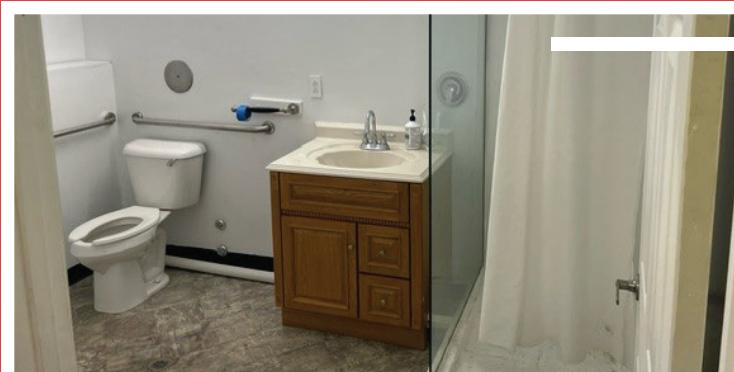


PROPERTY SUMMARY

- 5,120 rsf suite Available of a 20,480 sf Warehouse.
- 55% Office Finish, and 45% Warehouse.
- 15' Clear Ceilings
- 8' w X 10' h Drive In
- Drive-In Loading Only
- HVAC throughout entire unit
- Zoned I-2 heavy Industrial
- CAM charges include snow removal, water and sewer
- **LEASE RATE: \$11.00 psf Modified Gross**

Directions:

I-70 West to Truman Blvd exit, then turn right, to a left turn onto West Clay. Follow West Clay to Algana, right turn onto Algana Dr. go 1/4 mile, Building is on the left.



● Listing Agent **Craig O'Sadnick**

● Cell **636-541-0950**

● **osadnick@shockleycommercial.com**



501 First Capital Dr. Suite 5,
St. Charles MO 63301

● Office **636-946-9753**

● www.shockleycommercial.com

INTERIOR

