

# FOR LEASE

54 Algana Dr., St. Peters, MO 63376

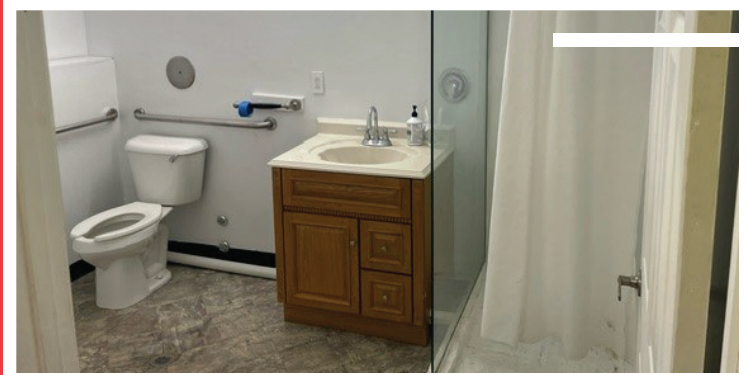


## PROPERTY SUMMARY

- 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.



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# INTERIOR

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