



GATEWAY SOUTH

Now leasing – New 25,000 SF
Freestanding Industrial Building

PROPERTY HIGHLIGHTS

- 2,000 SF of finished offices
- 23,000 SF of warehouse
- 1 acre of crushed stone yard
- Fenced and lit site
- 2 docks
- 2 drive-in doors (front and rear)
- 23 parking spots
- Available incentives include 90% property tax abatement, FTZ benefits, Missouri Works, new market tax credits and more
- Lease rate: contact broker
- Zoned "K" Unrestricted which includes outside storage

PROPOSED
Office/Warehouse with
Outside Storage Yard

1151 S. WHARF STREET, ST. LOUIS, MO 63104

LOT E

An aerial photograph of an industrial area in St. Louis. A blue rectangular highlight is placed over a specific lot, labeled 'LOT E' and '1201 S Wharf St'. The surrounding area includes various industrial buildings, parking lots, and a large bridge structure on the right side. The text 'LOT E' and '1201 S Wharf St' is written in black on the blue highlight.

LOT E
1201 S Wharf St

AREA HIGHLIGHTS

Immediate access to I-64, I-55 and I-44
and only 1+ mile south of I-70

Centrally located and adjacent to the CBD

Located within Gateway South – A 100
acre master planned development in
downtown St. Louis





YARD AREA
43,562 SF
1 ACRE = 43,560 SF

RAILROAD BRIDGE OVERHANG

1 DRIVE IN
OVERHEAD
DOOR

RETAINING WALL
AND RAILING

2 OVERHEAD
DOORS DOCK LEVEL

SLOPE DOWN

PICKUP/TRAILER
PULL-THRU SPOTS

LOADING
DOCK

4 ASSOCIATE
PARKING
12,200 SF

1 DRIVE IN
OVERHEAD
DOOR

19 CUSTOMER
PARKING
9,670 SF

ENTRY

ENTRY

WAREHOUSE
23,000 SF

OFFICES
2,000 SF

WHARF STREET



**For More
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