

# FOR LEASE

**8,910 Sf. Warehouse / Industrial / Office**

**1724 N. 13th St.  
St. Louis, MO 63106  
(Old North)**



For Lease: 1724 North 13th Street, St. Louis, MO

\$5.95/SF | Triple Net (NNN)

Discover a versatile 8,910 SF industrial warehouse in the heart of the historic Old North neighborhood. Ideal for businesses seeking functional warehouse space with office amenities.

#### Property Highlights

- Three large warehouse rooms plus a loading dock room with three loading docks
- Front office area for administrative or client-facing needs
- Two updated restrooms, including one with a shower
- 400-amp electrical service to support operations
- New roof for long-term durability
- 10 Ft Ceilings

#### Additional Features

- Adjacent northern lot included – perfect for outdoor storage or parking

Flexible layout suitable for a wide range of uses:

- Warehouse / distribution
- Art or creative studio
- Fitness / training facility
- General business requiring storage and loading access

Ready for your business. Schedule a tour today and see how this space can meet your needs.

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**Union Realty**



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