

**FOR LEASE**

3701-3727 Chouteau Ave
St. Louis, MO 63110

Lease Rate:

\$30,000

Per Month,
Absolute Net

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Property Highlights

- Infill industrial outside storage opportunity
- 4.78 AC site, zoned "K" (Unrestricted)
- Property improved with 27,500-SF vehicle maintenance building and 3,500-SF storage shed
- Vehicle maintenance building specifications:
 - 24 drive-in doors (12 drive-through bays)
 - 16' clear height
 - Oil / water separators in place
 - Fully sprinklered
- Located in an amenity-rich area in close proximity to many restaurants, shopping, and local attractions
- Easy access to I-64 and I-44

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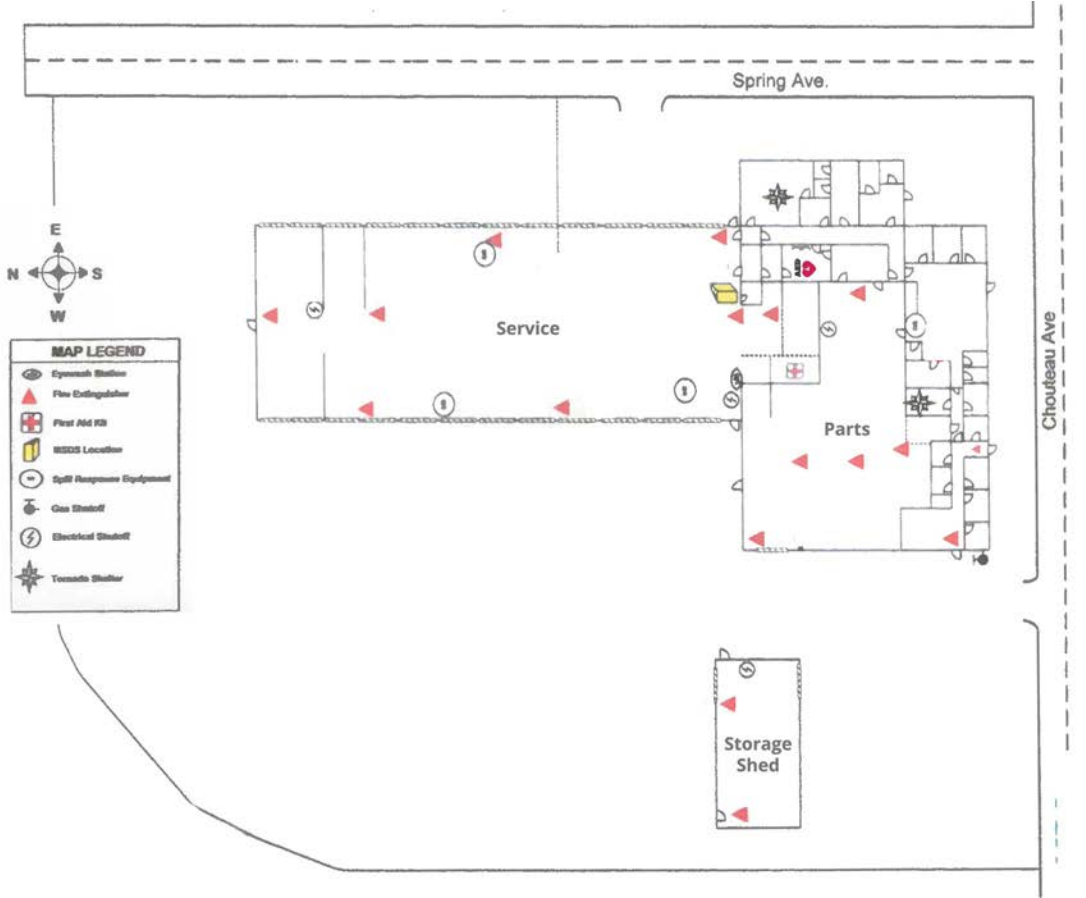


27,500 SF Vehicle Maintenance Building

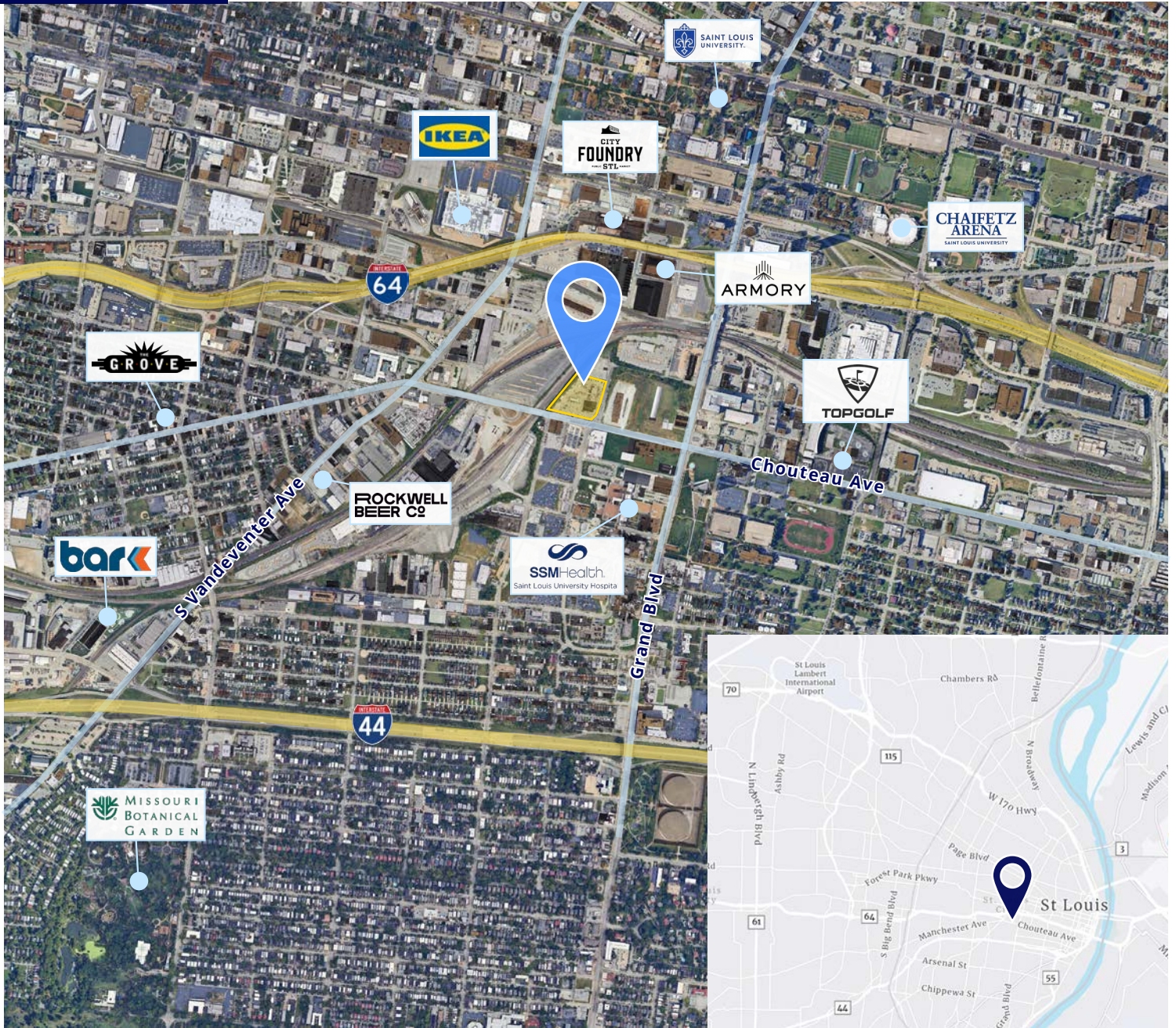
3,500 SF Storage Shed

FLOOR PLAN

VEHICLE MAINTENANCE BUILDING



LOCATION



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