



FOR LEASE

10855 Metro Court

Maryland Heights, MO 63043

Lease Rate:

\$7.75-\$8.00
PSF NNN

CONTACT US

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**Up to 14,094 SF of Industrial Space
For Lease in Maryland Heights**

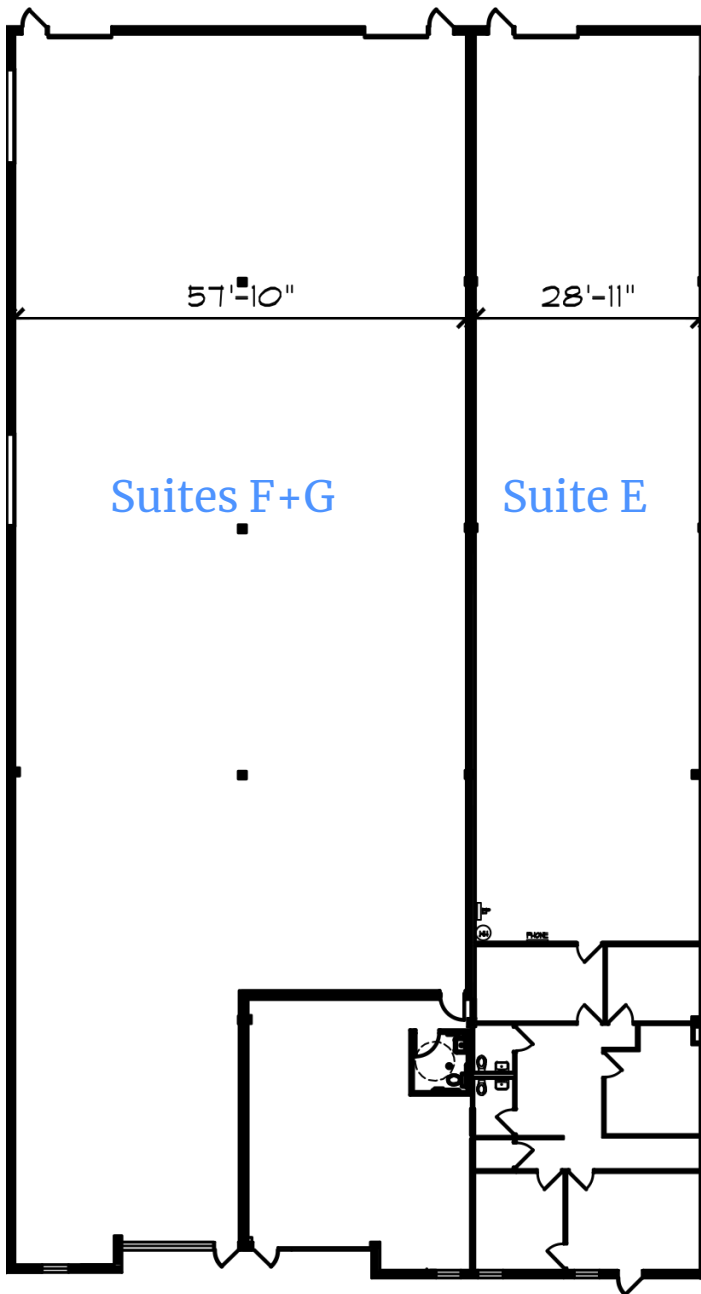
Highlights

- Up to 14,094 SF available for lease
 - Suite F+G: 9,320 SF
 - Suite E: 4,774 SF
- Two (2) docks total
- One (1) ramped drive-in
- 15' clear height
- Great access to I-270

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FLOOR PLAN

Suites E+F+G



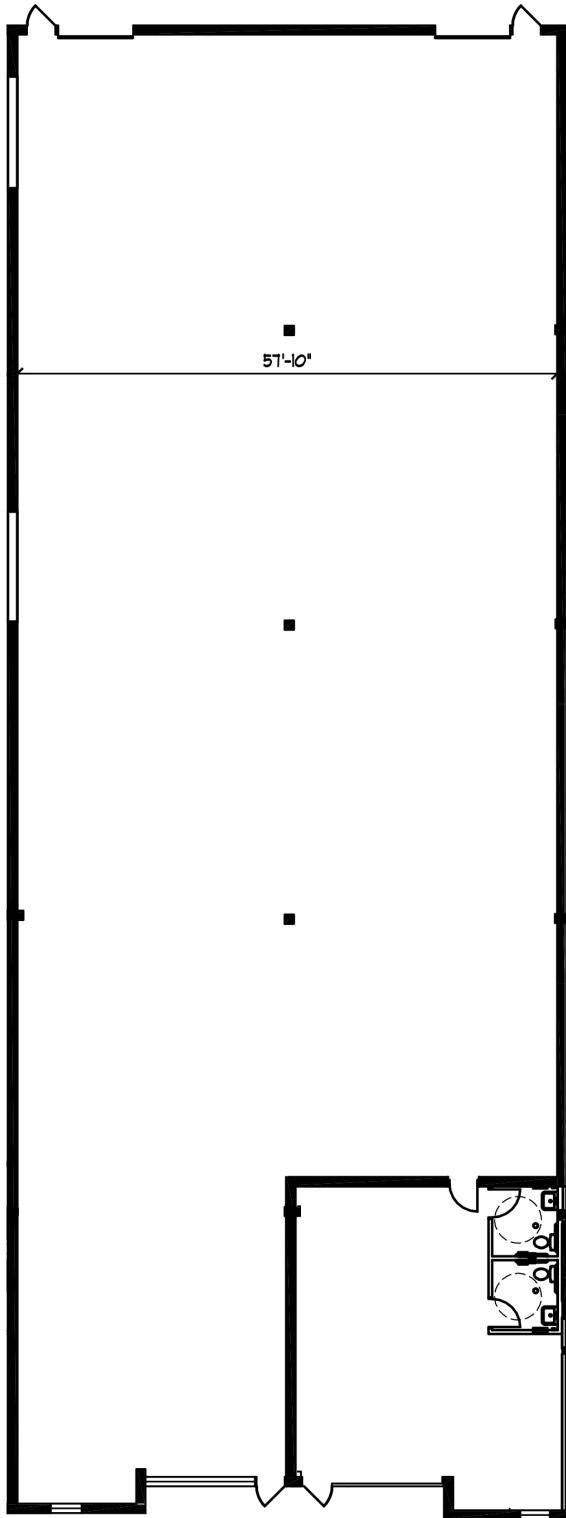
Features

- 14,094 SF available
 - Office: 2,270 SF
 - Warehouse: 11,824 SF
- Two (2) dock doors
- One (1) ramped drive-in
- Four (4) restrooms
- Lease Rate: \$7.75 PSF, NNN



FLOOR PLAN

Suites F+G



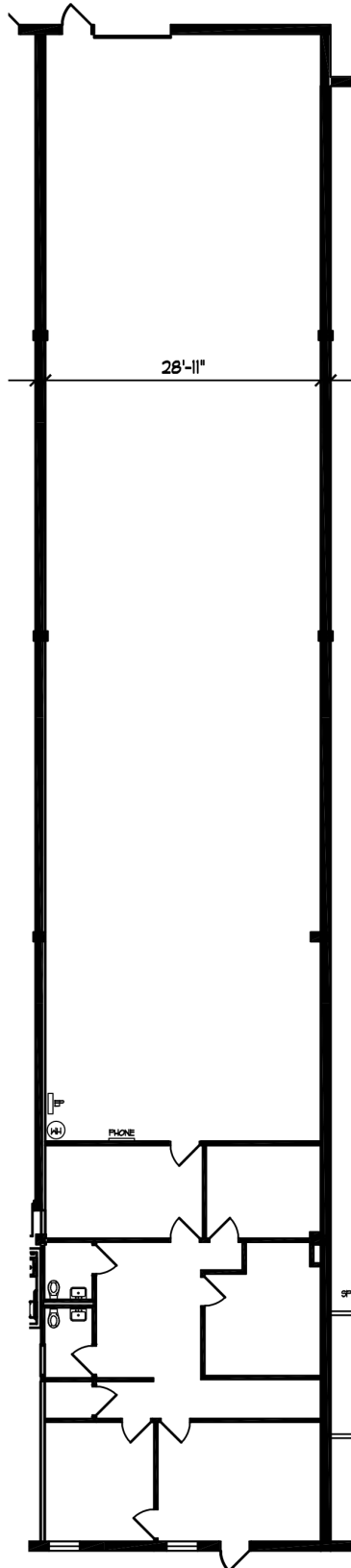
Features

- 9,320 SF available
 - Office: 1,002 SF
 - Warehouse: 8,318 SF
- Two (2) docks
- Two (2) restrooms
- Individual Lease Rate: \$8.00 PSF, NNN



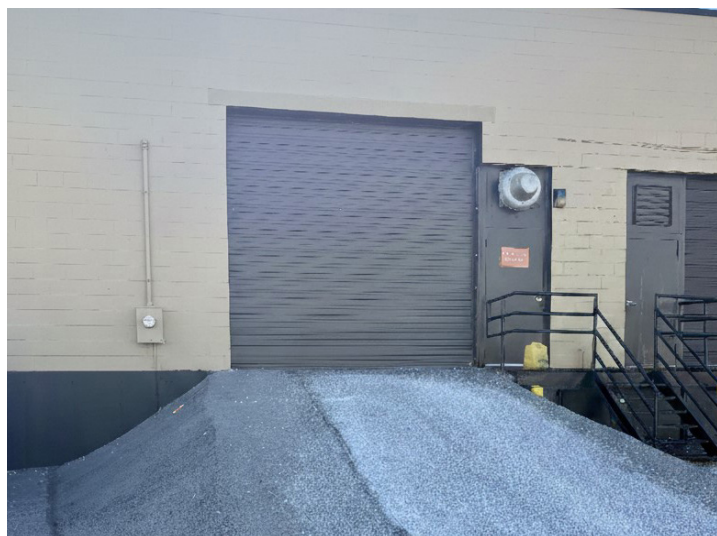
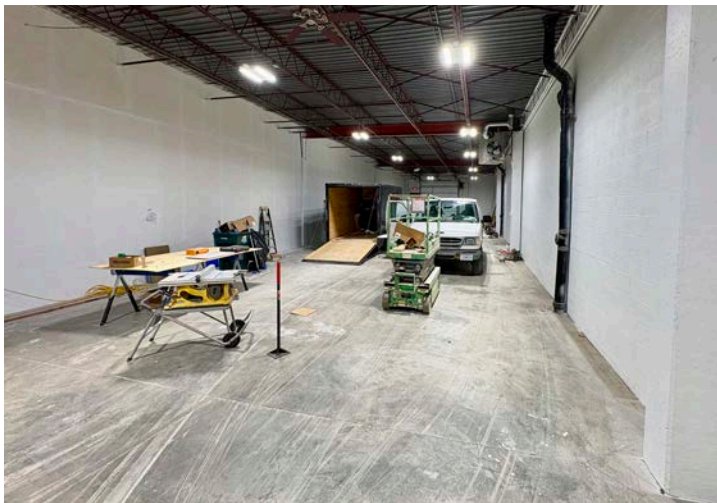
FLOOR PLAN

Suite E

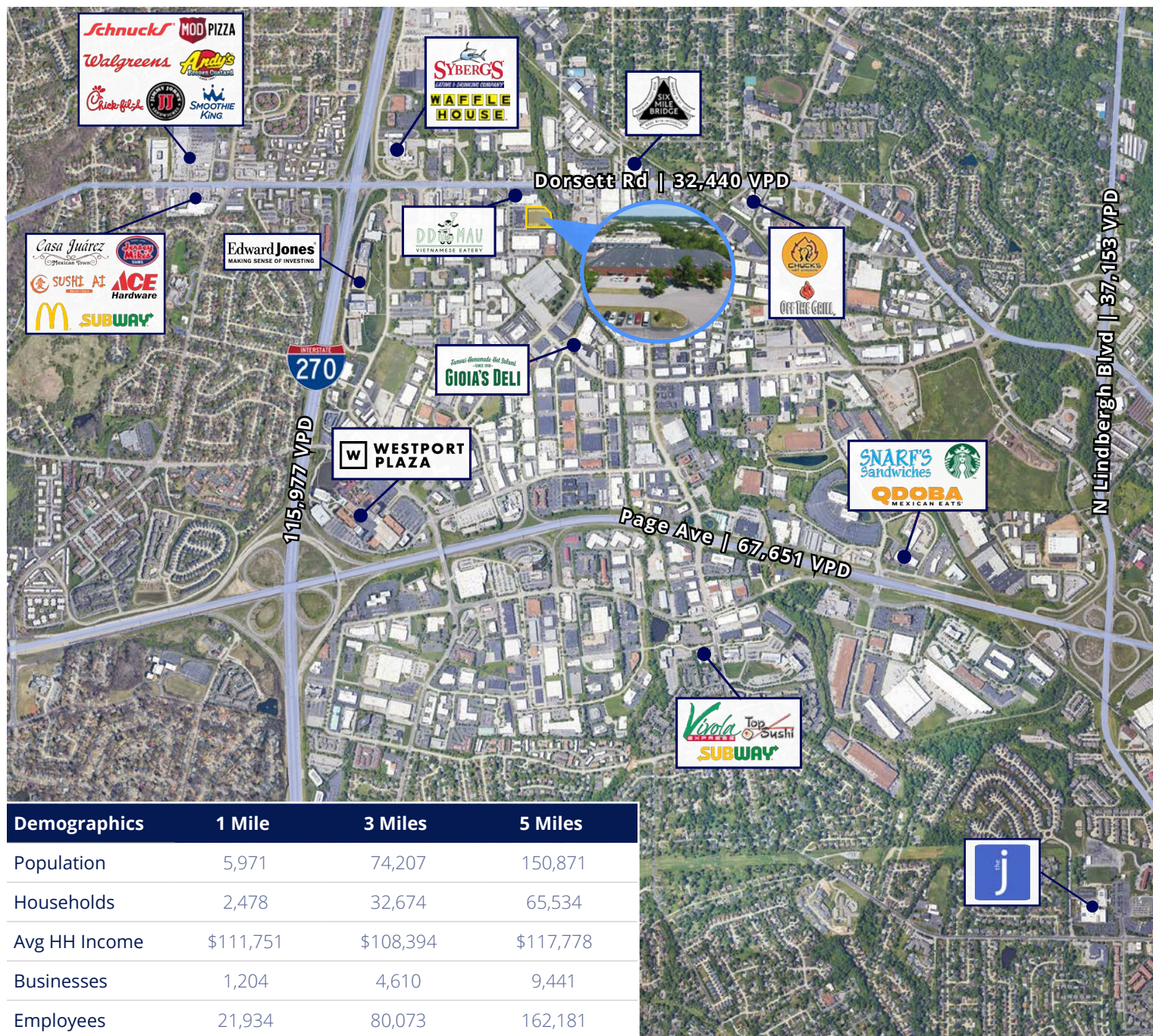


Features

- 4,774 SF available
 - Office: 1,268 SF
 - Warehouse: 3,506 SF
- One (1) ramped drive-in
- Two (2) restrooms
- Individual Lease Rate: \$8.00 PSF, NNN



LOCATION



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