

107,525 SF FOR LEASE OR SALE CLASS B BULK WAREHOUSE MANUFACTURING

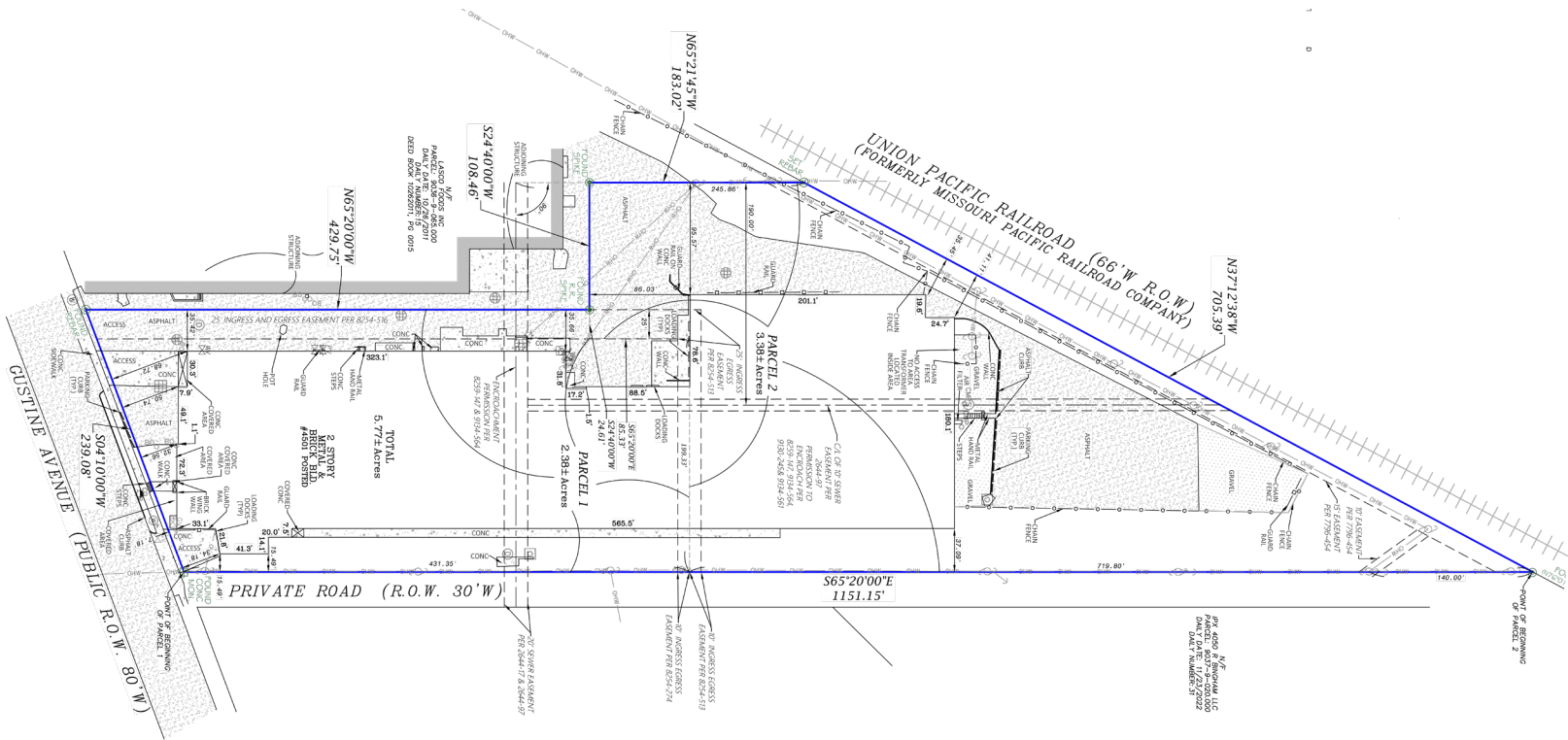
4501 Gustine Avenue
St. Louis, MO 63116

BLOCK

HAWLEY

A BLOCK REAL ESTATE SERVICES AFFILIATE

4501 GUSTINE AVENUE
ST. LOUIS, MO 63116



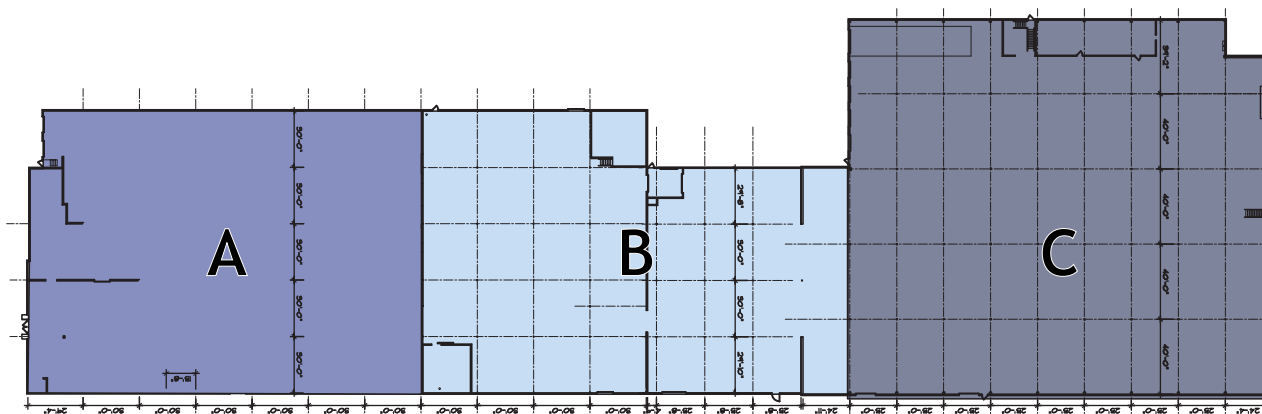
SURVEY



4501 GUSTINE AVENUE

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- Minimal Offices (To Suit)
- 16'- 27' Clear Ceiling Height
- 40' x 25' and 30' x 30' Column Spacing
- Brand New LED Lights
- Wet Sprinkler System
- 4,000 Amps of 480V 3-Phase Service
- Nine (9) Exterior Docks
- One (1) Interior Dock
- Two (2) Grade-Level Doors
- Rail Service Available
- One (1) Acre Outside Storage in the Rear
- **LEASE RATE: \$3.95/SF NNN**



CEILING HEIGHT

Section A - 16' Clear

Section B - 17' Clear

Section C - 17'-27' Clear

PROPERTY SPECS

4501 GUSTINE AVENUE

ST. LOUIS, MO 63116



JEFF HAWLEY

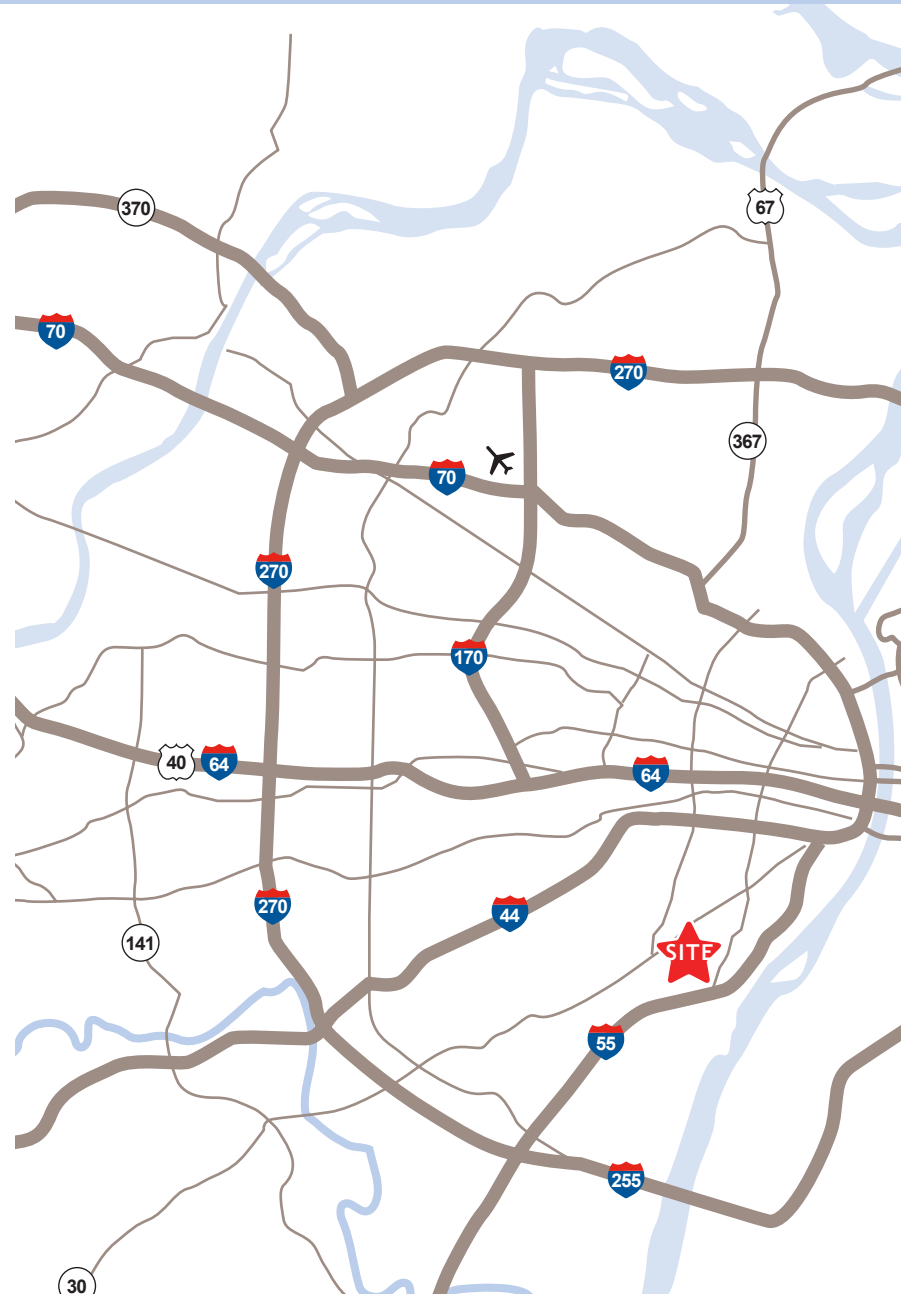
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A BLOCK REAL ESTATE SERVICES AFFILIATE



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