

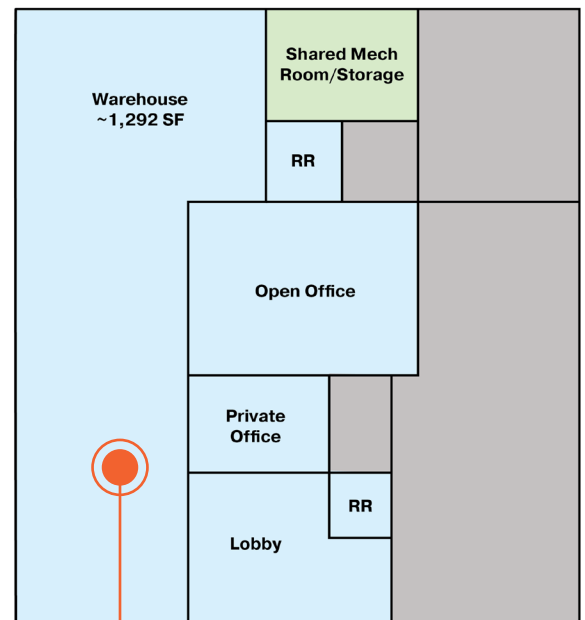
81 Triad S Dr

St. Peters, MO 63304



2,463 SF - 3,776 SF FLEX/INDUSTRIAL FOR LEASE/SALE

- ± 3,776 SF Flex/Industrial Building on 0.35 Acre Site
- ± 2,463 SF Available for Lease
- ± 1,313 SF Leased Through November 2030 with 3% Annual Rent Increases
- Two 12' x 12' Drive-In Doors
- Two Large Heated Warehouse Bays with 14' Clear Height & Floor Drains
- Office, Reception, Restrooms & Shower
- Recent Capital Improvements, Including New A/C, Security System, Interior Paint, & Backflow Preventer
- Well Suited for Automotive, Contractor, Service or Small-Business Users
- Built in 2011
- Lease Rate: \$15.00 PSF, NNN
- Sale Rate: Contact Broker For Pricing



Available Space
2,463 SF

FOR MORE INFORMATION CONTACT:

Harrison Pruett | (314) 746-1450
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Commercial Real Estate

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