

For Lease
4,667± RSF Flex Office/Warehouse
Available August 1, 2024



5739 WEST PARK AVENUE
ST. LOUIS (CITY), MISSOURI 63110

- ◆ Clean open space
- ◆ Located 4 blocks from I-40 and 4 blocks from I-44
- ◆ Located in an Enterprise Zone
- ◆ 16' clear ceilings
- ◆ Additional 7,000 SF parking lot located across the street for overflow parking (shared with 2 other tenants)
- ◆ 1 drive-in door
- ◆ Potential to expand into adjacent bay with 6,712 RSF and 1 truck-high door in January 2025
- ◆ Heated warehouse space (*potential to add HVAC for an additional cost*)
- ◆ Local owner/management
- ◆ **Rate = \$8.50/SF Net**

Electric & Gas individually metered and is the responsibility of the tenant

For more information or to schedule a tour, please contact:

Sabina A Holtzman, CCIM

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Owner/Broker

Sandy Meyer

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STEPHEN FRANK
ASSOCIATES, LLC

5737-5743 West Park Avenue, St Louis, Missouri

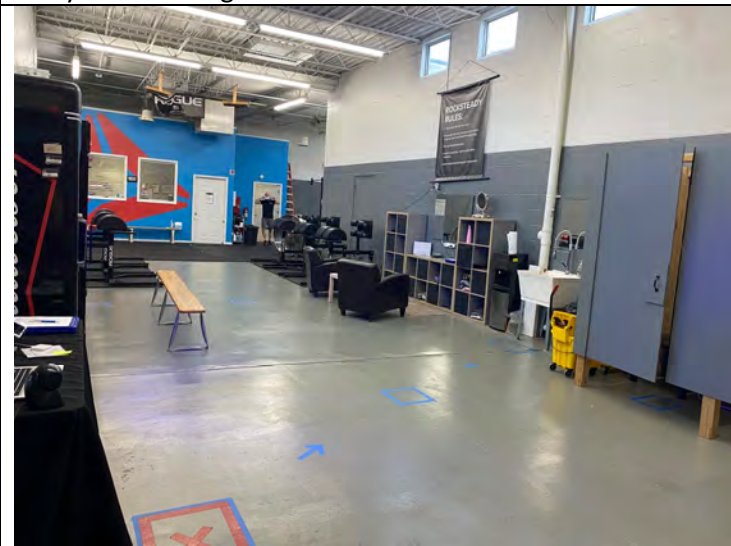




Entry into building



Entry through Common Area



Portion of entry into Premises



Main Portion 1



Main Portion 2



Interior office area