

FOR LEASE

46,250 SF FREE STANDING OFFICE/WAREHOUSE BLDG.



3615 TREE COURT INDUSTRIAL

ST. LOUIS, MO 63122



PROPERTY HIGHLIGHTS

Ideal “close-in” location with good access to 1-270 and I-44. 1.90 acre site provides +/- 20 vehicle parking and extensive truck court area.

Building Size:	46,250 SF
Site Area:	1.90 Acres
Type:	Masonry exterior over structural steel frame
Office Area:	+/- 4,000 SF w/modern office area (plus mezzanine) w/oversized restrooms & break room
Clear Height:	18'
Loading:	Four (4) truck high doors (2 w/levelers) One (1) oversized (8'x14') drive-in door
Power:	Primary: 400 AMP 480 V 3 phase Secondary: 120/240 single phase
Lighting:	LED in warehouse
Column Spacing:	25' x 25'
HVAC:	Warehouse: 10 Gas fired unit heaters
Life Safety:	Fully wet sprinkled
IT/Telcom:	Spectrum 1GB Symmetrical Fiber
2023 Property Taxes:	\$42,701.19
Zoned:	M1 Unincorporated St. Louis County
Special Purpose:	Extensive flood resistant improvements
Lease Rate:	\$7.50/SF; NN





CONTACT INFORMATION

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