

# FULLY-RACKED FOODSERVICE WAREHOUSE FOR LEASE ~ DIVISIBLE

138,281 Square Feet

Heavy Parking & USDA Production Area

St. Louis, Missouri



**FOOD PROPERTIES**  
GROUP



## 3737 NORTH BROADWAY, ST. LOUIS, MISSOURI

- Total Building: 138,281 Square Feet (SF)
- Frozen Storage: 28,002 SF
- Refrigerated Storage: 17,591 SF
- Refrigerated Dock: 23,080 SF
- Dry Storage: 35,663 SF
- USDA Production: 9,777 SF
- Fully-Racked
- 23 Dock Doors
- 28'-36' Ceilings
- Divisions: 121,303 SF & 16,978 SF
- 8.59 Acres
- Near I-70, I-44 and I-55

### Scott Delphey, Founder | Food Properties Group

Lic. #59460 | Corp. #59533

M: 626.590.0490 | E: [scott.delphey@foodpropertiesgroup.com](mailto:scott.delphey@foodpropertiesgroup.com)

### Matthew Delphey, CPA | Food Properties Group

Lic. #7671233 | Corp. #59533

M: 626.716.0675 | E: [matthew.delphey@foodpropertiesgroup.com](mailto:matthew.delphey@foodpropertiesgroup.com)

### Jake Corrigan, SIOR

Sansone Group | St. Louis, MO

M: 314.616.7478

O: 314.727.6664

E: [JCorrigan@sansonegroup.com](mailto:JCorrigan@sansonegroup.com)

# FULLY-RACKED FOODSERVICE WAREHOUSE FOR LEASE ~ DIVISIBLE

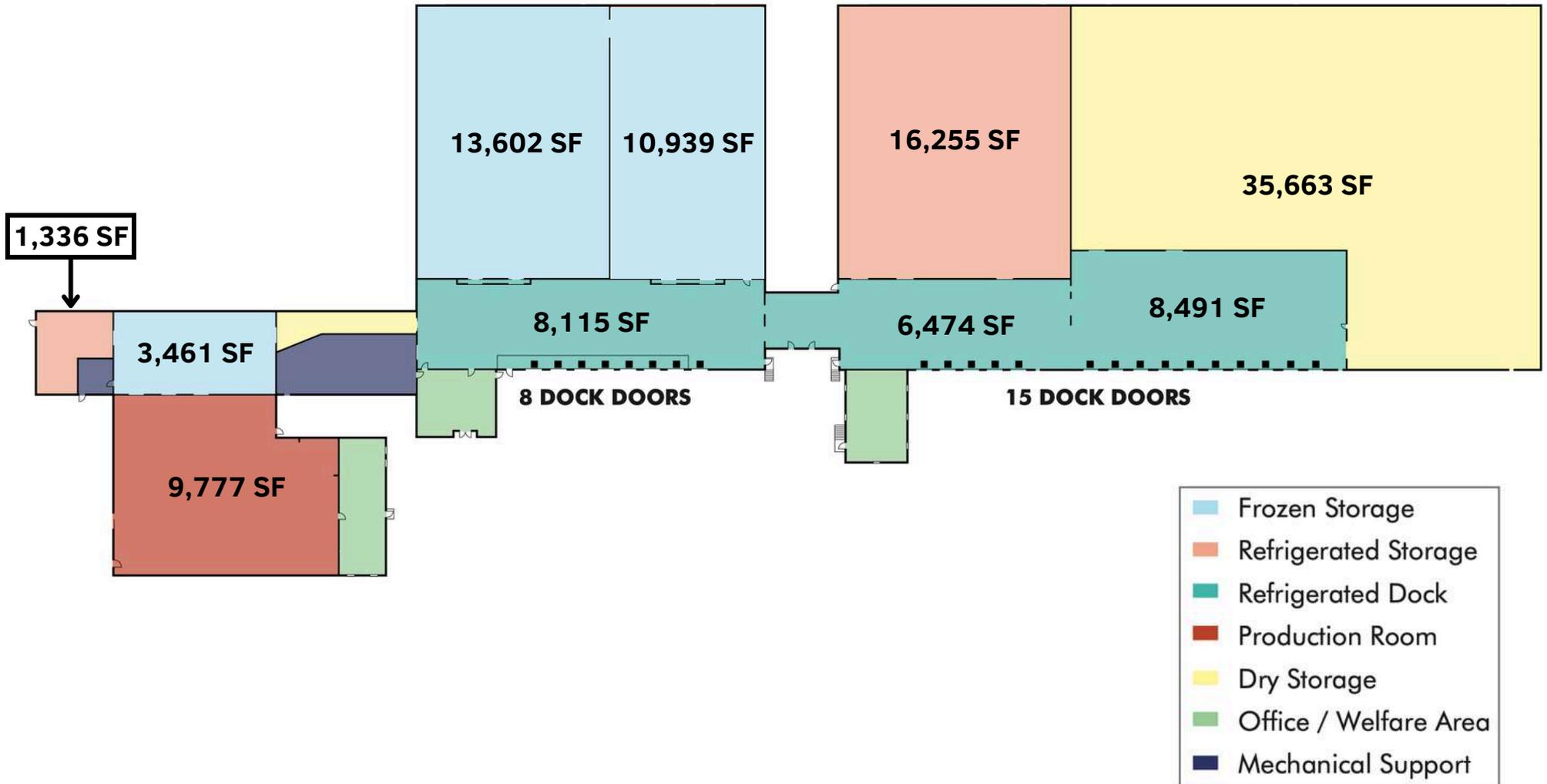
138,281 Square Feet

Heavy Parking & USDA Production Area

St. Louis, Missouri



**FOOD PROPERTIES**  
GROUP



# FULLY-RACKED FOODSERVICE WAREHOUSE FOR LEASE ~ DIVISIBLE

138,281 Square Feet

Heavy Parking & USDA Production Area

St. Louis, Missouri



**FOOD PROPERTIES GROUP**

## DIVISIBILITY

### Tenant #1:

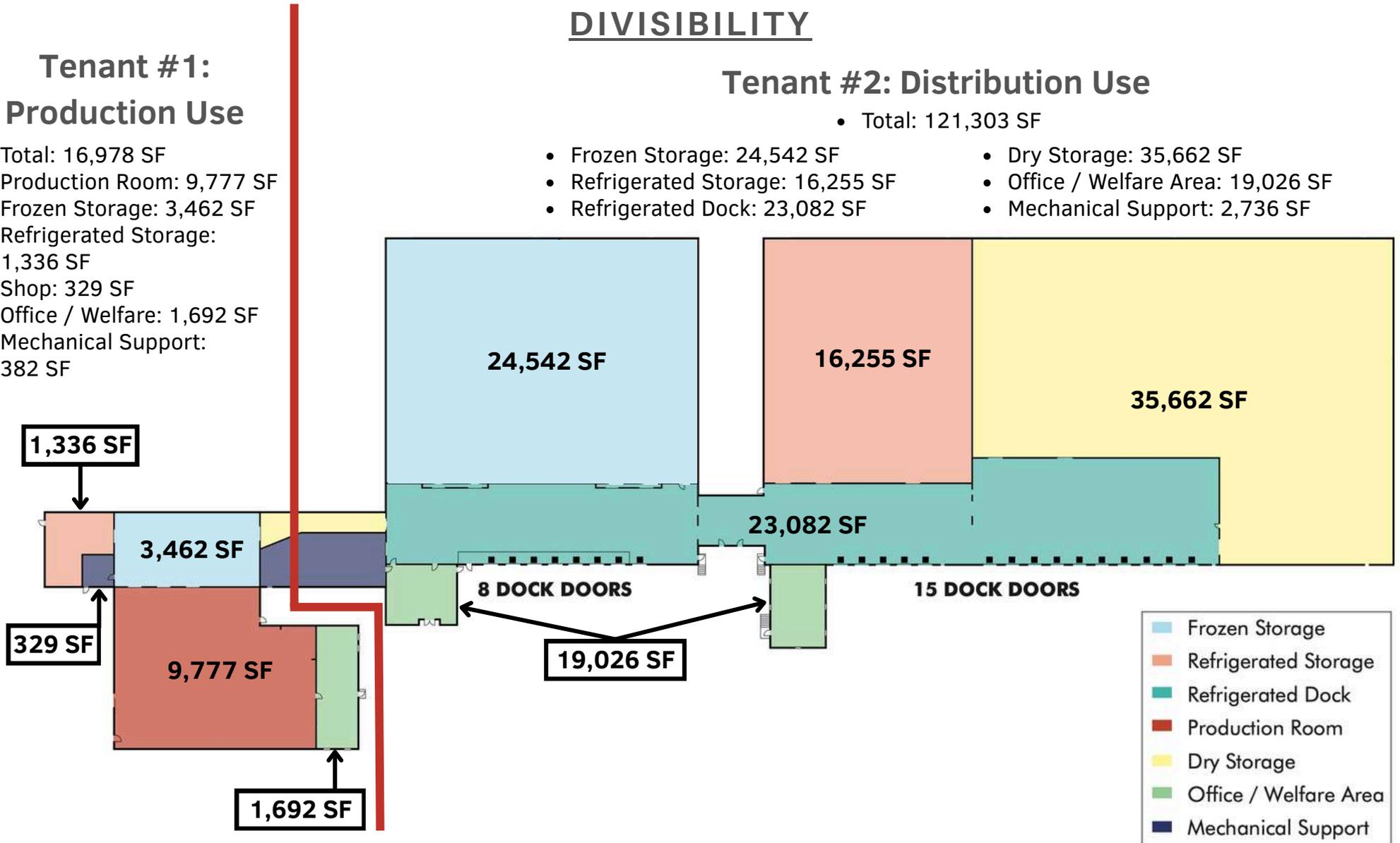
#### Production Use

- Total: 16,978 SF
- Production Room: 9,777 SF
- Frozen Storage: 3,462 SF
- Refrigerated Storage: 1,336 SF
- Shop: 329 SF
- Office / Welfare: 1,692 SF
- Mechanical Support: 382 SF

### Tenant #2: Distribution Use

- Total: 121,303 SF

- Frozen Storage: 24,542 SF
- Refrigerated Storage: 16,255 SF
- Refrigerated Dock: 23,082 SF
- Dry Storage: 35,662 SF
- Office / Welfare Area: 19,026 SF
- Mechanical Support: 2,736 SF



# FULLY-RACKED FOODSERVICE WAREHOUSE FOR LEASE ~ DIVISIBLE

138,281 Square Feet

Heavy Parking & USDA Production Area

St. Louis, Missouri



**FOOD PROPERTIES**  
GROUP

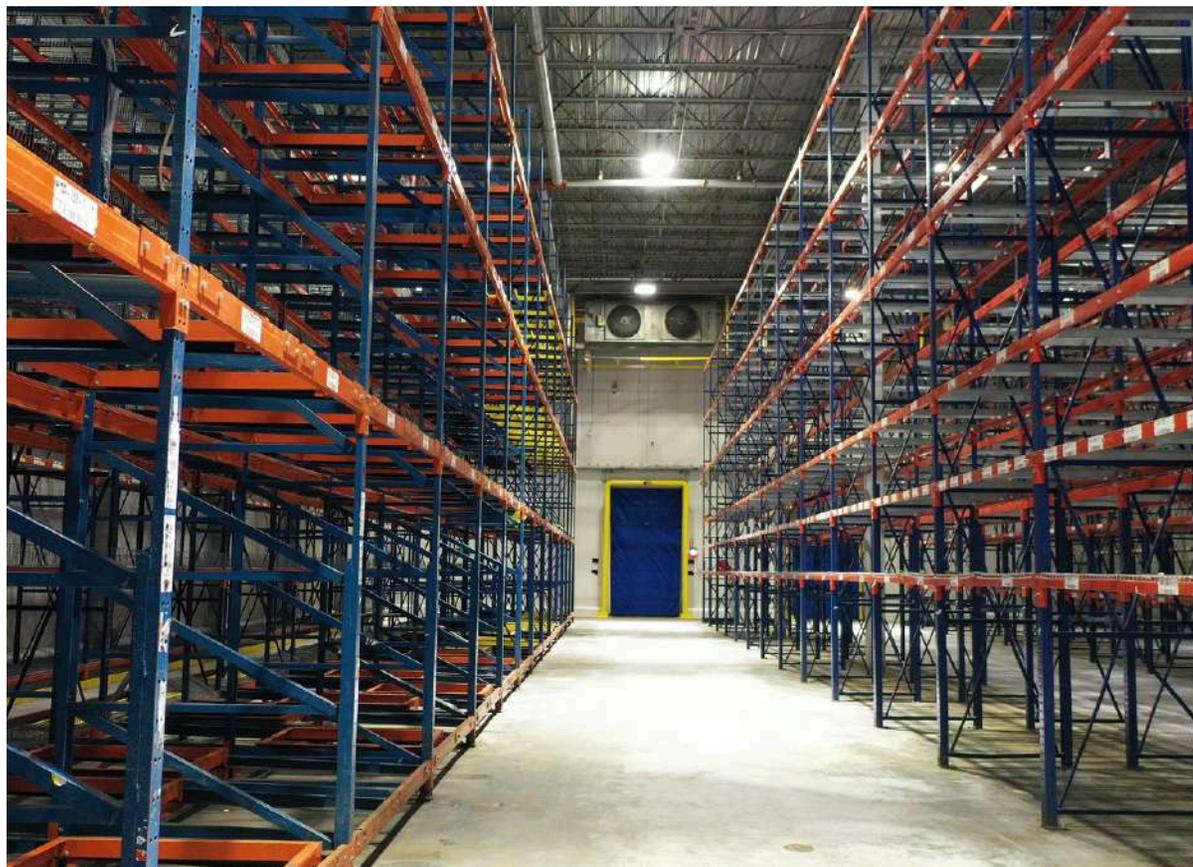


# FULLY-RACKED FOODSERVICE WAREHOUSE FOR LEASE ~ DIVISIBLE

138,281 Square Feet

Heavy Parking & USDA Production Area

St. Louis, Missouri



## SQUARE FOOTAGE ITEMIZATION

- Total Building: 138,281 SF
- Frozen Storage: 28,002 SF
  - Comprised of three rooms
- Refrigerated Storage: 17,591 SF
  - Comprised of two rooms
- Refrigerated Dock: 23,080 SF
- USDA Production: 9,777 SF
- Dry Storage: 35,663 SF
- Total Office: 20,715 SF
  - Primary Office (Two Story): 17,464 SF
  - Dock Office: 1,559 SF
  - USDA Production Office: 1,692 SF

### Scott Delphey, Founder | Food Properties Group

Lic. #59460 | Corp. #59533

M: 626.590.0490 | E: [scott.delphey@foodpropertiesgroup.com](mailto:scott.delphey@foodpropertiesgroup.com)

### Matthew Delphey, CPA | Food Properties Group

Lic. #7671233 | Corp. #59533

M: 626.716.0675 | E: [matthew.delphey@foodpropertiesgroup.com](mailto:matthew.delphey@foodpropertiesgroup.com)

### Jake Corrigan, SIOR

Sansone Group | St. Louis, MO

M: 314.616.7478

O: 314.727.6664

E: [JCorrigan@sansonegroup.com](mailto:JCorrigan@sansonegroup.com)

# FULLY-RACKED FOODSERVICE WAREHOUSE FOR LEASE ~ DIVISIBLE

138,281 Square Feet

Heavy Parking & USDA Production Area

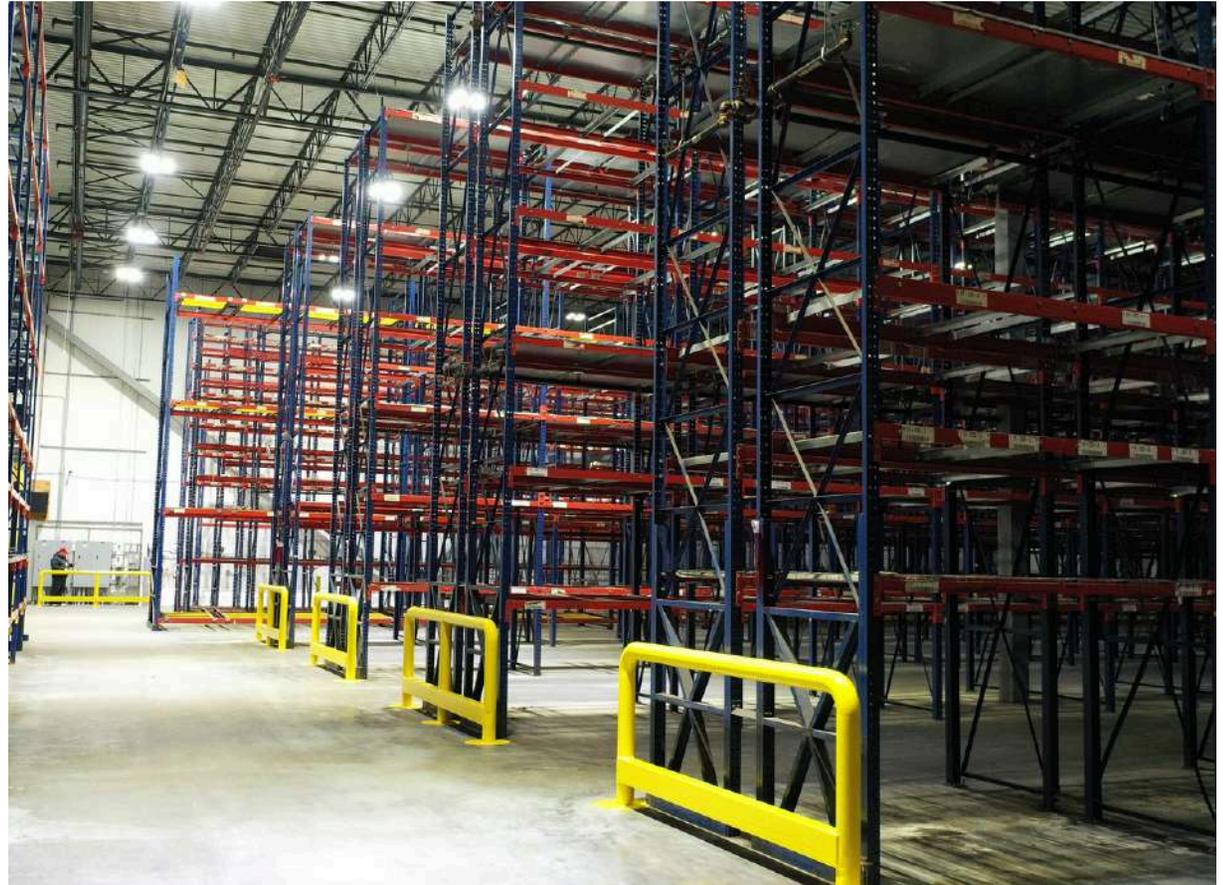
St. Louis, Missouri



**FOOD PROPERTIES**  
GROUP

## CONSTRUCTION

- Insulated metal panel construction
- 28'-36' ceiling
- 23 dock doors
- Concrete apron
- Ammonia refrigeration
- Fully-sprinklered
- LED lighting
- Parking:
  - Auto positions. +/- 131 striped
  - Trailer positions. +/- 44,
    - 34 striped (asphalt with concrete dolly strip)
    - +/- 10 unstriped



**Scott Delphey, Founder | Food Properties Group**

Lic. #59460 | Corp. #59533

M: 626.590.0490 | E: [scott.delphey@foodpropertiesgroup.com](mailto:scott.delphey@foodpropertiesgroup.com)

**Matthew Delphey, CPA | Food Properties Group**

Lic. #7671233 | Corp. #59533

M: 626.716.0675 | E: [matthew.delphey@foodpropertiesgroup.com](mailto:matthew.delphey@foodpropertiesgroup.com)

**Jake Corrigan, SIOR**

**Sansone Group | St. Louis, MO**

M: 314.616.7478

O: 314.727.6664

E: [JCorrigan@sansonegroup.com](mailto:JCorrigan@sansonegroup.com)

# FULLY-RACKED FOODSERVICE WAREHOUSE FOR LEASE ~ DIVISIBLE

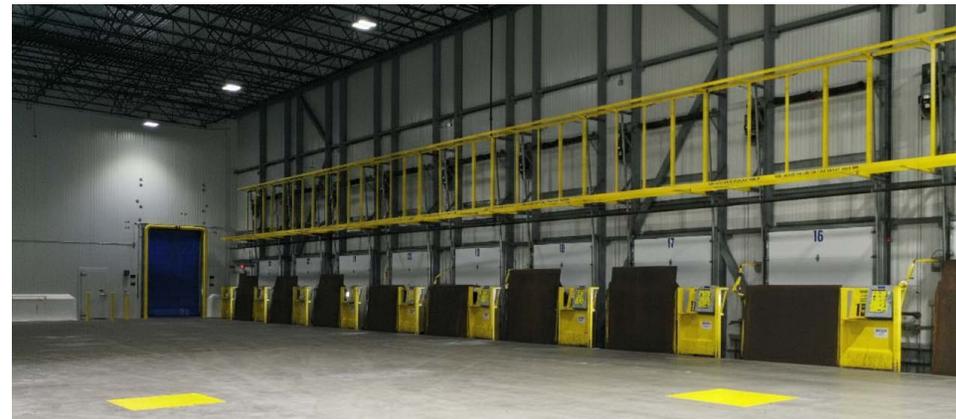
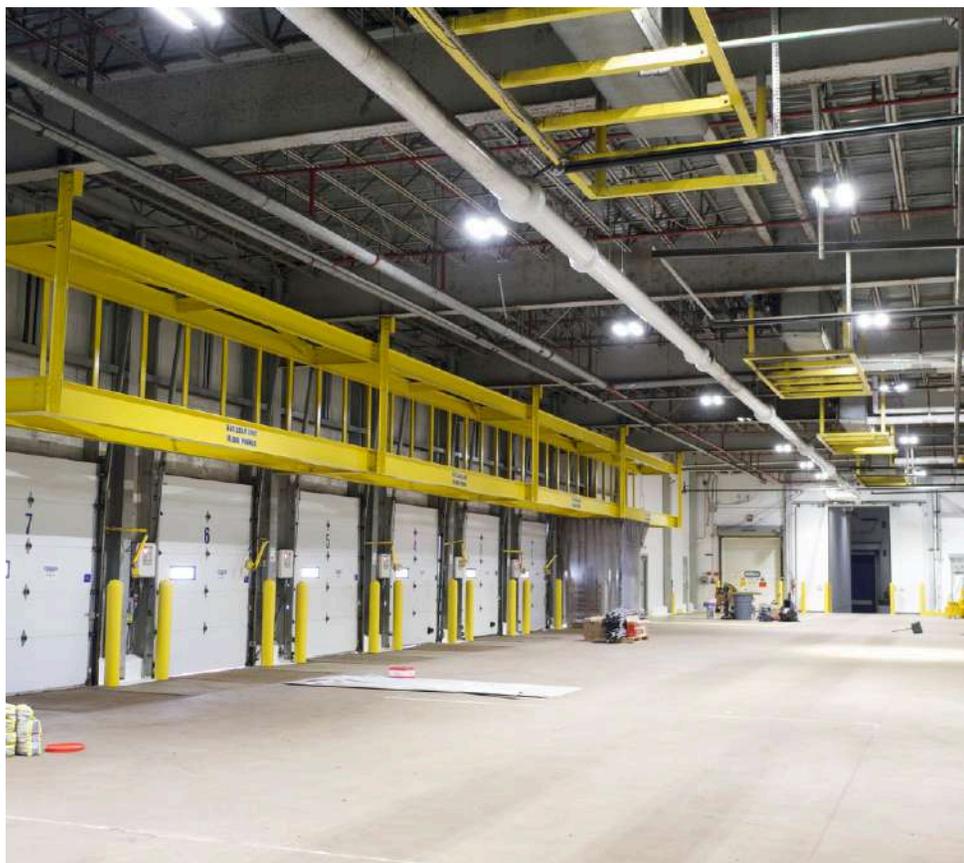
138,281 Square Feet

Heavy Parking & USDA Production Area

St. Louis, Missouri



**FOOD PROPERTIES**  
GROUP



**Scott Delphey, Founder | Food Properties Group**

Lic. #59460 | Corp. #59533

M: 626.590.0490 | E: [scott.delphey@foodpropertiesgroup.com](mailto:scott.delphey@foodpropertiesgroup.com)

**Matthew Delphey, CPA | Food Properties Group**

Lic. #7671233 | Corp. #59533

M: 626.716.0675 | E: [matthew.delphey@foodpropertiesgroup.com](mailto:matthew.delphey@foodpropertiesgroup.com)

**Jake Corrigan, SIOR**

**Sansone Group | St. Louis, MO**

M: 314.616.7478

O: 314.727.6664

E: [JCorrigan@sansonegroup.com](mailto:JCorrigan@sansonegroup.com)

# FULLY-RACKED FOODSERVICE WAREHOUSE FOR LEASE ~ DIVISIBLE

138,281 Square Feet

Heavy Parking & USDA Production Area

St. Louis, Missouri

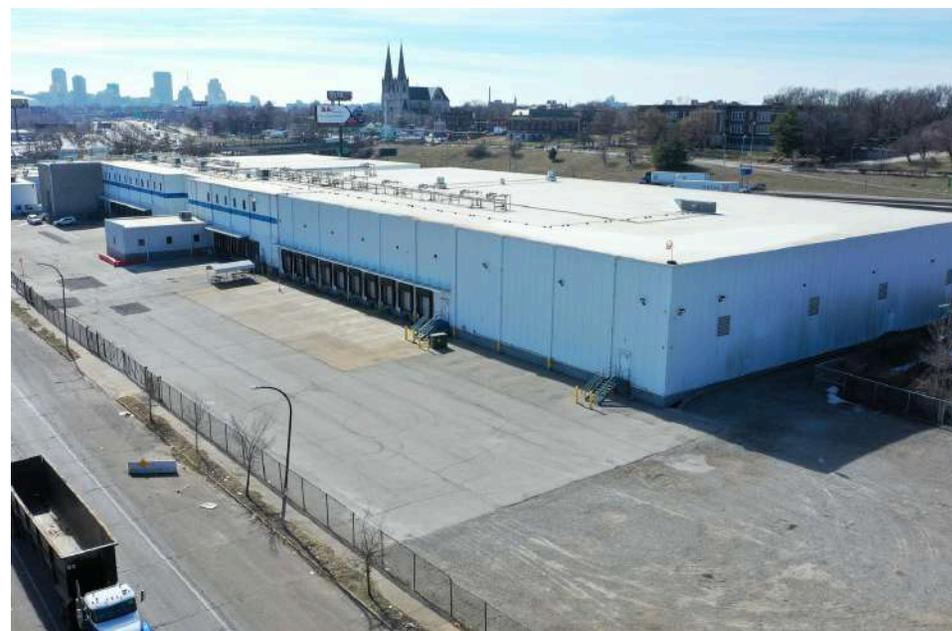


**FOOD PROPERTIES**  
GROUP



## SITE

- 8.59 Acres
- Fenced perimeter



**Scott Delphey, Founder | Food Properties Group**

Lic. #59460 | Corp. #59533

M: 626.590.0490 | E: [scott.delphey@foodpropertiesgroup.com](mailto:scott.delphey@foodpropertiesgroup.com)

**Matthew Delphey, CPA | Food Properties Group**

Lic. #7671233 | Corp. #59533

M: 626.716.0675 | E: [matthew.delphey@foodpropertiesgroup.com](mailto:matthew.delphey@foodpropertiesgroup.com)

**Jake Corrigan, SIOR**

**Sansone Group | St. Louis, MO**

M: 314.616.7478

O: 314.727.6664

E: [JCorrigan@sansonegroup.com](mailto:JCorrigan@sansonegroup.com)

# FULLY-RACKED FOODSERVICE WAREHOUSE FOR LEASE ~ DIVISIBLE

138,281 Square Feet

Heavy Parking & USDA Production Area

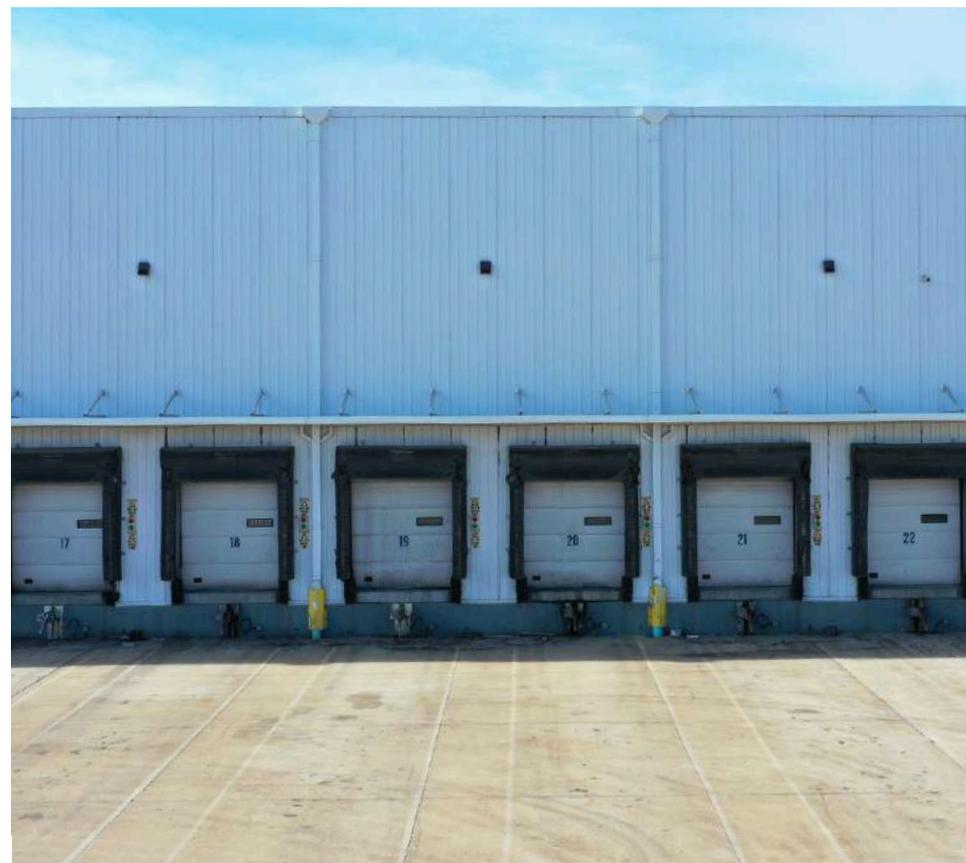
St. Louis, Missouri



**FOOD PROPERTIES**  
GROUP

## OTHER

- Fully-racked
- Near I-70, I-44 & I-55



**Scott Delphey, Founder | Food Properties Group**

Lic. #59460 | Corp. #59533

M: 626.590.0490 | E: [scott.delphey@foodpropertiesgroup.com](mailto:scott.delphey@foodpropertiesgroup.com)

**Matthew Delphey, CPA | Food Properties Group**

Lic. #7671233 | Corp. #59533

M: 626.716.0675 | E: [matthew.delphey@foodpropertiesgroup.com](mailto:matthew.delphey@foodpropertiesgroup.com)

**Jake Corrigan, SIOR**

**Sansone Group | St. Louis, MO**

M: 314.616.7478

O: 314.727.6664

E: [JCorrigan@sansonegroup.com](mailto:JCorrigan@sansonegroup.com)

# FULLY-RACKED FOODSERVICE WAREHOUSE FOR LEASE ~ DIVISIBLE

138,281 Square Feet

Heavy Parking & USDA Production Area

St. Louis, Missouri



**FOOD PROPERTIES**  
GROUP



**Scott Delphey, Founder | Food Properties Group**

Lic. #59460 | Corp. #59533

M: 626.590.0490 | E: [scott.delphey@foodpropertiesgroup.com](mailto:scott.delphey@foodpropertiesgroup.com)

**Matthew Delphey, CPA | Food Properties Group**

Lic. #7671233 | Corp. #59533

M: 626.716.0675 | E: [matthew.delphey@foodpropertiesgroup.com](mailto:matthew.delphey@foodpropertiesgroup.com)

**Jake Corrigan, SIOR**

**Sansone Group | St. Louis, MO**

M: 314.616.7478

O: 314.727.6664

E: [JCorrigan@sansonegroup.com](mailto:JCorrigan@sansonegroup.com)

# FULLY-RACKED FOODSERVICE WAREHOUSE FOR LEASE ~ DIVISIBLE

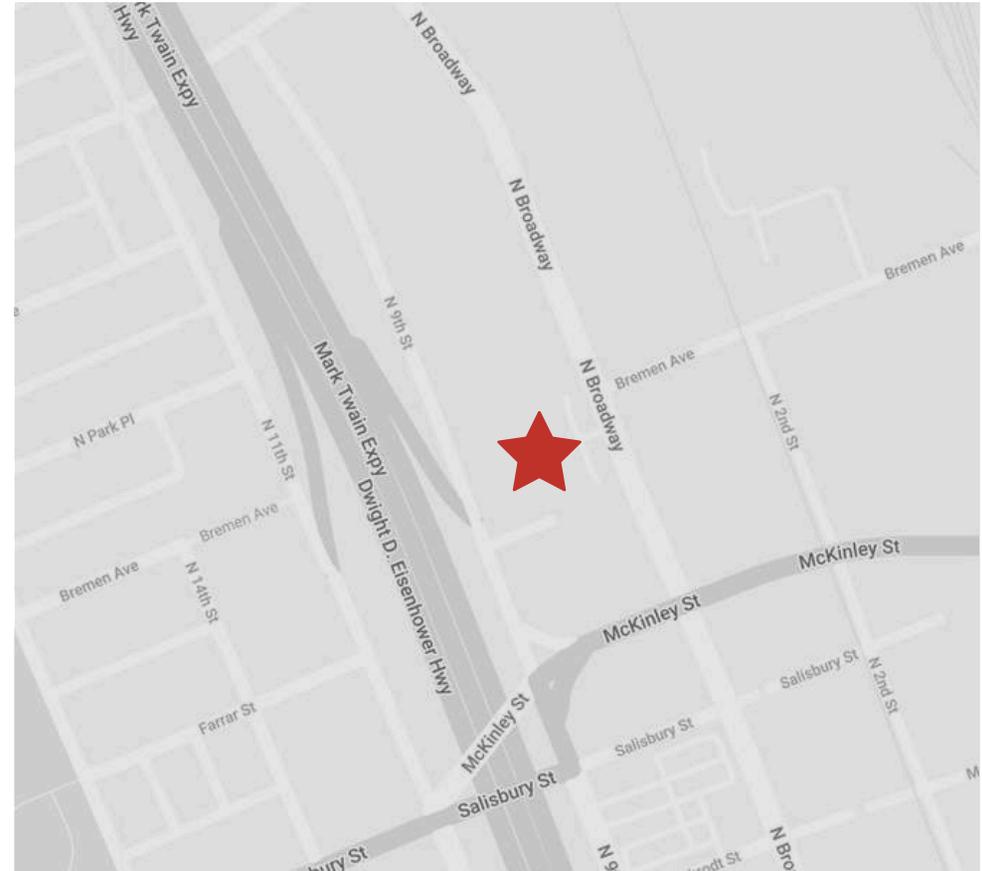
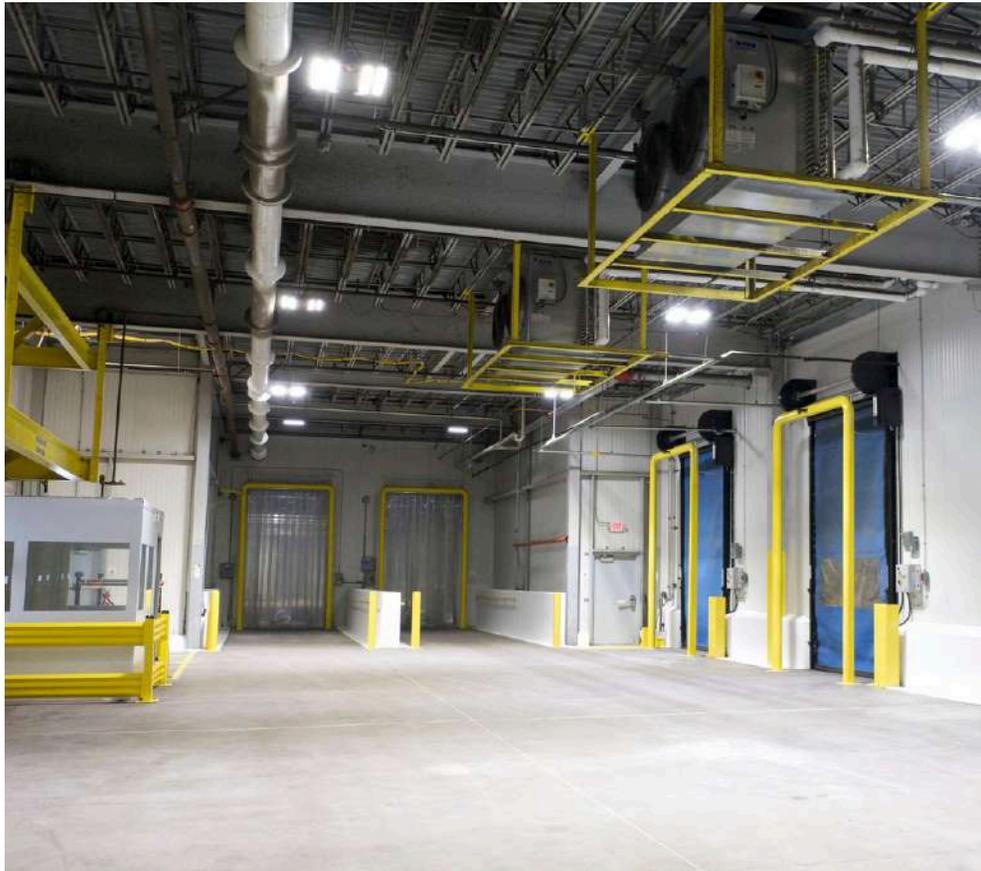
138,281 Square Feet

Heavy Parking & USDA Production Area

St. Louis, Missouri



**FOOD PROPERTIES**  
GROUP



**Scott Delphey, Founder | Food Properties Group**

Lic. #59460 | Corp. #59533

M: 626.590.0490 | E: [scott.delphey@foodpropertiesgroup.com](mailto:scott.delphey@foodpropertiesgroup.com)

**Matthew Delphey, CPA | Food Properties Group**

Lic. #7671233 | Corp. #59533

M: 626.716.0675 | E: [matthew.delphey@foodpropertiesgroup.com](mailto:matthew.delphey@foodpropertiesgroup.com)

**Jake Corrigan, SIOR**

**Sansone Group | St. Louis, MO**

M: 314.616.7478

O: 314.727.6664

E: [JCorrigan@sansonegroup.com](mailto:JCorrigan@sansonegroup.com)

# FULLY-RACKED FOODSERVICE WAREHOUSE FOR LEASE ~ DIVISIBLE

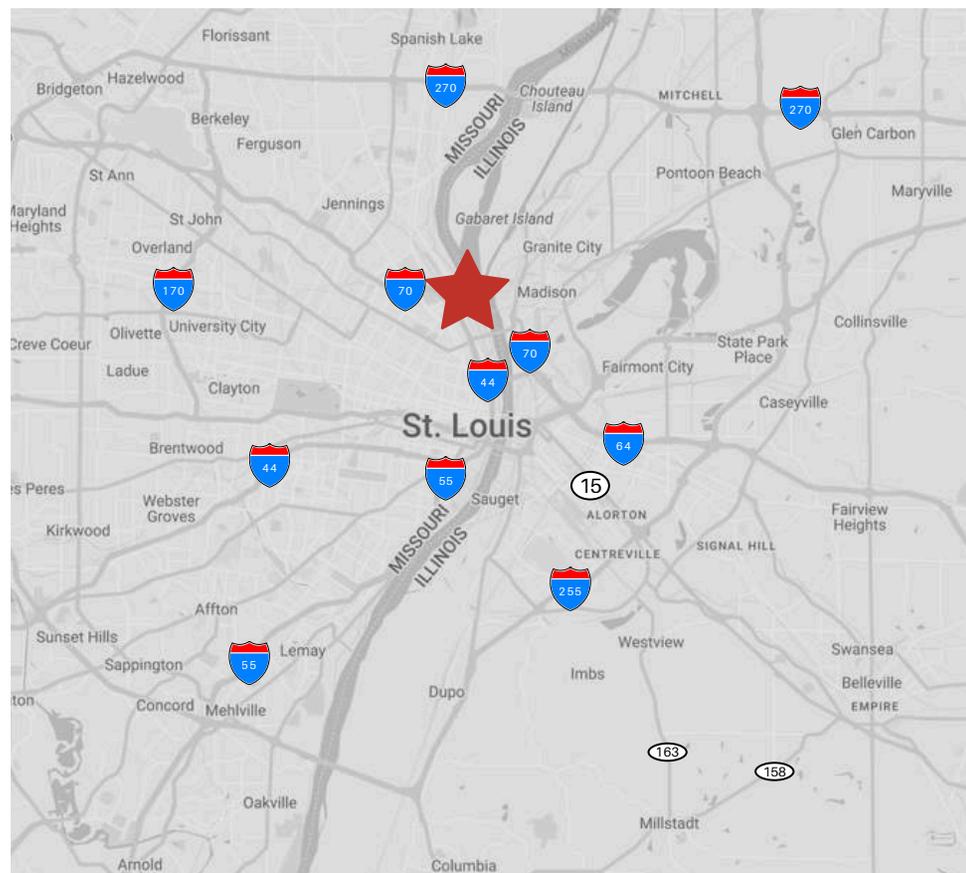
138,281 Square Feet

Heavy Parking & USDA Production Area

St. Louis, Missouri



**FOOD PROPERTIES**  
GROUP



**Scott Delphey, Founder | Food Properties Group**

Lic. #59460 | Corp. #59533

M: 626.590.0490 | E: [scott.delphey@foodpropertiesgroup.com](mailto:scott.delphey@foodpropertiesgroup.com)

**Matthew Delphey, CPA | Food Properties Group**

Lic. #7671233 | Corp. #59533

M: 626.716.0675 | E: [matthew.delphey@foodpropertiesgroup.com](mailto:matthew.delphey@foodpropertiesgroup.com)

**Jake Corrigan, SIOR**

**Sansone Group | St. Louis, MO**

M: 314.616.7478

O: 314.727.6664

E: [JCorrigan@sansonegroup.com](mailto:JCorrigan@sansonegroup.com)

# FULLY-RACKED FOODSERVICE WAREHOUSE FOR LEASE ~ DIVISIBLE

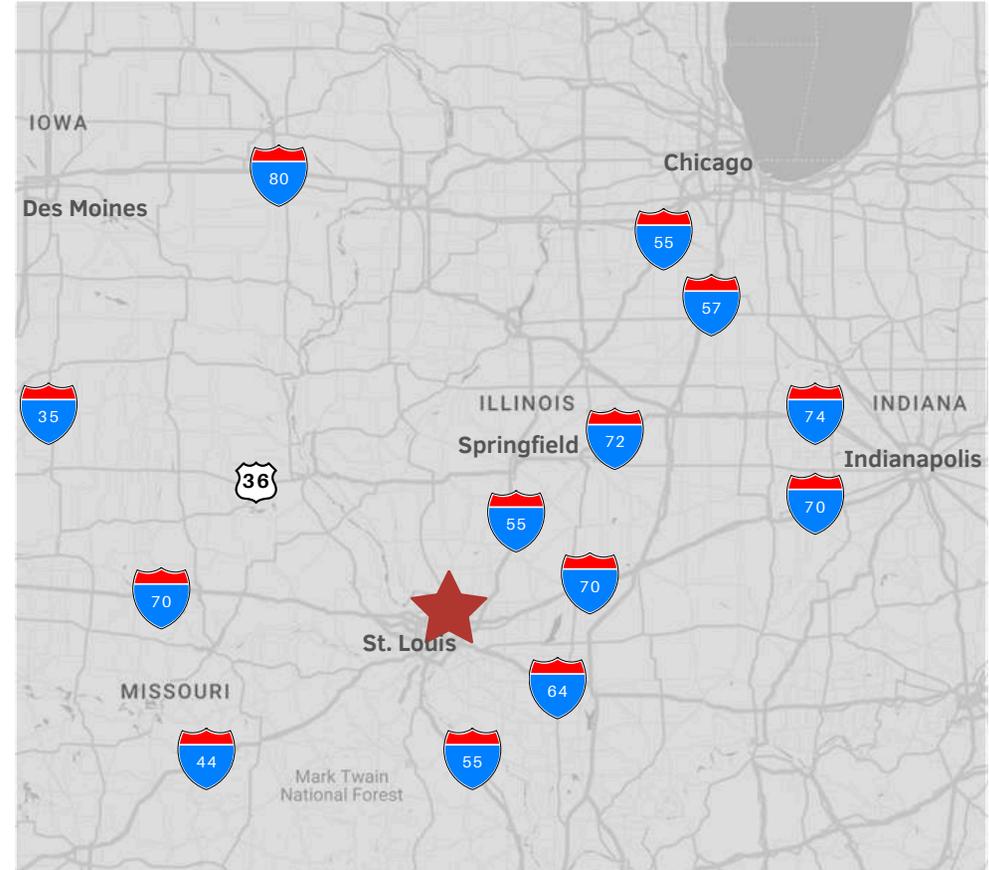
138,281 Square Feet

Heavy Parking & USDA Production Area

St. Louis, Missouri



**FOOD PROPERTIES**  
GROUP



**Scott Delphey, Founder**

**Food Properties Group**

Lic. #59460 | Corp. #59533

M: 626.590.0490

E: [scott.delphey@foodpropertiesgroup.com](mailto:scott.delphey@foodpropertiesgroup.com)

DISCLAIMER: © 2026 Food Properties Group Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.