



FOR LEASE



**55,350 SQ-FT
BUILDING 203**

Building Details

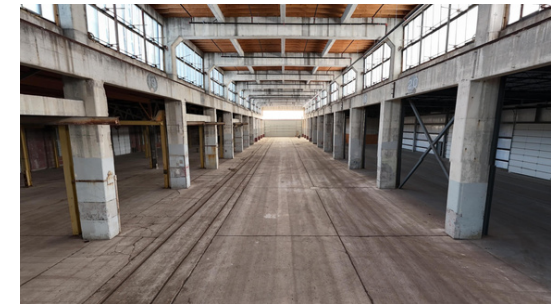
Lease Rate: \$6.00 / sq. ft. (NNN)
Nets Include: CAM \$0.66 + Leasehold Tax
Ceiling Peak: 40' | Ceiling Eaves: 22'
Overhead Doors: 7 | Drive-In Doors: 3
Construction Type: Concrete

Utilities

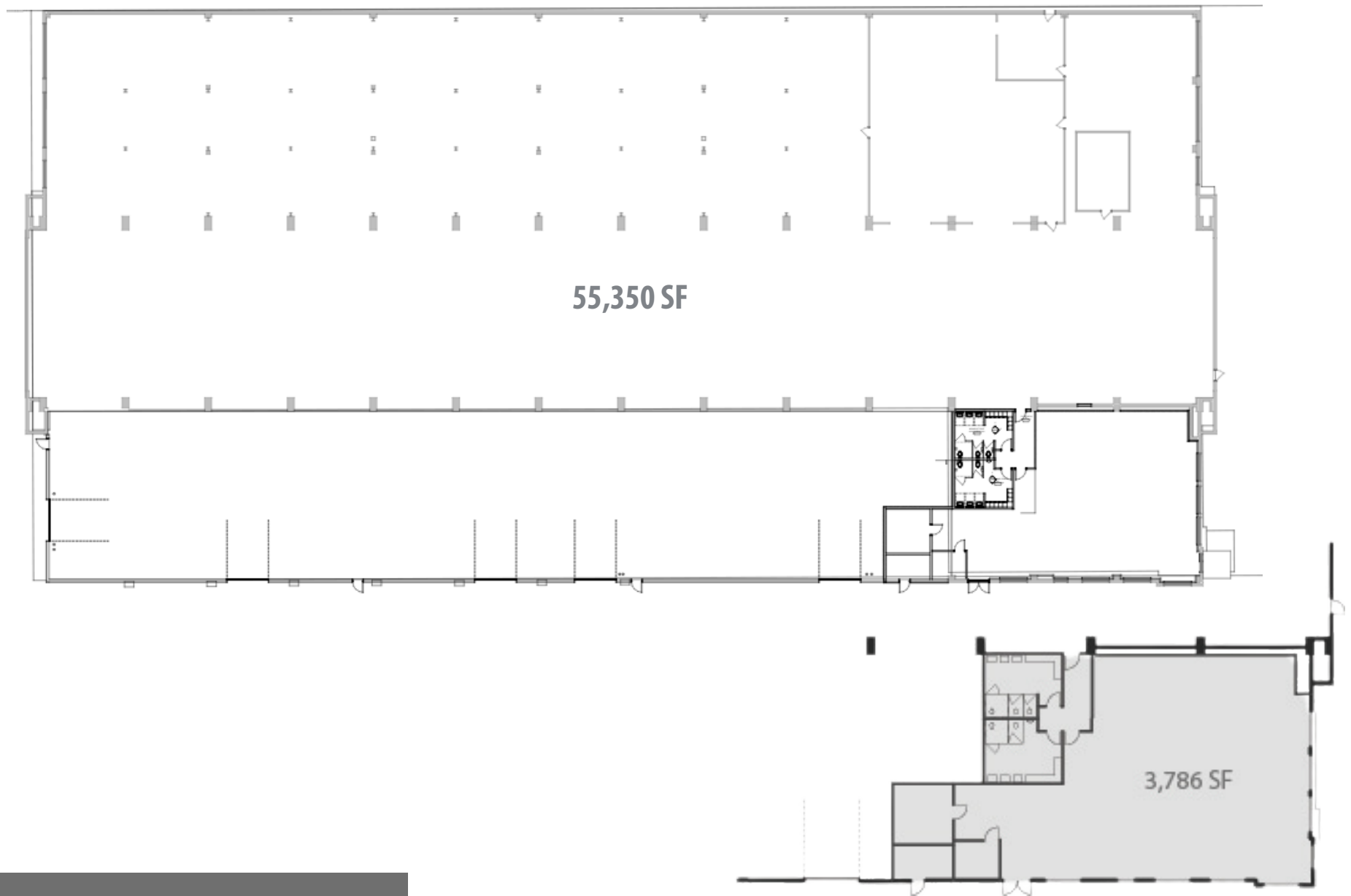
Electric: Ameren IL | 208V / 400A (3-Phase)
Natural Gas: Ameren IL
Water & Wastewater: Illinois American (on site)

Transportation

Interstates 70, 64, 55, 44, 270: 4-6 miles
Lambert-St. Louis International Airport: 15 miles
Rail Served: Nearby Access | All Class-I Railroads
Port Access: Yes (Public, Full-service)



BUILDING 203
55,350 SF (3,786 SF OFFICE)



AMERICA'S
CENTRAL PORT