



- 18,265 square foot free-standing building for lease or sale
- Easily demised to 3,315 sf, 7,415 sf, 10,850 sf, or 18,265 sf suites
- Premises features
 - High office finish to be used as office, lab, assembly/production and/or tech-center
 - Loading: Four (4) Loading Docks & Two (2) Drive-in Doors
 - Ceiling Heights: 16'
 - Electric: 3-Phase/800 Amps
 - Wet Sprinkler System
 - ESD (anti-static floor); former clean-room space
 - Fully air-conditioned warehouse

CONTACT

BEN FRIEDMAN

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LEASE RATE: \$7.75 PSF/NNN

SALE PRICE- \$1,550,000

SAVOY PROPERTIES

1034 S Brentwood Blvd, Suite 1200 | St. Louis, MO 63117 | p: 314.909.8400 | f: 314.909.8406

SAVOYPROPERTIES.COM

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FLOORPLAN

