

OFFICE/WAREHOUSE FOR LEASE  
**2343 CHAFFEE DRIVE**  
Maryland Heights, Missouri 63146

**PACE**

PROPERTIES



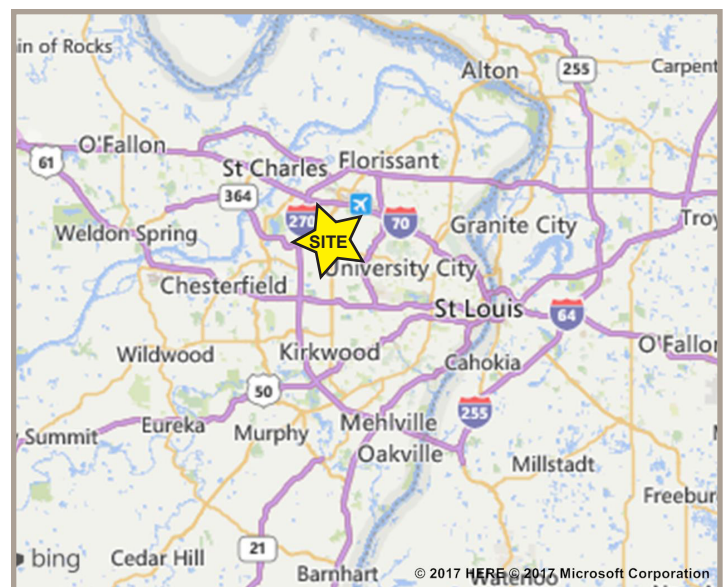
**SPACE AVAILABLE:** 20,080 SF

**LEASE RATE:** \$4.95/SF, NNN

**TRIPLE NETS:** \$1.69/SF

### PROPERTY DETAILS

- 20' clear height
- 2 docks (1 with Leveler)
- 1 drive-in
- 38' x 28' column spacing
- Excellent Westport Location
- Easy access to I-270, Page Avenue, and Lindbergh Boulevard



### CONTACT US FOR MORE INFORMATION

**Ben Cahill, CCIM**  
bcahill@paceproperties.com  
314.678.4895

### PACEPROPERTIES.COM

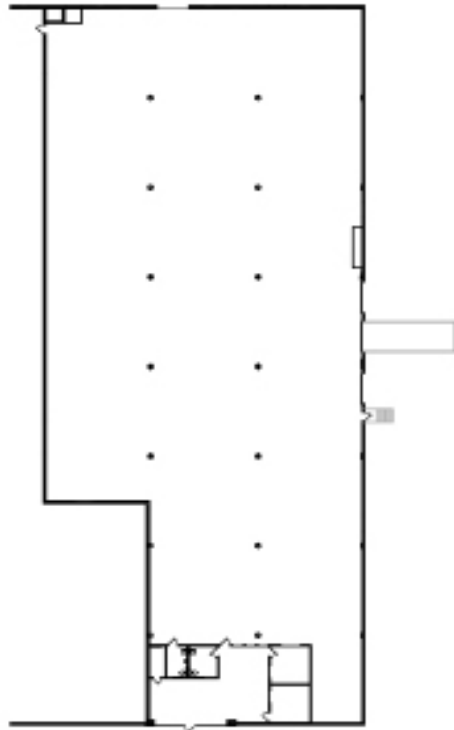
1401 South Brentwood Blvd., Suite 900  
St. Louis, Missouri 63144  
P: 314.968.9898

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

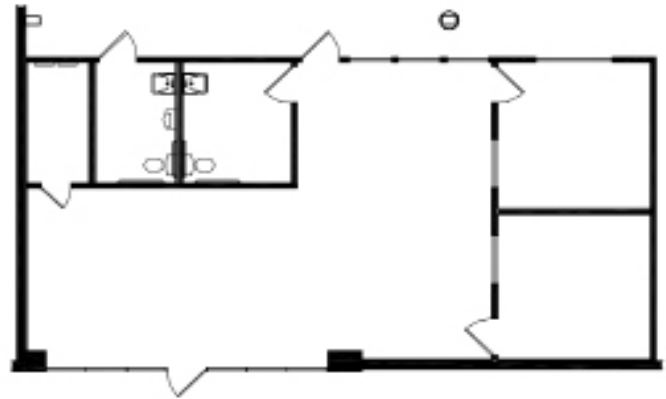
OFFICE/WAREHOUSE FOR LEASE  
**2343 CHAFFEE DRIVE**  
 Maryland Heights, Missouri 63146

**PACE**

P R O P E R T I E S



PREMISES PLAN (+/- 20,080 S.F.)



ENLARGED PLAN (+/- 1,241 S.F.)

**BUILDING DESCRIPTION**

TYPE:	Office/Warehouse	ELECTRICAL:	3-Phase, 400 Amps
YEAR BUILT:	1968	SPRINKLERS:	Wet system
CONSTRUCTION:	Masonry	DOORS:	2 dock doors (1 with leveler), 1 Drive-in
BUILDING SF:	45,080	PARCEL #:	14N110141
AVAILABLE SF:	20,080	ZONING &	M-1, City of Maryland Heights
CEILING HEIGHT:	20'	PERMITTED USES:	Visit: <a href="http://www.marylandheights.com">www.marylandheights.com</a>
FLOORS:	Concrete		Permitted uses can be found in the City Code, Chapter 25, Section 11

**ESTIMATED OPERATING EXPENSES**

Real Estate Taxes:	\$1.05/SF
Insurance:	\$0.15/SF
CAM:	\$0.50/SF
Total:	\$1.69/SF