

OFFICE/WAREHOUSE FOR LEASE

9701-9709 GREEN PARK INDUSTRIAL DRIVE

St. Louis, Missouri 63123

PACE

PROPERTIES

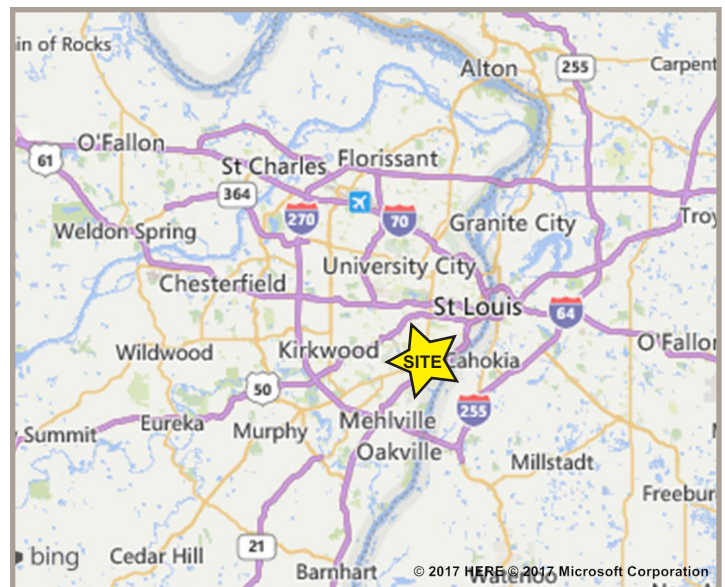


**SPACE AVAILABLE: 5,713-11,384 SF**

**LEASE RATE: \$7.95-8.95/SF, NNN**

### PROPERTY DETAILS

- Existing office available
- Column spacing: 49' x 38'
- Clear height: 18'
- Wet sprinkler system
- 225 amp, 3-phase; 240V single phase



### CONTACT US FOR MORE INFORMATION

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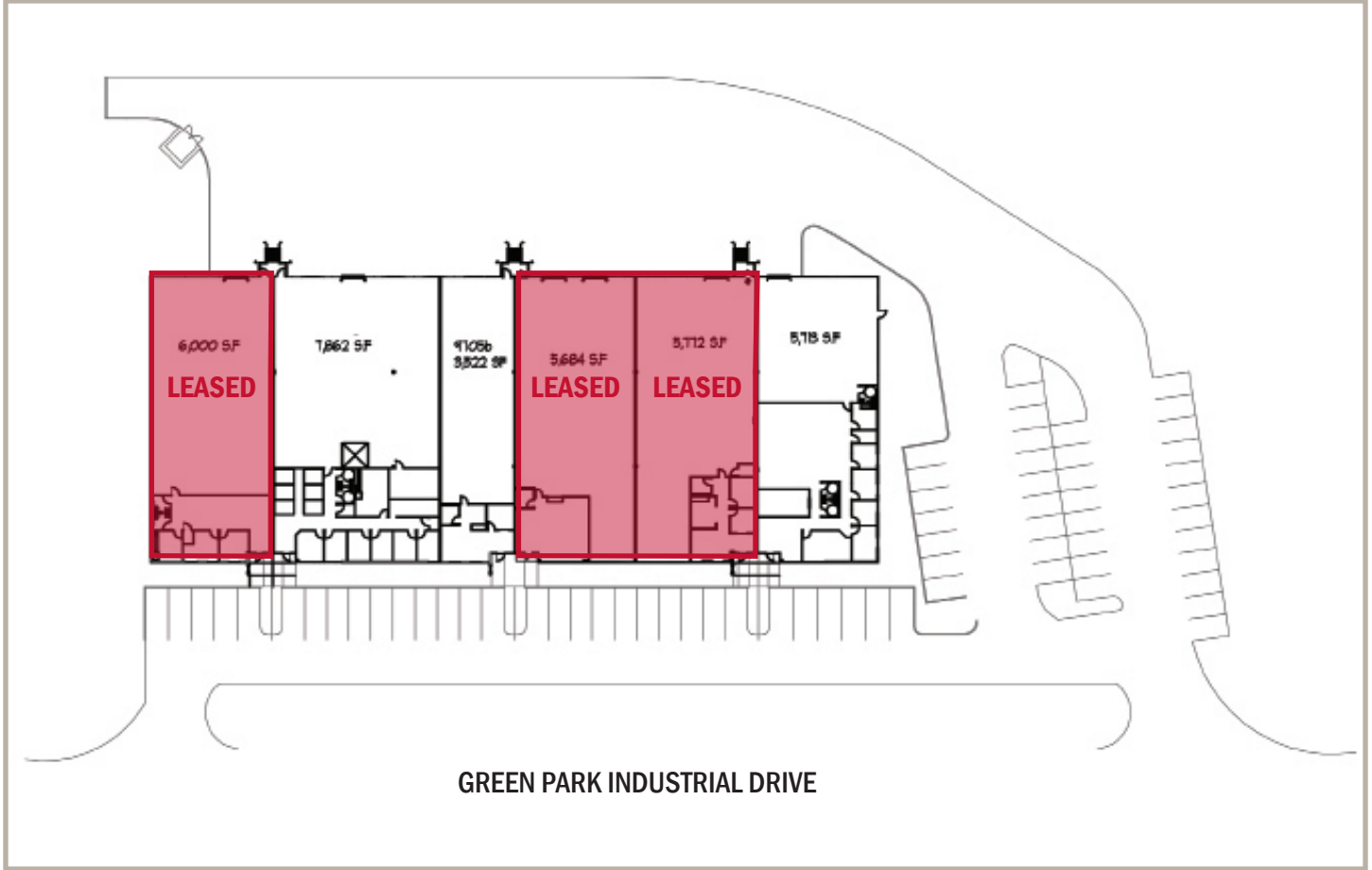
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### BUILDING DESCRIPTION

TYPE:	Office/Warehouse	ELECTRICAL:	225 amp, 3-phase; 240V single phase
YEAR BUILT:	2004	SPRINKLERS:	Wet system
CONSTRUCTION:	Tilt-up concrete panels over structural steel frame	ROOF:	Firestone 45 mil EPDM Rubber Membrane (2004)
BUILDING SF:	34,284	PARCEL #:	14N110141
AVAILABLE SF:	5,713-11,384	ZONING &	PLI, City of Green Park
CEILING HEIGHT:	18'	PERMITTED USES:	Visit: <a href="http://www.cityofgreenpark.com">www.cityofgreenpark.com</a>
FLOORS:	Concrete		Permitted uses can be found in the City Code,
LIGHTING:	Metal Halide		Section 405.160

### ESTIMATED OPERATING EXPENSES

Real Estate Taxes:	\$1.89/SF
Insurance:	\$0.23/SF
CAM:	\$1.26/SF
Total:	\$3.38/SF