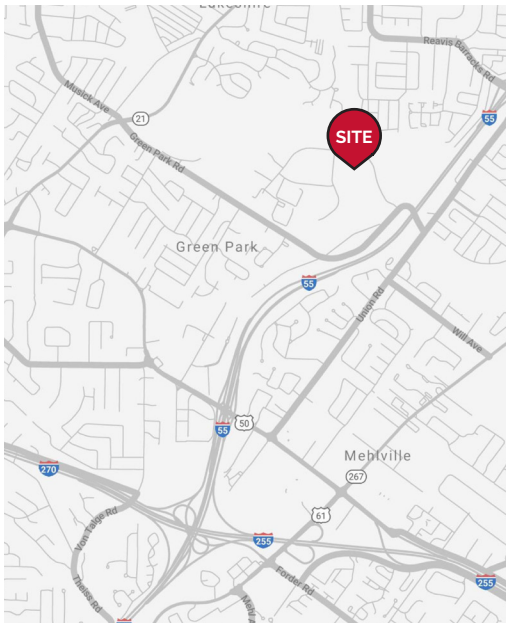


PACE

PROPERTIES



OFFICE/WAREHOUSE FOR LEASE

9701 - 9709 Green Park Industrial Drive | St. Louis, Missouri 63123

5,684 SF | \$8.95/SF, NNN

PROPERTY DETAILS

Existing office available
Column spacing: 49' x 38'
Clear Height: 18'
2 docks

Great location in South County near Highway 55

Dan Cahill

314.785.7639 | dcahill@paceproperties.com

Elise Bozzi

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PACEPROPERTIES.COM | 314.968.9898

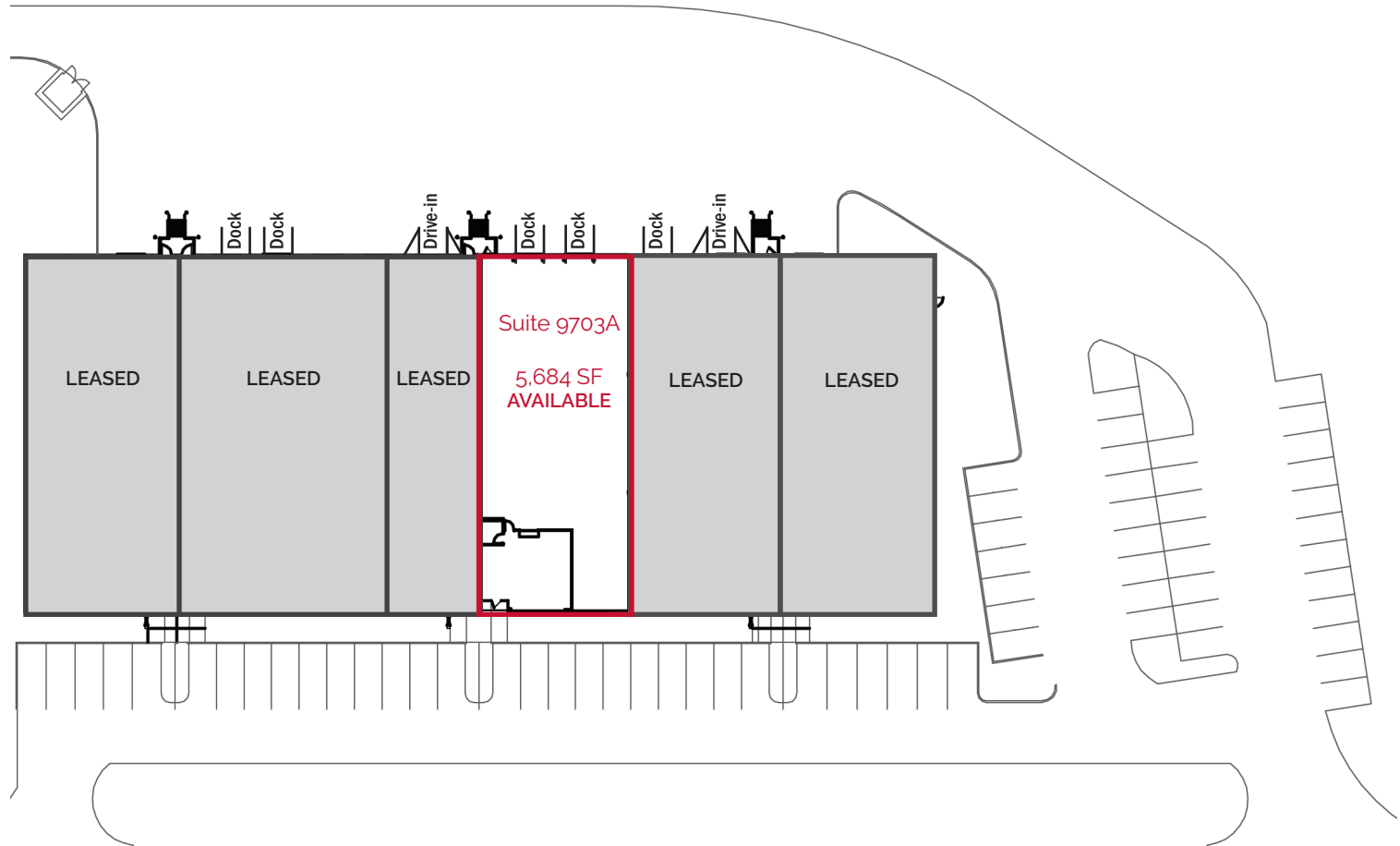
1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

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.

9701 - 9709 Green Park Industrial Drive

Property Details

Property Type:	Office/Warehouse
Year Built:	2004
Construction:	Tilt-up concrete panels over structural steel frame
Building SF:	34,533 SF
Available SF:	Suite 9703 A - 5,684 SF
Ceiling Height:	18'
Floors:	Concrete
Lighting:	Metal Halide
Loading:	2 docks
Roof:	Firestone 45 mil EPDM rubber membrane (2019)
Sprinklers:	Wet system
Parcel #:	14N110141
Zoning:	PLI, City of Green Park
Permitted Uses:	Visit: www.cityofgreenpark.com



Estimated Operating Expenses

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

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