

OFFICE/WAREHOUSE FOR LEASE

9701 - 9709 GREEN PARK INDUSTRIAL DRIVE

St. Louis, Missouri 63123

PACE

PROPERTIES



SPACE AVAILABLE: 5,684 - 11,456 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
- 3 dock doors; 1 drive-in

CONTACT US FOR MORE INFORMATION

Dan Cahill, CCIM

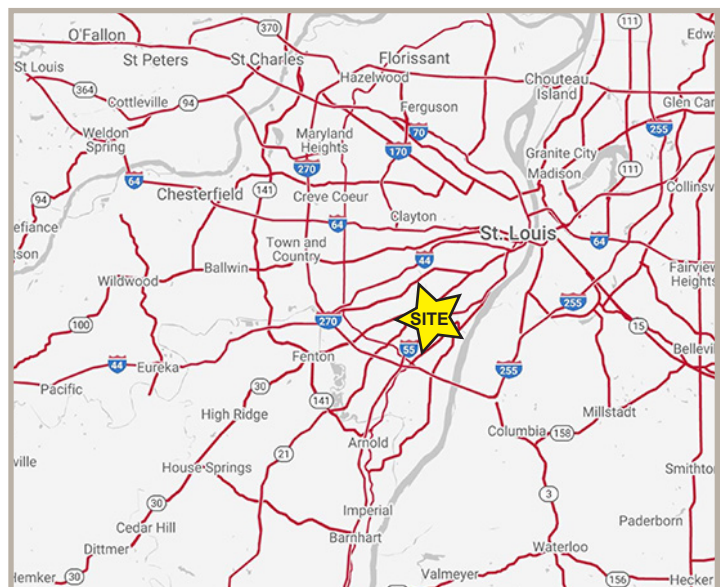
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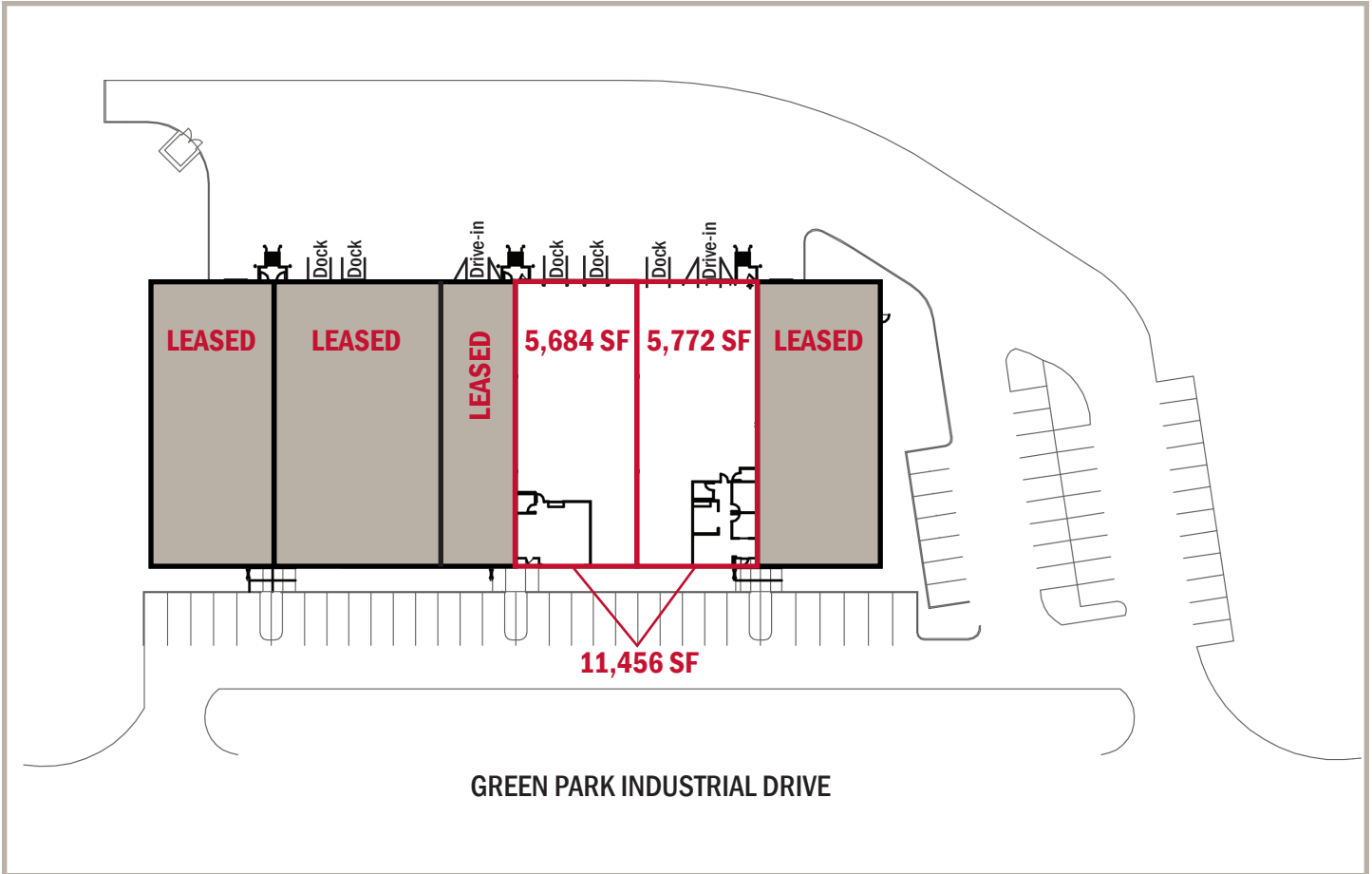
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BUILDING DESCRIPTION

TYPE:	Office/Warehouse	LIGHTING:	Metal Halide
YEAR BUILT:	2004	LOADING:	3 docks, 1 drive-in
CONSTRUCTION:	Tilt-up concrete panels over structural steel frame	ROOF:	Firestone 45 mil EPDM Rubber Membrane (2019)
BUILDING SF:	34,553 SF	SPRINKLERS:	Wet system
AVAILABLE SF:	5,684 - 11,456 SF	PARCEL #:	14N110141
CEILING HEIGHT:	18'	ZONING:	PLI, City of Green Park
FLOORS:	Concrete	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