

OFFICE/WAREHOUSE FOR LEASE

**2329 - 2343 CHAFFEE DRIVE**

Maryland Heights, Missouri 63146

**PACE**

PROPERTIES



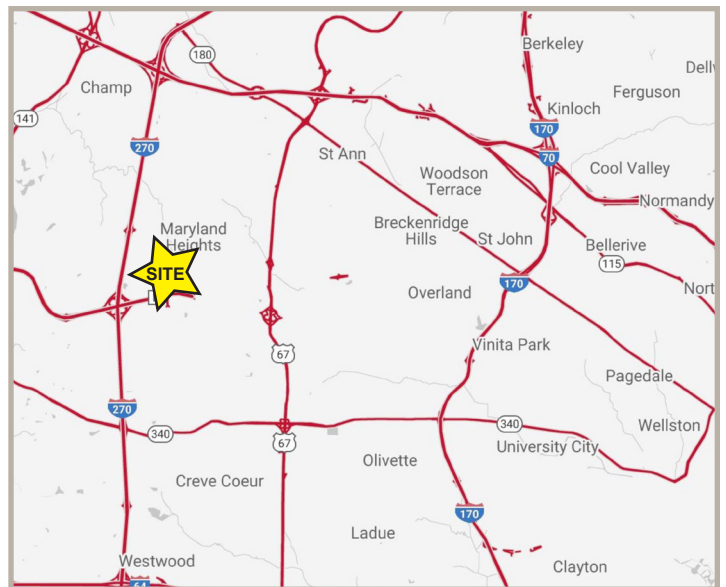
**SPACE AVAILABLE:** 20,080 SF

**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

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### PACEPROPERTIES.COM

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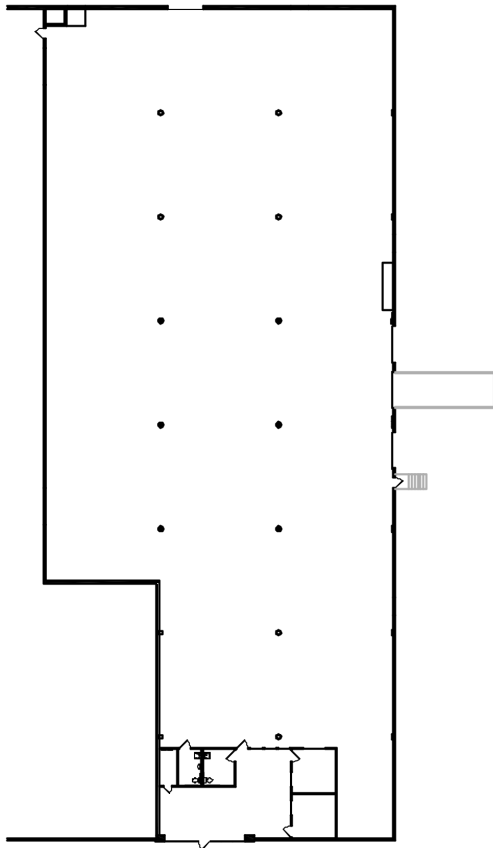
P: 314.968.9898

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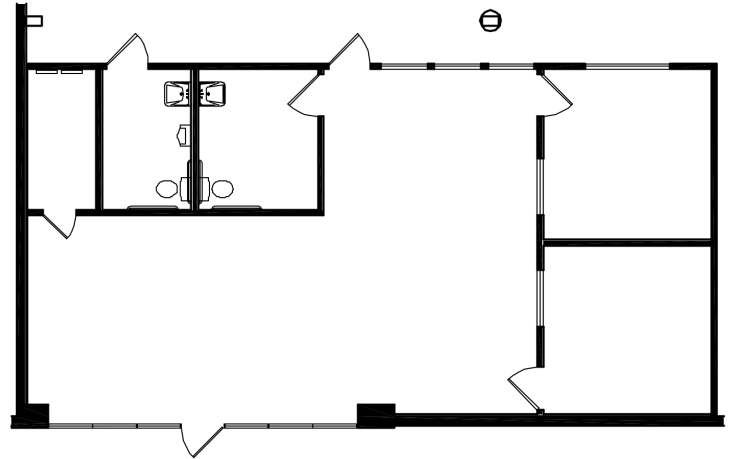
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P R O P E R T I E S



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



ENLARGED PLAN (+/- 1,247 S.F.)

**BUILDING DESCRIPTION**

<b>TYPE:</b>	Office/Warehouse	<b>ELECTRICAL:</b>	3-Phase, 400 Amp
<b>YEAR BUILT:</b>	1968	<b>SPRINKLERS:</b>	Wet system
<b>CONSTRUCTION:</b>	Masonry	<b>DOORS:</b>	2 dock doors (1 with leveler), 1 drive-in
<b>BUILDING SF:</b>	45,080 SF	<b>PARCEL #:</b>	14N110141
<b>AVAILABLE SF:</b>	20,080 SF	<b>ZONING:</b>	M-1, City of Maryland Heights
<b>CEILING HEIGHT:</b>	20'	<b>PERMITTED USES:</b>	Visit: <a href="http://www.marylandheights.com">www.marylandheights.com</a>
<b>FLOOR:</b>	Concrete		

**ESTIMATED OPERATING EXPENSES**

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