

4,800 SF Office/Warehouse For Lease

7 International Plaza Court, St. Ann, Missouri 63074
St. Louis County

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Basic Details

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|-----------------------|--------------------|
| Listing No: | 2855 |
| Sale Or Lease: | For Lease |
| Property Type(s): | Industrial, Office |
| Building Size (Sqft): | 14,400 Sqft. |
| Total Sqft Available: | 4,800 Sqft. |
| Lease Rate: | \$10.00 Per Sqft |
| Lease Type: | Modified Gross |

Address

| | |
|----------------|---------------------|
| Country: | US |
| State: | MO |
| County: | St. Louis |
| City: | St. Ann |
| Zipcode: | 63074 |
| Street Number: | 7 |
| Street: | International Plaza |
| Street Suffix: | Court |

Square Foot Information

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|-----------------------|--------------|
| Building Total Sqft: | 14,400 Sqft. |
| Total Sqft Available: | 4,800 Sqft. |
| Direct Lease: | 4,800 Sqft. |
| Min Divisible Sqft: | 4,800 Sqft. |
| Max Contiguous Sqft: | 4,800 Sqft. |

Facility Information

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|------------------|------------------|
| Truck Dock: | 2 |
| Truck Dock Size: | 10'x10' |
| Heating: | Office/Warehouse |
| Cooling: | Office/Warehouse |

Property Information

Structural Data

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|-----------------------|---------------|
| Parcel No: | 12L-1-2-027-2 |
| Zoning: | C |
| Zoning By: | St. Louis |
| Prior Use: | Mixed Use |
| Parking: | 32 |
| Parking Surface Type: | Asphalt |
| Property Tax: | \$31,987 |
| Tax Year: | 2023 |

| | |
|----------------|---------------------|
| Year Built: | 1987 |
| Rehab Year: | 2000 |
| Clearance Min: | 16 ft |
| Clearance Max: | 20 ft |
| Roof: | Flat |
| Exterior: | Brick |
| Floors: | 1 |
| Floor Type: | Reinforced Concrete |

Land Measurements

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|-----------|--------------|
| Acres: | 1.46 Acre(s) |
| Frontage: | 240 ft |

Utility Information

| | |
|----------------------------|------------------|
| Water Provider: | City Served |
| Water Provider Location: | On Site |
| Sewer Provider: | Municipal |
| Sewer Provider Location: | On Site |
| Gas Provider: | Spire |
| Gas Provider Location: | On Site |
| Electric Provider: | Ameren MO |
| Phase: | 3 Phase |
| Telecom Provider: | Charter/Spectrum |
| Telecom Provider Location: | On Site |

Transportation

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|-------------|---|
| Interstate: | I-70 |
| Airport: | St. Louis Lambert International Airport |