



1173 Fortune Boulevard, Shiloh, IL 62269 - 618-277-4400

4,800 SF Office/Warehouse For Lease

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

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Basic Details

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:	\$12.00 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

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

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

Property Information

Structural Data

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:	2022
Topography:	Flat

Land Measurements

Acres:	1.46 Acre(s)
Frontage:	240 ft

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

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

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