

## 11,900 SF Office/Warehouse For Lease

1247 Belgrove Drive, St. Louis, Missouri 63137  
St. Louis County

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### Basic Details

Listing No:	2903
Sale Or Lease:	For Lease
Property Type(s):	Industrial, Industrial - Temperature Controlled, Office
Building Size (Sqft):	11,900 Sqft.
Total Sqft Available:	11,900 Sqft.
Min Acres Available:	0.51 Acre(s)
Lease Rate:	\$7.25 Per Sqft
Lease Type:	NNN
Net Charges:	\$2.00/SF

### Address

Country:	US
State:	MO
County:	St. Louis
City:	St. Louis
Zipcode:	63137
Street Number:	1247
Street:	Belgrove
Street Suffix:	Drive

### Square Foot Information

Building Total Sqft:	11,900 Sqft.
Total Sqft Available:	11,900 Sqft.
Direct Lease:	11,900 Sqft.
Office:	1,100 Sqft.
Warehouse:	10,000 Sqft.
Min Divisible Sqft:	11,900 Sqft.

### Facility Information

Drive-In Doors:	3
Drive-In Door Size:	(2) 10'x12', (1) 12'x14'
Overhead Cranes:	Yes
Overhead Crane Size:	3 Ton, 6 Foot Hook
Heating:	YES
Cooling:	YES

Max Contiguous Sqft: 11,900 Sqft.

Insulated:	Yes
Lighting:	Fluorescent, LED
Men's Restroom:	Yes
Shower:	Yes
Ventilation:	Yes
Compressed Air:	Yes

## Property Information

Parcel No:	10E331061
Zoning:	Light Industrial
Industrial Park:	Bellefontaine Neighbors
Prior Use:	Machine Shop
Parking:	6
Parking Surface Type:	Asphalt
Property Tax:	\$12,770
Tax Year:	2023

## Structural Data

Year Built:	1989
Clearance Min:	8 ft
Clearance Max:	16 ft
Roof:	Metal
Exterior:	Metal-Clear Span
Floors:	1
Floor Type:	Concrete

## Land Measurements

Frontage:	150 ft
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## Utility Information

Water Provider:	MO American Water
Water Provider Location:	On-Site
Sewer Provider:	MSD
Sewer Provider Location:	On-Site
Gas Provider:	Spire
Gas Provider Location:	On-Site
Electric Provider:	Ameren
Electric Provider Location:	On-Site
AMPS:	400
Phase:	3
High Volts:	480
Telecom Provider:	Charter/Spectrum

## Transportation

Interstate:	I-270
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