

## 11,402 SF Office/Warehouse for Lease

1316 South 2nd St, St. Louis, Missouri 63104  
St. Louis City County

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### Basic Details

Listing No:	2372
Sale Or Lease:	For Lease
Property Type(s):	Industrial
Building Size (Sqft):	11,402 Sqft.
Lot Size (Acres):	0.85 Acre(s)
Total Sqft Available:	11,402 Sqft.
Lease Rate:	\$7.89 Per Sqft
Lease Type:	NNN

### Address

Country:	US
State:	MO
County:	St. Louis City
City:	St. Louis
Zipcode:	63104
Street Number:	1316
Street:	South 2nd
Street Suffix:	St

### Square Foot Information

Building Total Sqft:	11,402 Sqft.
Direct Lease:	11,402 Sqft.
Office:	2,784 Sqft.
Warehouse:	8,584 Sqft.
Min Divisible Sqft:	11,402 Sqft.
Max Contiguous Sqft:	11,402 Sqft.

### Facility Information

Truck Dock:	1
Truck Dock Size:	8'x10'
Dock Levelers:	Yes
Drive-In Doors:	2
Drive-In Door Size:	14'x20' and 11'x12'
Heating:	Office/Warehouse
Cooling:	Office
Lighting:	Fluorescent
Men's Restroom:	Yes

Women's Restroom:	Yes
Shower:	Yes
Ventilation:	Yes

## Property Information

Parcel No:	6503-9-015.000
Zoning:	K-Unrestricted
Parking:	12
Parking Surface Type:	Asphalt
Property Tax:	\$3,532.52
Tax Year:	2023

## Structural Data

Year Built:	1908
Rehab Year:	2007
Clearance Min:	15 ft
Clearance Max:	15 ft
Bay Spacing:	Clear Span
Roof:	Rubber
Exterior:	Brick
Floors:	2
Floor Type:	Concrete
Floor Thickness:	6"

## Land Measurements

Acres:	0.85 Acre(s)
Frontage:	170 ft
Depth:	241 ft

## Utility Information

Water Provider:	City of St. Louis
Water Provider Location:	On Site
Sewer Provider:	MSD
Sewer Provider Location:	On Site
Gas Provider:	Ameren
Gas Provider Location:	On Site
Electric Provider:	Ameren
Electric Provider Location:	On Site
AMPS:	500
Phase:	3
Low Volts:	120
High Volts:	240

## Transportation

Interstate:	I-44 & I-64
Airport:	St. Louis Lambert International