

# FOR LEASE

10223 Lewis and Clark Blvd.  
St. Louis, MO 63136



**131,308 SF OFFICE/WAREHOUSE**

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd., Shiloh, IL 62269  
618.277.4400 BARBERMURPHY.COM

**Steve Zuber - CCIM, SIOR**

Principal  
Office: (618) 277-4400 (Ext. 13)  
Cell: (314) 409-7283  
steve@barbermurphy.com  
MO License No. 2021005591

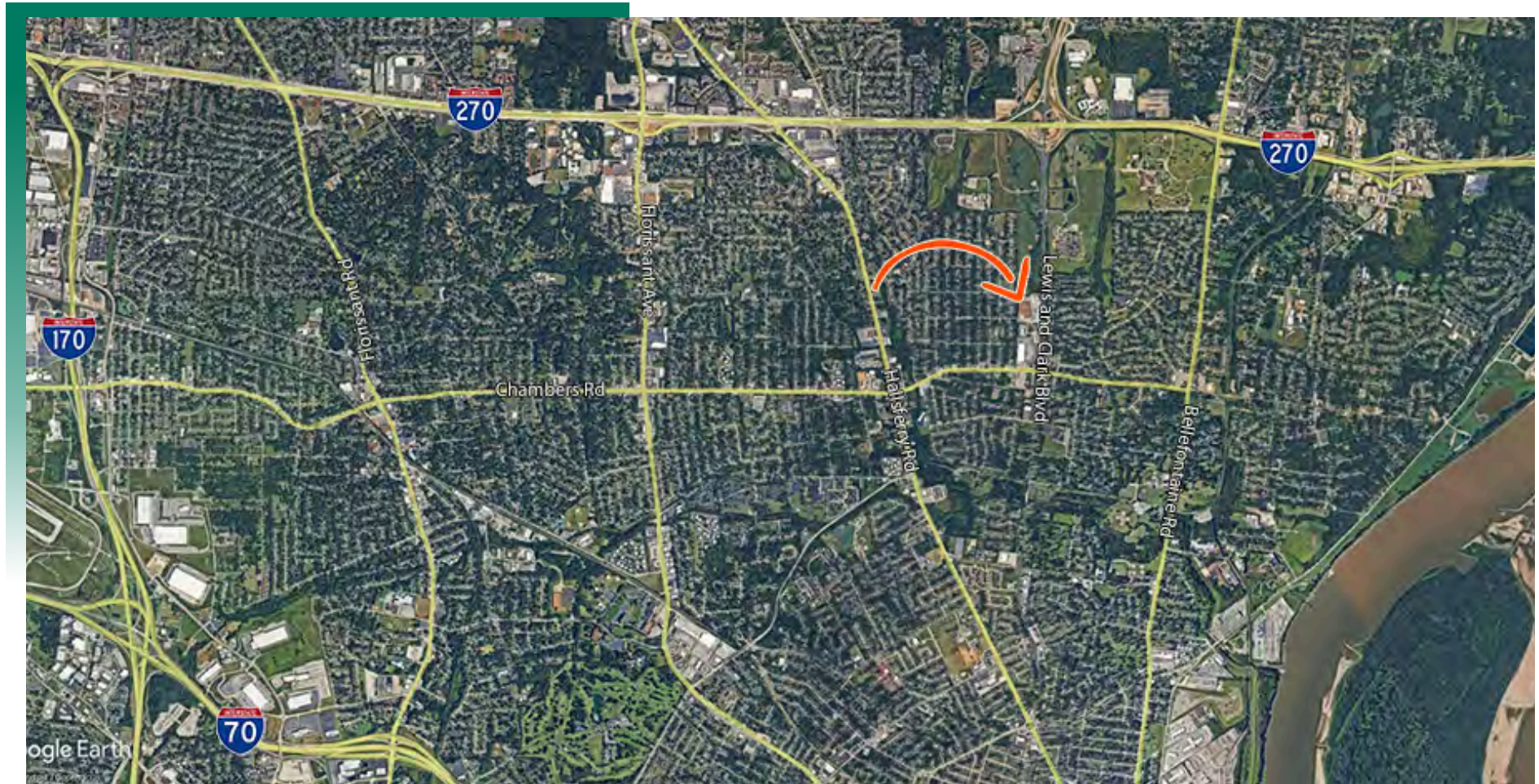
**LaRae Bigard**

Broker Associate  
Office: (618) 277-4400 (Ext. 48)  
Cell: (618) 553-6340  
laraeb@barbermurphy.com  
MO License No. 2023017636



## AREA MAP

10223 Lewis and Clark Blvd., St. Louis, MO 63136



### LOCATION OVERVIEW

The property is strategically located 1 mile from I-270 long Hwy 367 which is a major arterial route connecting I-270 and I-70. On average, 10,000 cars per day pass this location.

## ADDITIONAL LOT INFORMATION

10223 Lewis and Clark Blvd., St. Louis, MO 63136



The adjacent 2.7 Acre lot is available for lease as well, which offers additional flexibility for businesses with specific needs for parking, storage or expansion.

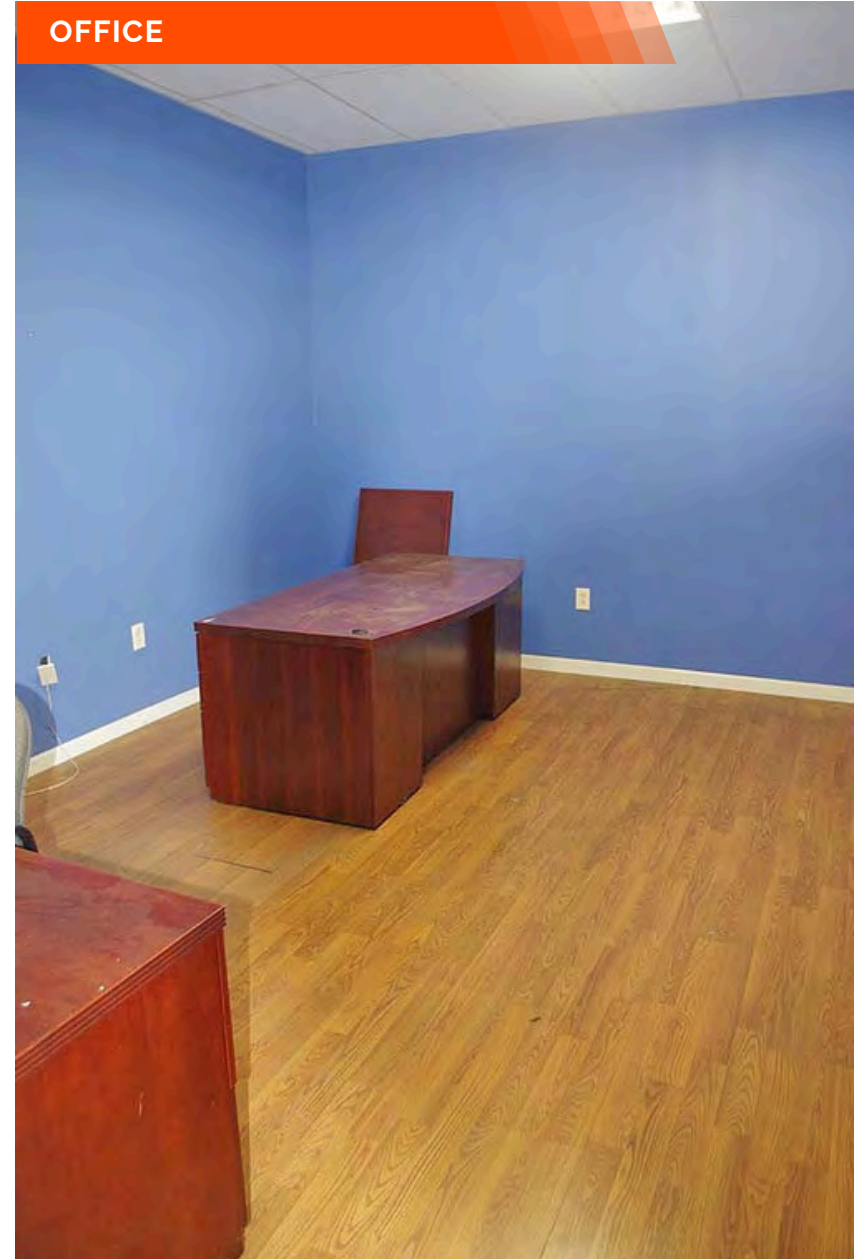
# INTERIOR PHOTOS

10223 Lewis and Clark Blvd., St. Louis, MO 63136

ENTRY



OFFICE



OFFICE

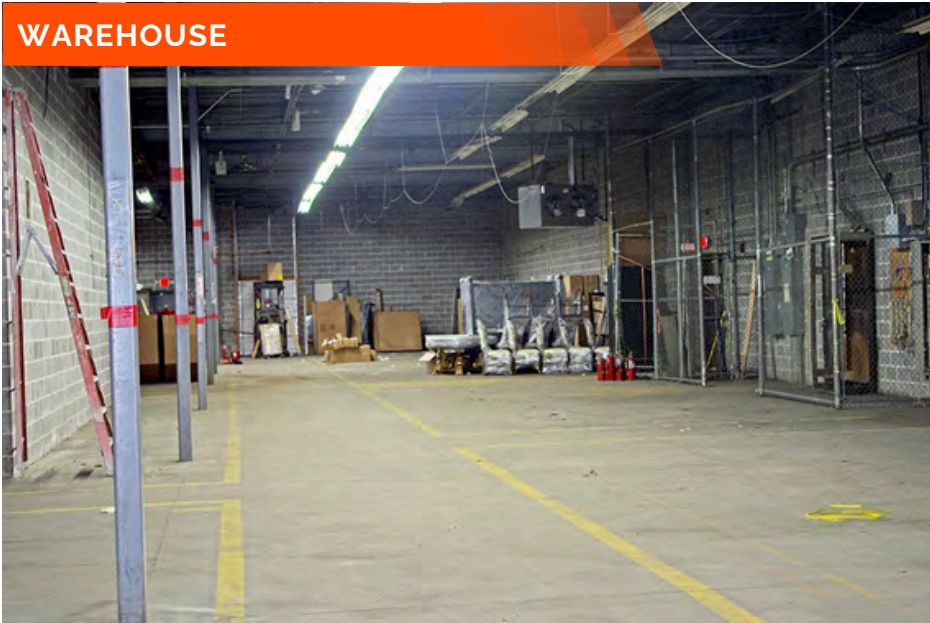


THERE ARE MULTIPLE OFFICES AND WORK SPACE TOTALING 2,860 SF

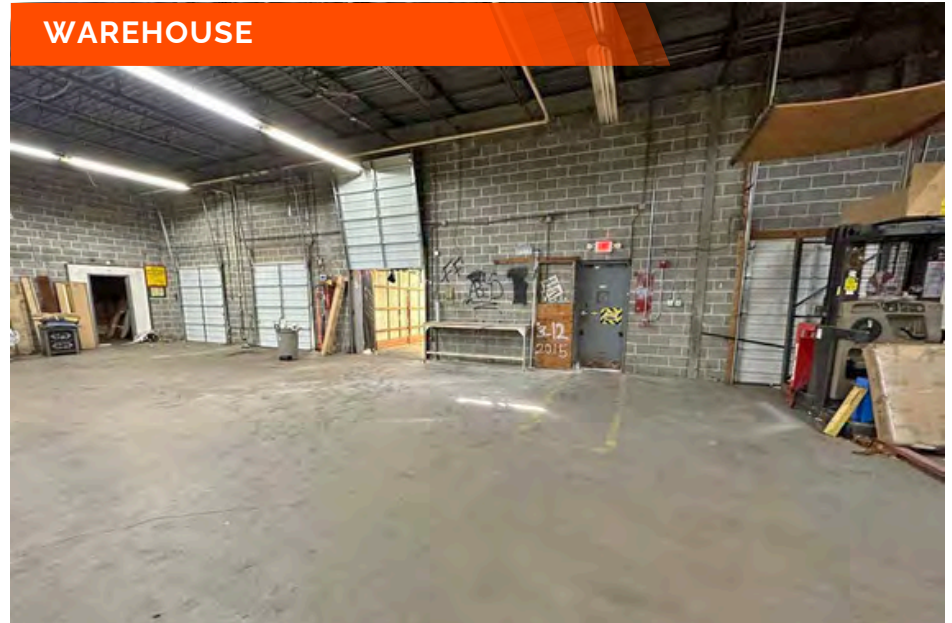
# INTERIOR PHOTOS

10223 Lewis and Clark Blvd., St. Louis, MO 63136

WAREHOUSE



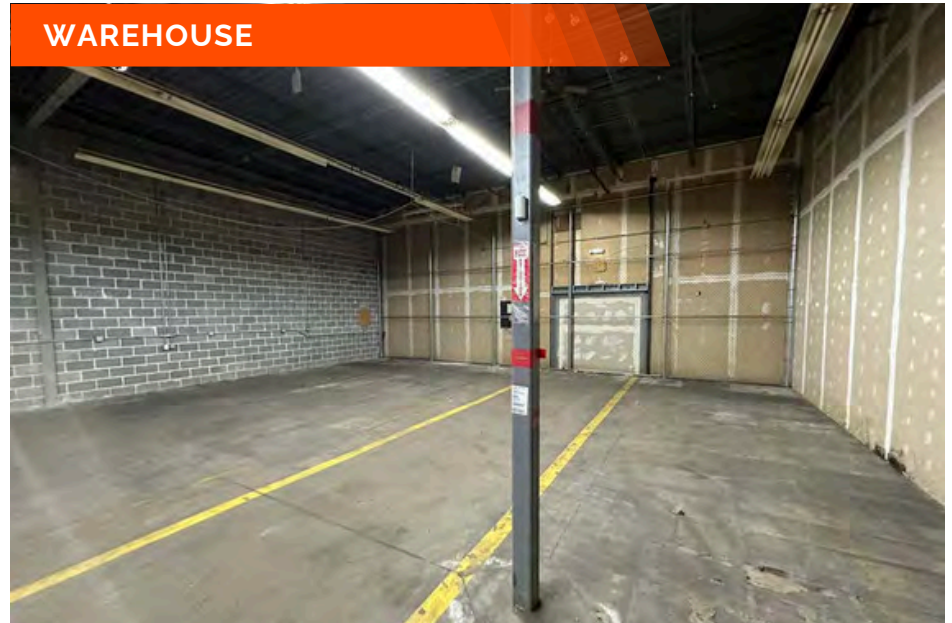
WAREHOUSE



WAREHOUSE



WAREHOUSE



128,448 SF OF WAREHOUSE SPACE

# EXTERIOR PHOTOS

10223 Lewis and Clark Blvd., St. Louis, MO 63136



EXTERIOR - REAR OF BUILDING



DOCK DOORS



DOCK & DRIVE-IN DOORS

6 LOADING DOCKS AND 3 OVERHEAD DOORS

# INDUSTRIAL PROPERTY SUMMARY

10223 LEWIS AND CLARK BLVD

**LISTING #** 2705

## LOCATION DETAILS:

Parcel #: 11F-5-4-045-4  
County: MO - St. Louis  
Zoning: Municipal

## PROPERTY OVERVIEW:

Building SF: 131,308  
Vacant SF: 131,308  
Office SF: 2,860  
Warehouse SF: 128,448  
Min Divisible SF: 131,308  
Max Contig SF: 131,308  
Lot Size: 13.37 Acres  
Frontage: 800'  
Depth: 675'  
Parking Spaces: 100  
Parking Surface Type: Asphalt  
Archeological: No  
Environmental: No  
Survey: Yes

## STRUCTURAL DATA:

Year Built: 1971  
Renovated: 1971  
Clear Ht Max: 17'  
Bay Spacing: 28' x 31'  
Construction Type: Combination,Steel Frame,Brick  
Roof: Flat  
Floor Type: Concrete  
Floor Thickness CRM 2: 8"

## FACILITY INFORMATION:

Lighting: LED  
Sprinklers: Wet Pipe System  
Insulated: No  
Ventilation: No  
Compressed Air: No  
Restrooms Men: Yes  
Restrooms Womens: Yes  
Showers: No  
Floor Drains: Yes

## LOADING & DOORS:

Dock Doors: 6 (7' x 8')  
Dock Levelers: 1  
# Drive In Doors: 3  
Drive In Door Size: 6'x8'

## TRANSPORATION:

Interstate Access: I-270, I-70 & I-170  
Airport Access: St. Louis Lambert International  
Rail Access: N/A  
Rail Line: N/A  
Rail Status: N/A



COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Boulevard Shiloh, IL 62269  
618-277-4400 BARBERMURPHY.COM

STEVE ZUBER, CCIM, SIOR

Principal  
O: (618) 277-4400  
C: 618-277-4400 x 13  
steve@barbermurphy.com

LARAE BIGARD

Broker Associate  
O: (618) 277-4400  
C: (618) 604-0250  
laraeb@barbermurphy.com

# INDUSTRIAL PROPERTY SUMMARY

10223 LEWIS AND CLARK BLVD

## LEASE INFORMATION:

Lease Rate: \$3.50/SF

Lease Type: Gross

## UTILITY INFO:

Voltage Low: 240

Voltage High: 480

## TAX INCENTIVE ZONES:

TIF District: No

Enterprise Zone: No

Opportunity Zone: No

Foreign Trade Zone: No

## FINANCIAL INFORMATION:

Taxes: \$46,536.00

Tax Year:



## PROPERTY DESCRIPTION:

10233 Lewis and Clark Blvd, St. Louis, MO is a former Schnucks retail facility that has been converted to a light industrial property featuring 131,000+ square feet of versatile warehouse space. The warehouse features new LED lighting installed throughout. There are 6 loading docks and 3 drive-in doors. In addition to the warehouse space, there is an adjacent 2.7 Acre lot available for lease as well, which offers additional flexibility for businesses with specific needs for parking, storage or expansion.

**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Boulevard Shiloh, IL 62269  
618-277-4400 BARBERMURPHY.COM

**STEVE ZUBER, CCIM, SIOR**  
Principal  
O: (618) 277-4400  
C: 618-277-4400 x 13  
steve@barbermurphy.com

**LARAE BIGARD**  
Broker Associate  
O: (618) 277-4400  
C: (618) 604-0250  
laraeb@barbermurphy.com