

131,308 SF OFFICE/WAREHOUSE & 2.7 ACRE PARKING LOT

OFFICE/WAREHOUSE FOR LEASE

10223 LEWIS AND CLARK BOULEVARD, ST. LOUIS, MO 63136

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS



LEASE RATE: \$4.99/SF, GROSS

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COMMERCIAL REAL ESTATE SOLUTIONS

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PROPERTY SUMMARY

10223 LEWIS AND CLARK BLVD

Listing # 2705



Property Summary

Lease Rate:	\$4.99/SF, Gross
Building SF:	131,308
Available SF:	131,308 SF
Warehouse SF:	128,448 SF
Office SF:	2,860 SF
Min Divisible	13,080 SF
Max Contiguous	40,310
Clear Height:	17'
Dock Doors:	6 (7' x 8')
Grade Doors:	3 (6' x 8')
Bay Spacing:	28' x 31'
Frontage	675 FT
Year Built:	1971
Zoning:	Municipal
APN:	11F-5-4-045-4
Lot Size:	13.37 Acres
Depth:	800 FT
Frontage:	675 FT
Parking:	100
Surface type:	Asphalt
Amps:	1000
Low Volts:	240
High Volts:	480
Sprinklers:	Wet
Restrooms:	Men's & Women's

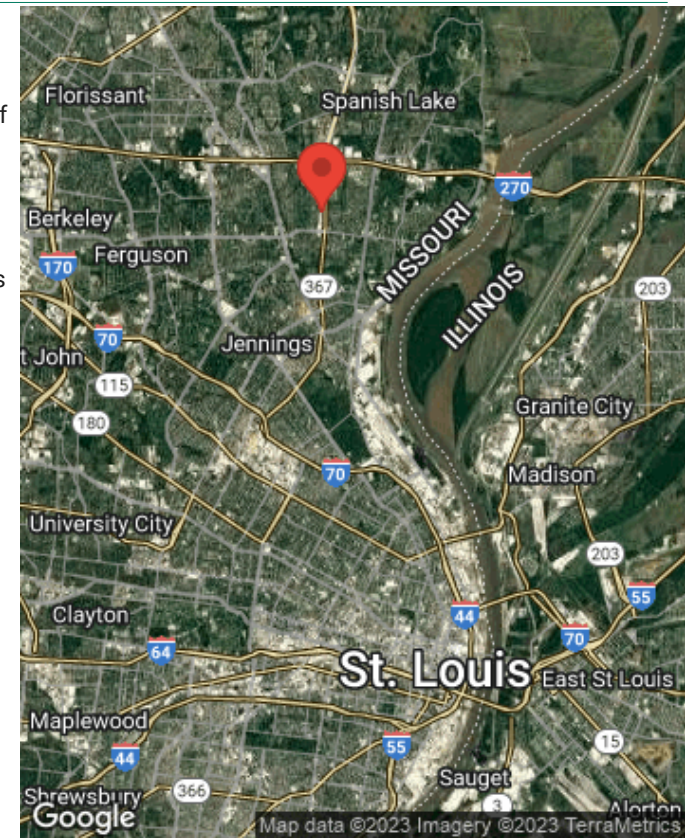
Property Overview

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.

Location Overview

The property is strategically located 1 mile from I-270 along Highway 367 which is a major arterial route connecting I-270 and I-70.



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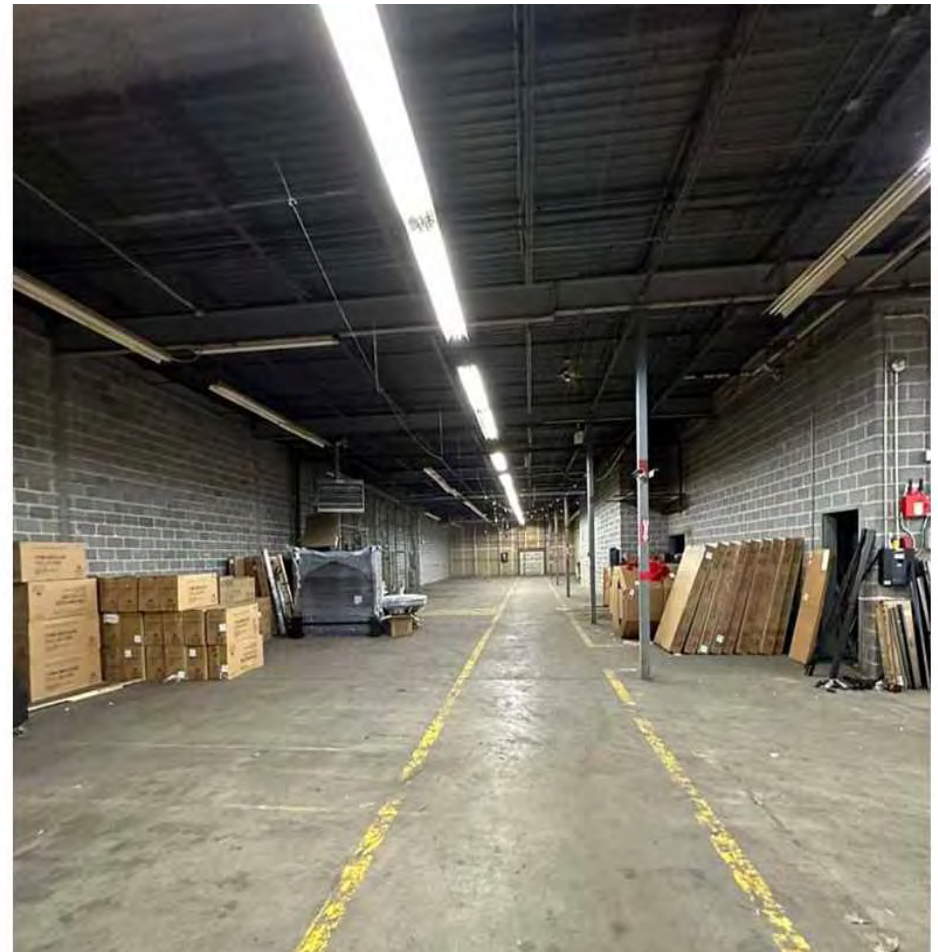
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AVAILABLE SPACES

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PROPERTY PHOTOS

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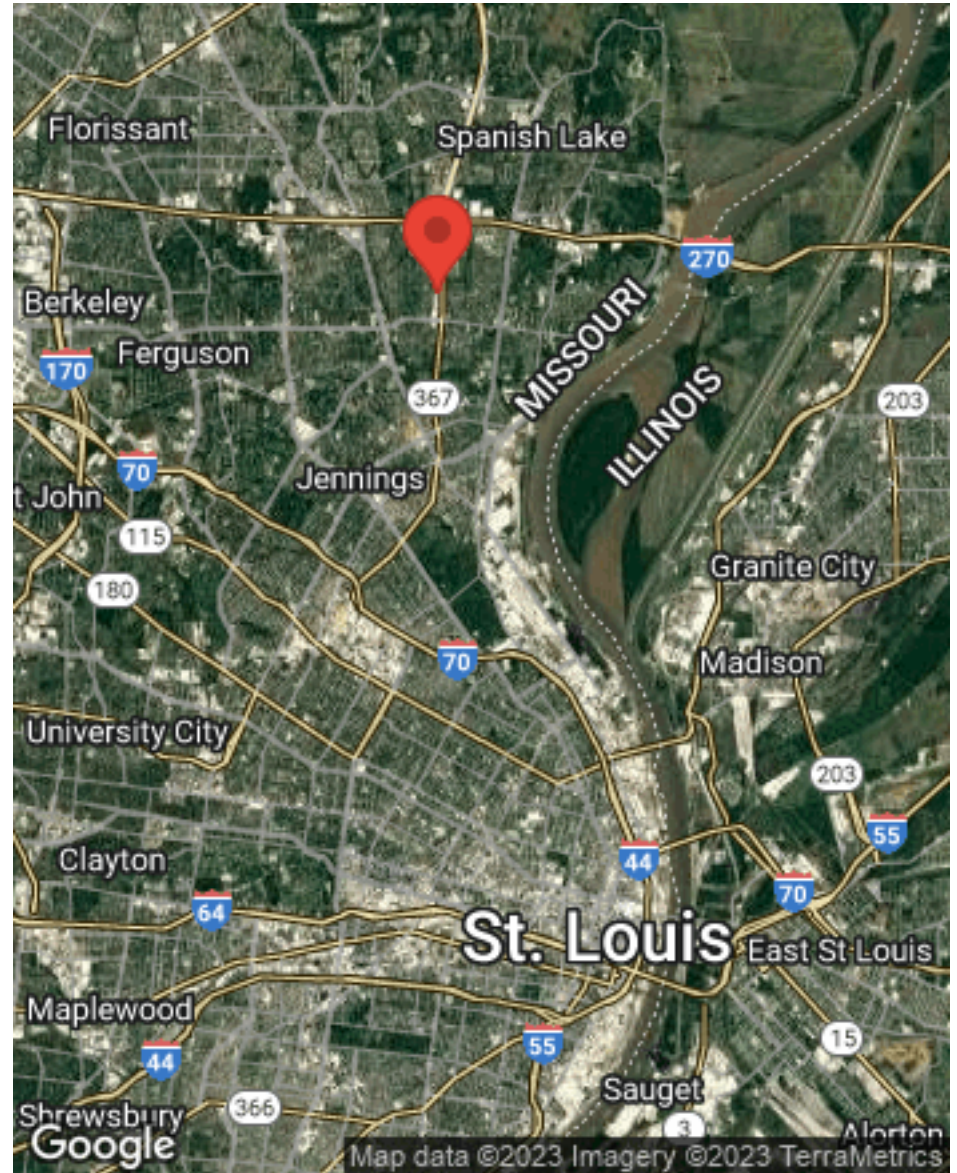
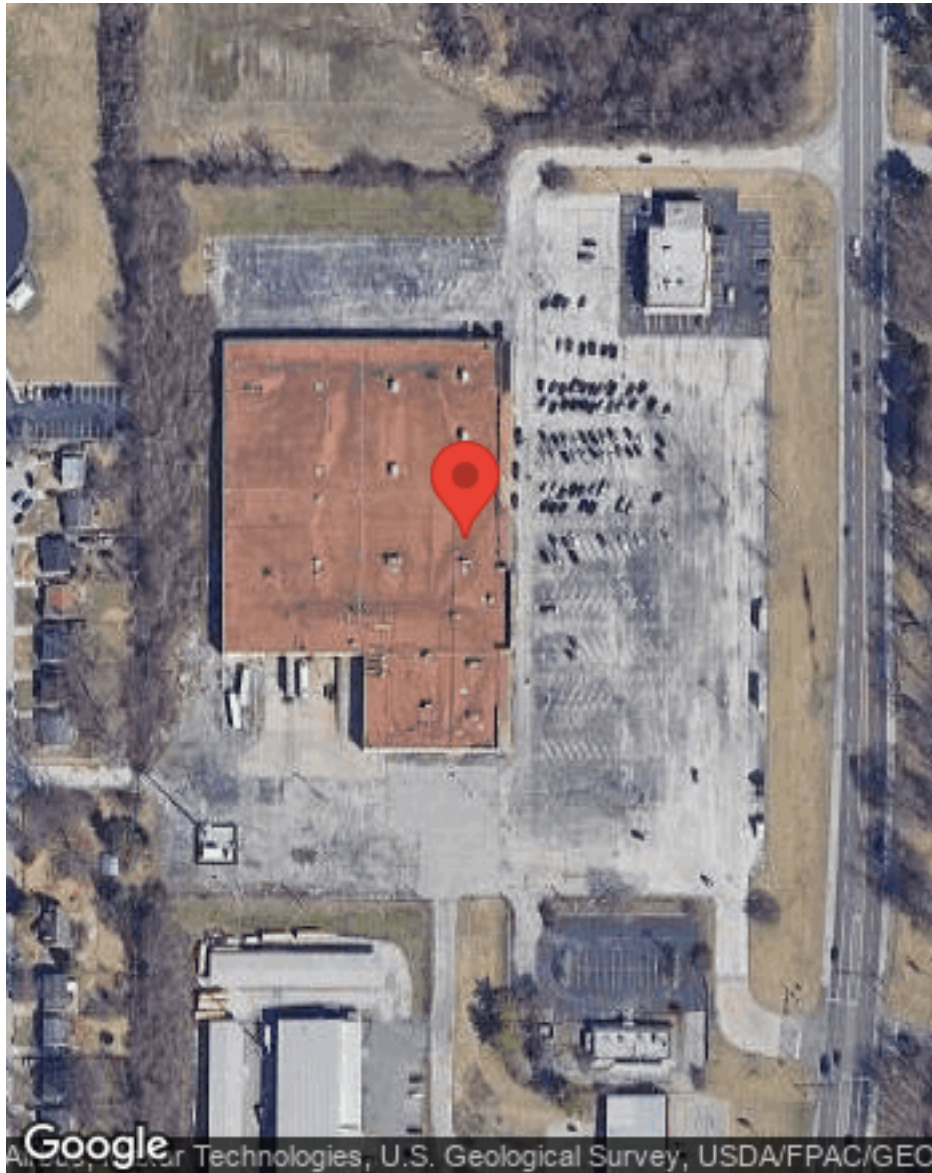
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LOCATION MAPS

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