



# FOR LEASE

7 International Plaza Ct.  
St. Ann, MO 63074



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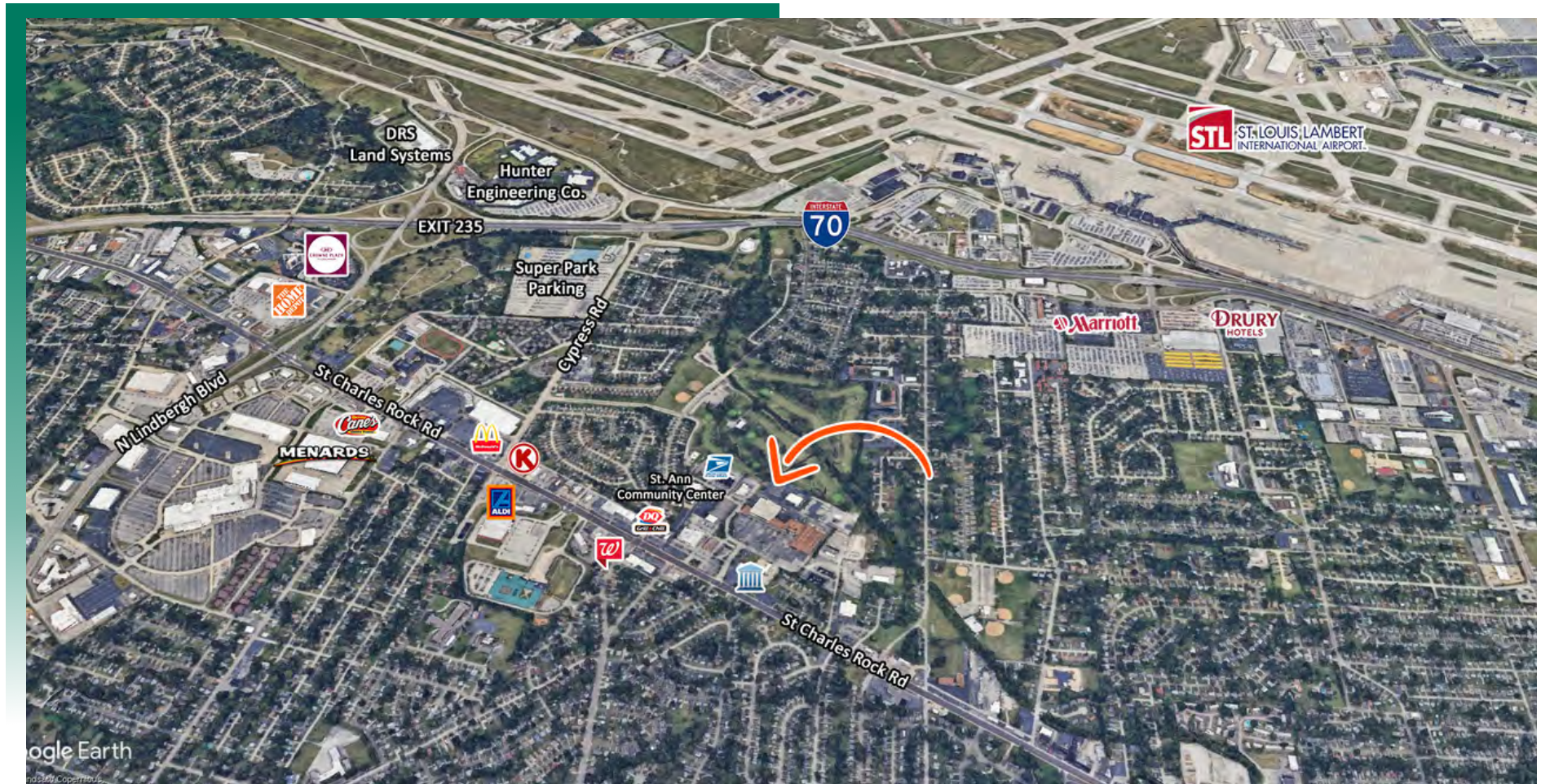
## 4,800 SF OFFICE/WAREHOUSE



Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

# AREA MAP

7 International Plaza Ct., St. Ann, MO 63074



## LOCATION OVERVIEW

Located off St. Charles Rock Rd with excellent Interstate and Airport access. 1 mile off I-70 (exit 235) and approximately 2 miles from St. Louis Lambert International Airport.

# PROPERTY PHOTOS

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WAREHOUSE



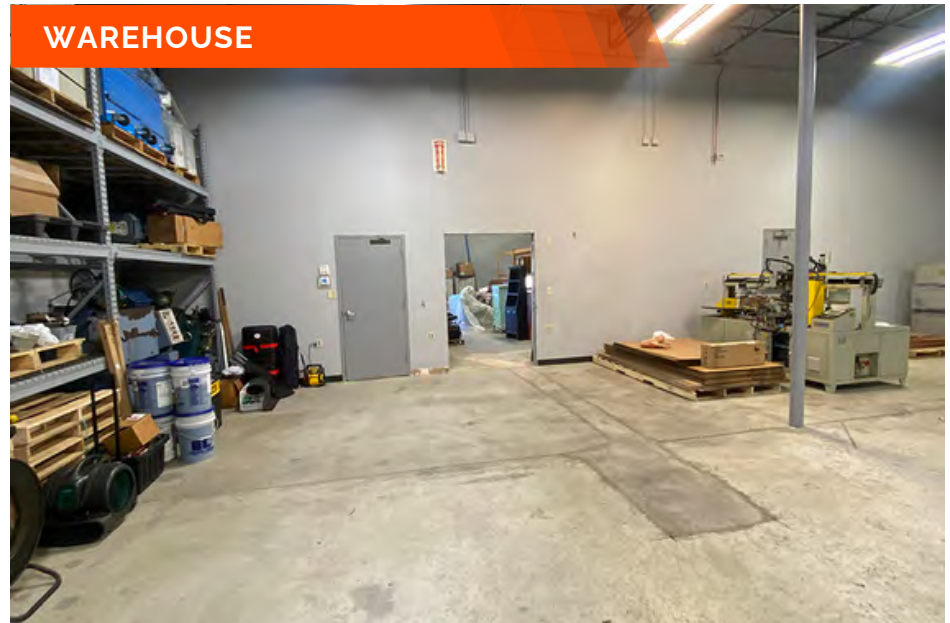
WAREHOUSE



WAREHOUSE/OFFICE



WAREHOUSE



# INDUSTRIAL PROPERTY SUMMARY

#2855

7 International Plaza Ct., St. Ann, MO 63074

## LEASE INFORMATION:

For Lease: Yes  
Lease Rate: \$12.00/SF  
Lease Type: Modified Gross

## SQUARE FOOT INFO:

Building Total: 14,400 SF  
Total Available: 4,800 SF  
Direct Lease: 4,800 SF  
Sublease: SF  
Office: SF  
Warehouse: SF  
Min Divisible: 4,800 SF  
Max Contiguous: 4,800 SF

## LAND MEASUREMENTS:

Acres: 1.46 AC  
Frontage: 240 FT  
Depth: FT

## PARKING:

Spaces: 32  
Surface Type: Asphalt

## PROPERTY INFORMATION:

Parcel No: 12L-1-2-027-2  
County: St. Louis  
Zoning: C  
Prior Use: Mixed Use  
TIF: NO  
Enterprise Zone: NO  
Foreign Trade Zone: NO  
Survey: NO  
Environmental: NO  
Archaeological: NO  
Property Tax: \$31,987  
Tax Year: 2022

## FACILITY INFORMATION:

Heating: Office/Warehouse  
Cooling: Office/Warehouse  
Insulated:  
Sprinklers/Type: None  
Skylights:  
Ventilation:  
Compressed Air:  
Lighting:  
Men's Restroom:  
Women's Restroom:  
Shower:  
Breakroom:

## STRUCTURAL DATA:

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

## ACCESS POINTS:

Truck Dock: (2) 10'x10'  
Dock Levelers:  
Drive-In Doors:

## OVERHEAD CRANES:

Cranes: None  
Size:  
Hook Height:

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## UTILITY INFORMATION:

Water Provider: City Served  
Size & Location: On Site  
Sewer Provider: Municipal  
Size & Location: On Site  
Gas Provider: Spire  
Size & Location: On Site  
Electric Provider: Ameren MO  
Phase: 3 Phase  
Telecom Provider: Charter/Spectrum  
Location: On Site

## TRANSPORTATION:

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

## COMMENTS:

4,800 SF warehouse space available for lease. (2) 10'x10' dock doors, 16' ceiling height with Three Phase Power.



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