

4,800 SF OFFICE/WAREHOUSE FOR LEASE

7 International Plaza Ct. St. Ann, MO 63074



LEASE RATE: \$10/SF MODIFIED GROSS

BARBERMURPHY

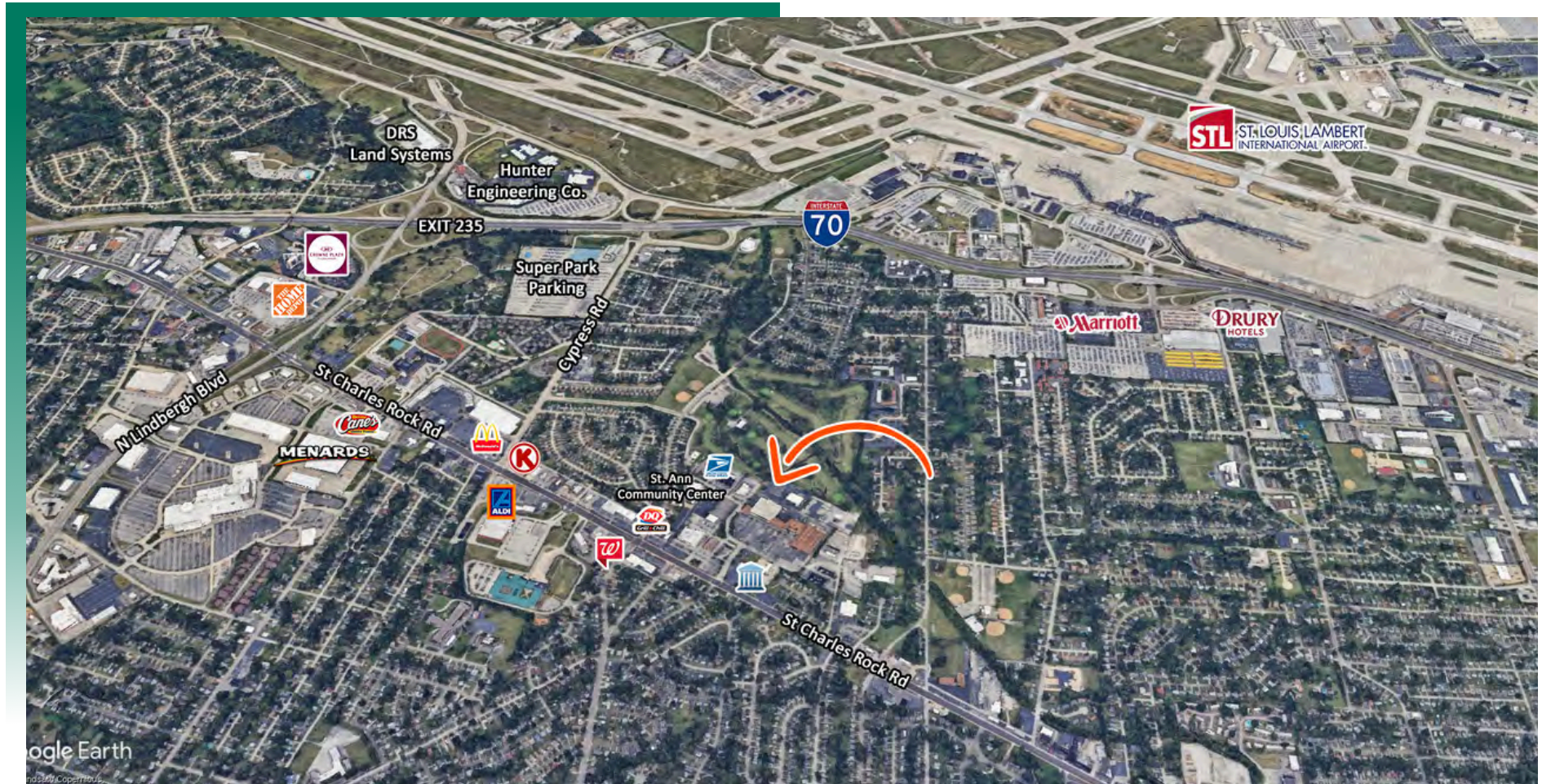
COMMERCIAL REAL ESTATE SOLUTIONS
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AREA MAP

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



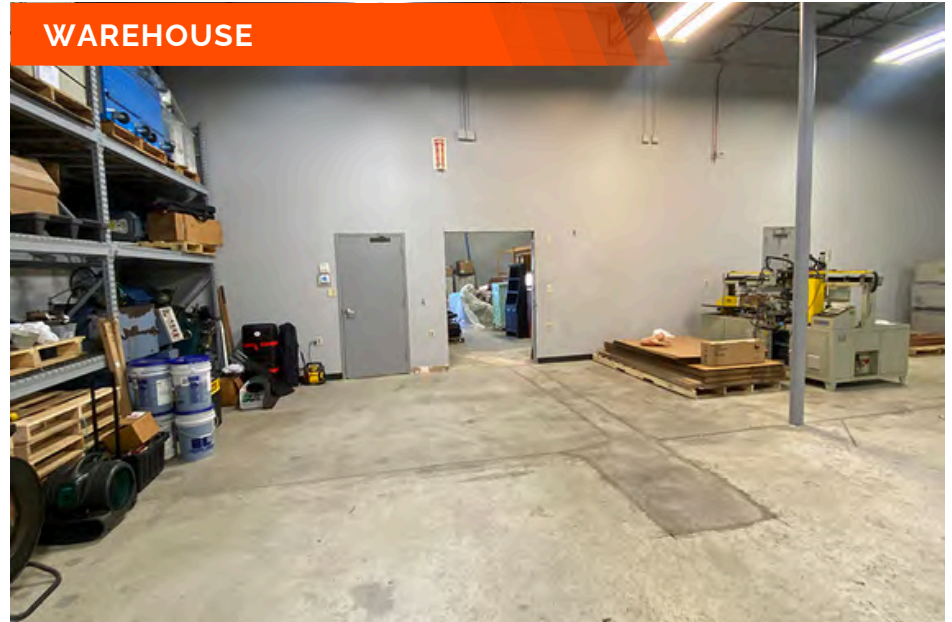
WAREHOUSE



WAREHOUSE/OFFICE



WAREHOUSE



INDUSTRIAL PROPERTY SUMMARY

#2855

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

LEASE INFORMATION:

For Lease: Yes
Lease Rate: \$10.00/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: 2023

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:

INDUSTRIAL PROPERTY SUMMARY

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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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