



641 LAMBERT
POINTE DR.

ST. LOUIS, MO

100% CLIMATE CONTROLLED

PROPERTY HIGHLIGHTS

Total Building Area:	106,045 SF
Total Available Area:	90,655 SF (Divisible)
Divisible To:	±22,566
Office Area:	±20,500 SF (Existing & Divisible)
Modular Cooler:	±8,740 SF
Clear Height:	24'
Loading:	4 (9'x10') Docks, expandable up to 17 1 (16'x20') Oversized Drive-In, expandable up to 2
Column Spacing:	45' x 45'
Fire Suppression:	ESFR
HVAC:	100% Climate Controlled
Lease Rate:	CONTACT BROKER FOR PRICING

90,655 SF

AVAILABLE FOR LEASE

SUITE FEATURES

- Modular cooler maintains 50 degrees and 50% humidity
- Utility drops (power, air, network) throughout the space
- Warehouse floors are sealed and joints caulked
- Heavy Power available

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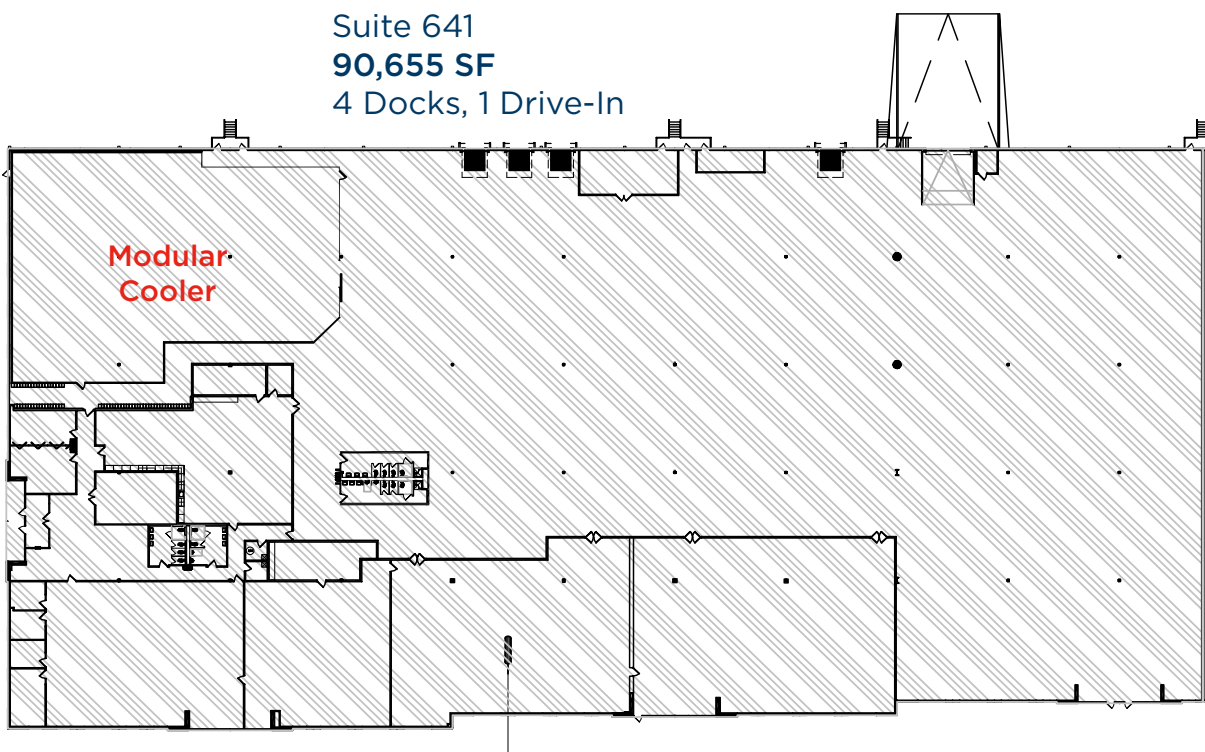
OWNED & MANAGED BY

Lincoln

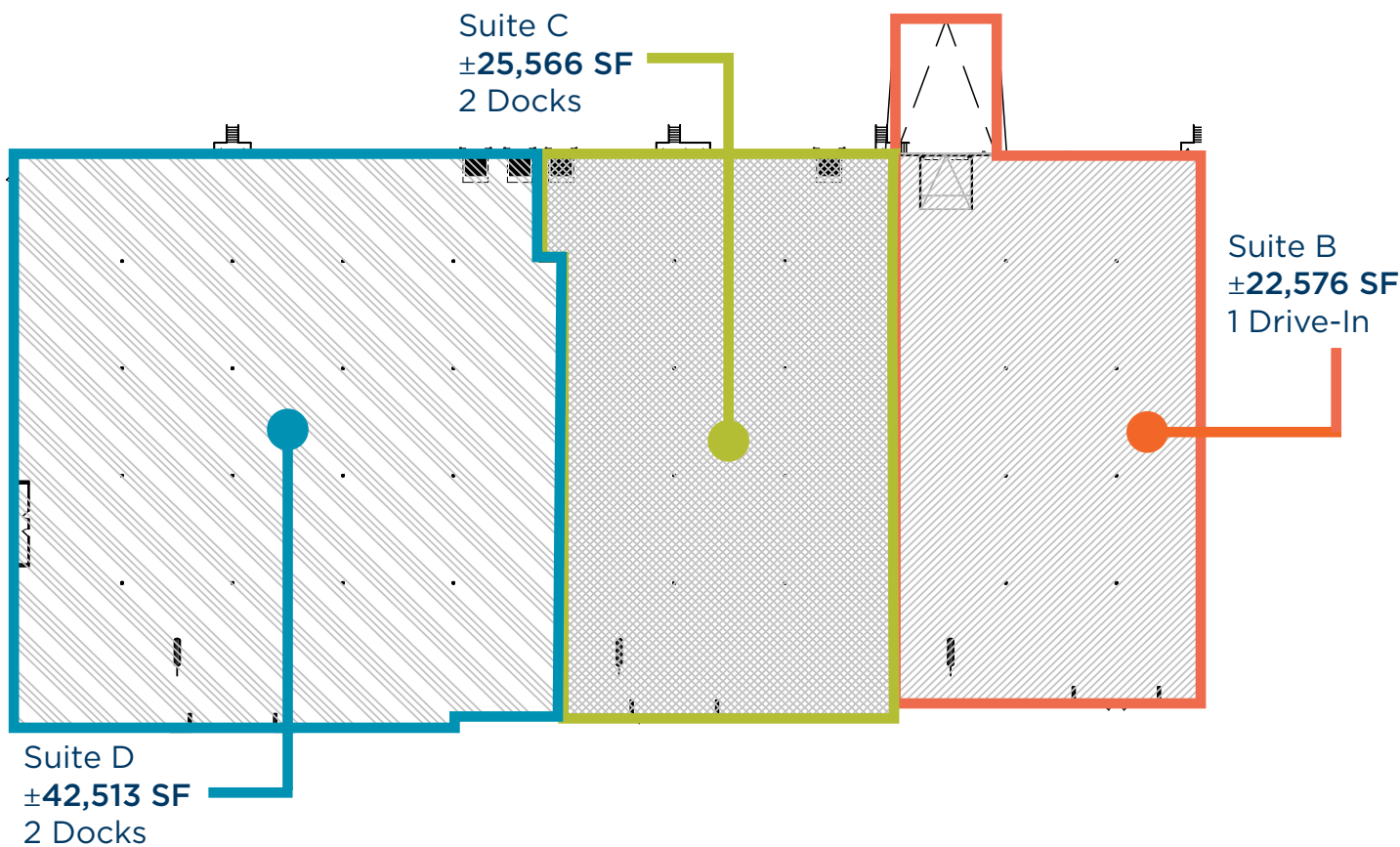
LEASING BY



EXISTING FLOOR PLAN



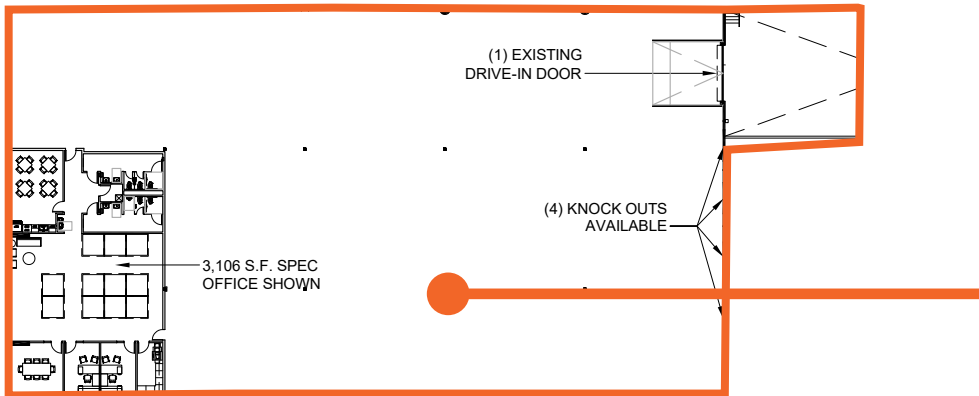
POTENTIAL DEMISING PLAN



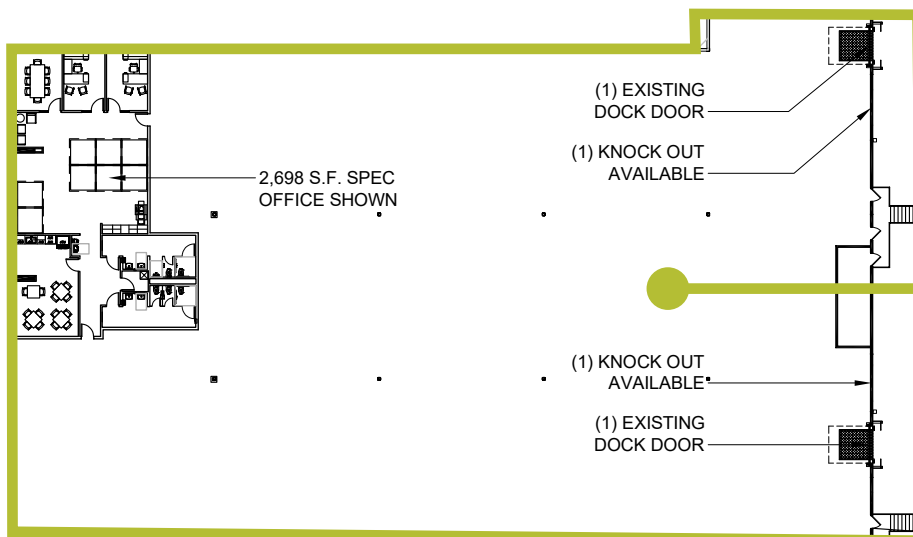
FOR LEASE
90,655 SF

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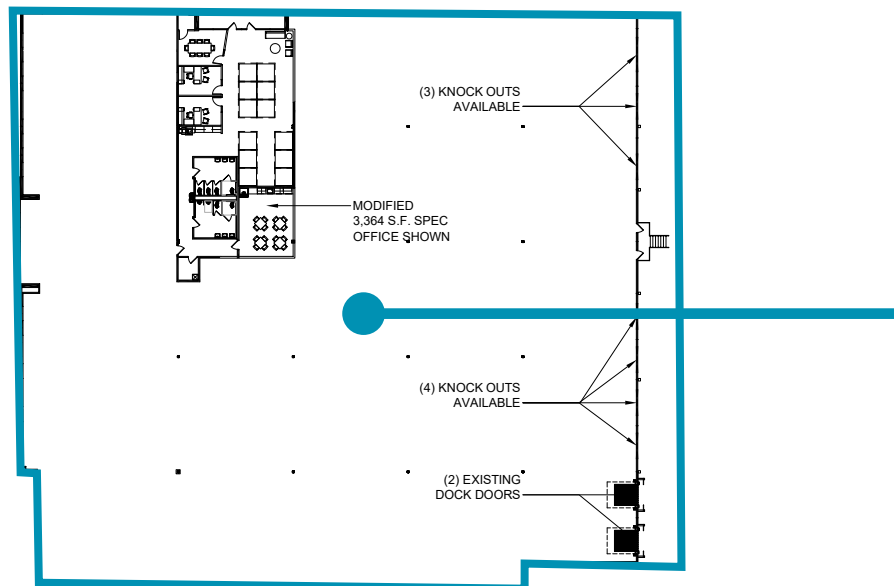
POTENTIAL SUITE PLANS*



Suite B
±22,576 SF
3,106 SF Office
1 Existing Drive-In
4 Dock Knock Outs



Suite C
±25,566 SF
2,698 SF Office
2 Existing Docks
2 Dock Knock Outs

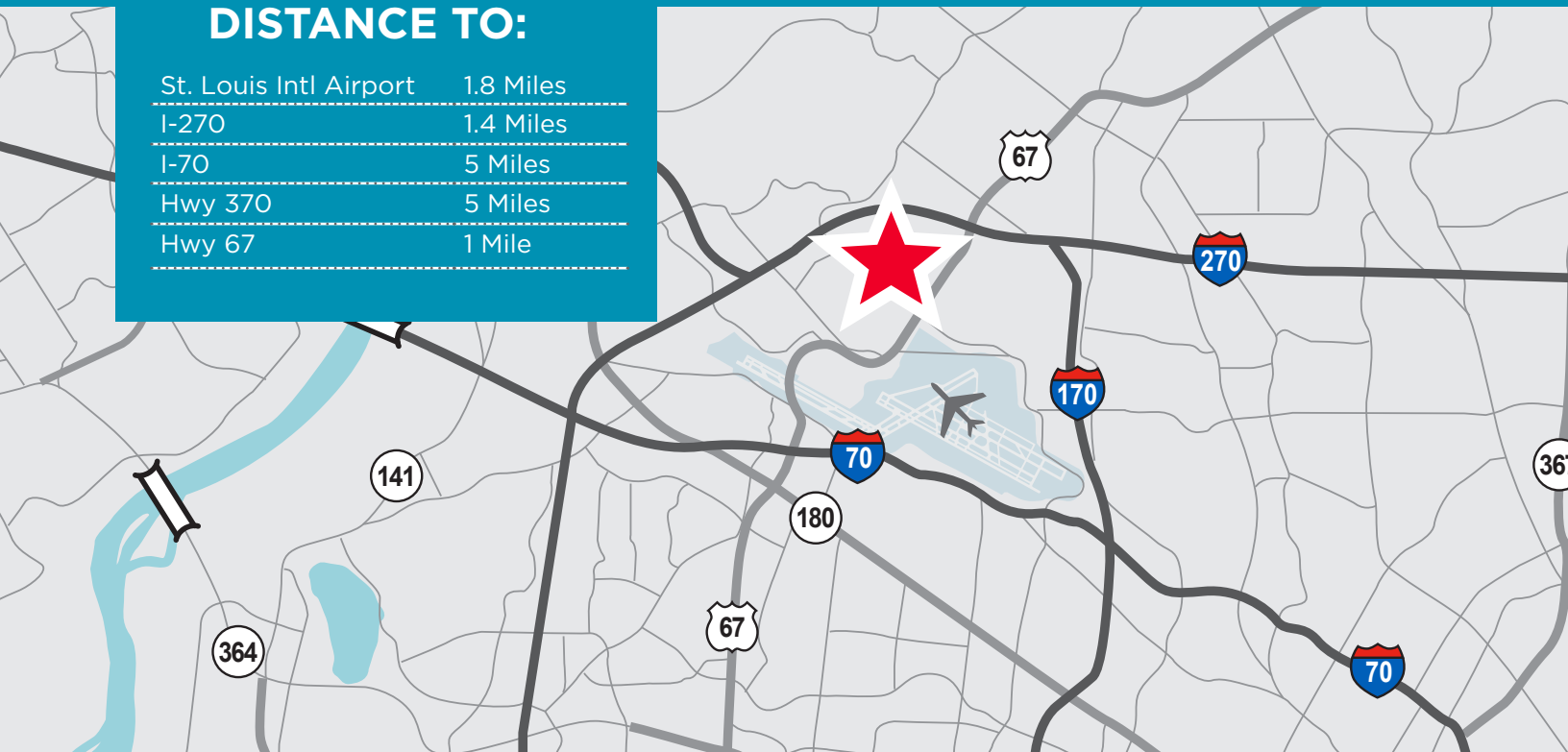


Suite D
±42,513 SF
3,364 SF Office
2 Existing Docks
7 Dock Knock Outs

**All floor plans are conceptual as shown*

DISTANCE TO:

St. Louis Intl Airport	1.8 Miles
I-270	1.4 Miles
I-70	5 Miles
Hwy 370	5 Miles
Hwy 67	1 Mile



FOR MORE INFORMATION, PLEASE CONTACT:

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