

PROPERTY HIGHLIGHTS

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

90,655 SF

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

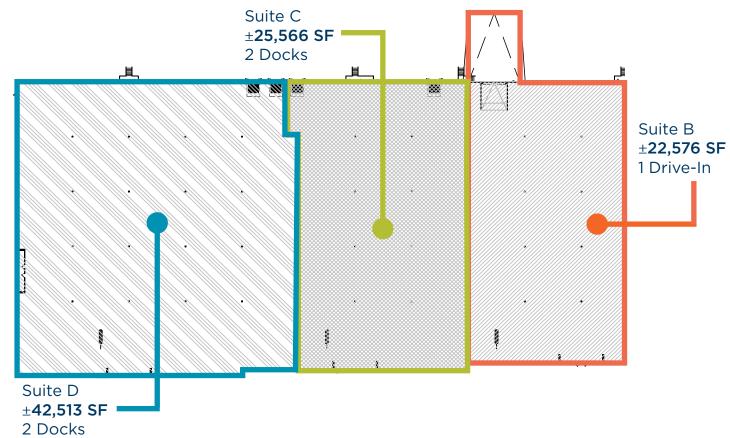
CHRISTY WIRTH, SIOR, CCIM Director +1 314 913 9524 christy.wirth@cushwake.com **ED LAMPITT, SIOR, CCIM** Vice Chair +1 314 746 0383 ed.lampitt@cushwake.com **OWNED & MANAGED BY**





EXISTING FLOOR PLAN

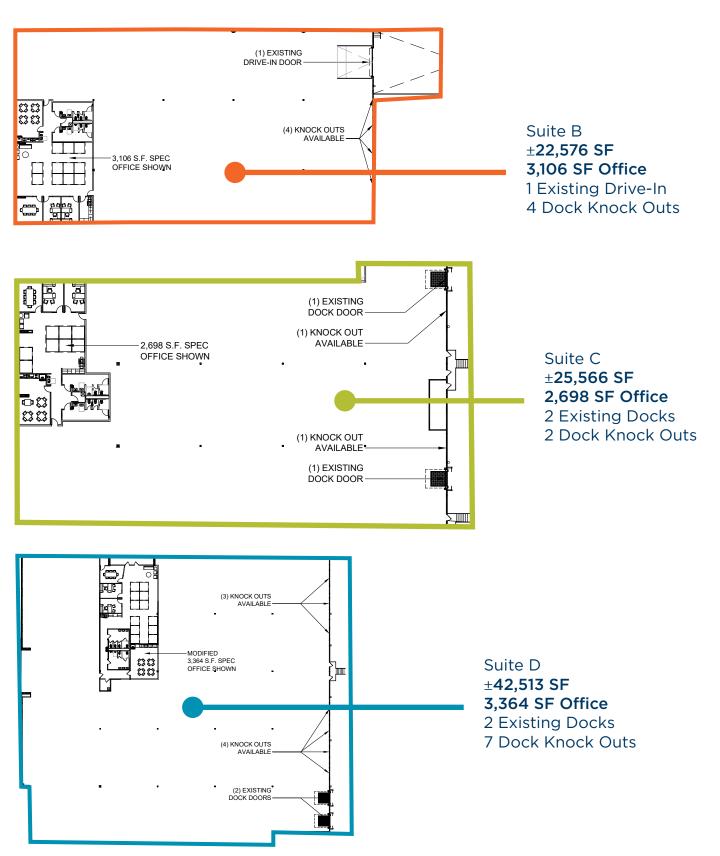
POTENTIAL DEMISING PLAN



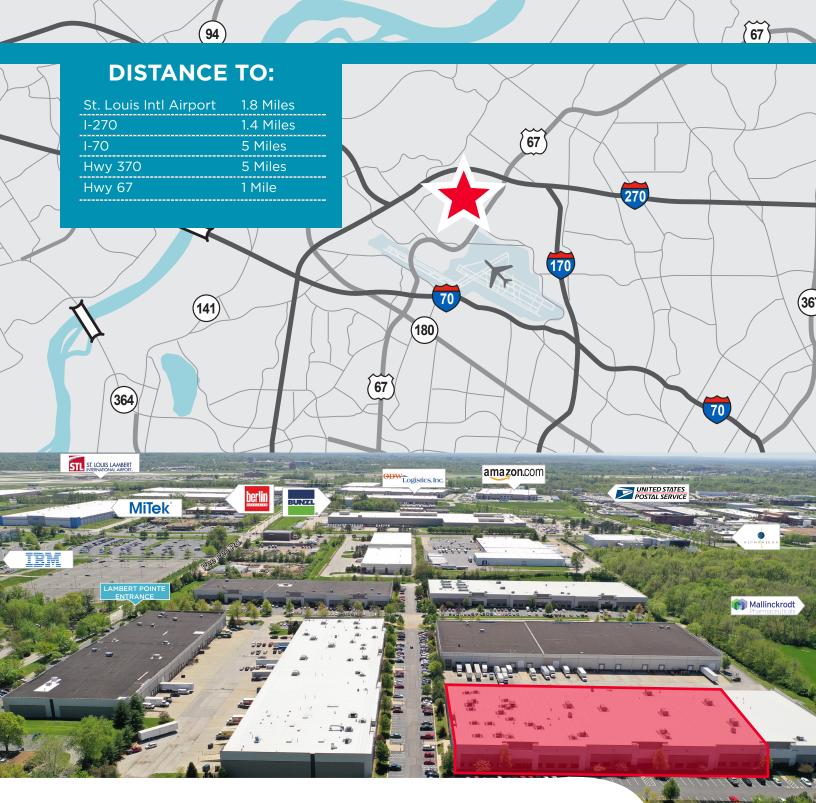
FOR LEASE 90,655 SF

641 LAMBERT POINTE DR | ST. LOUIS, MO

POTENTIAL SUITE PLANS*



*All floor plans are conceputal as shown



FOR MORE INFORMATION, PLEASE CONTACT:

CHRISTY WIRTH, SIOR, CCIM Director +1 314 913 9524 christy.wirth@cushwake.com ED LAMPITT, SIOR, CCIM Vice Chair +1 314 746 0383 ed.lampitt@cushwake.com

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