



24,000 SF INDUSTRIAL WAREHOUSE FOR LEASE

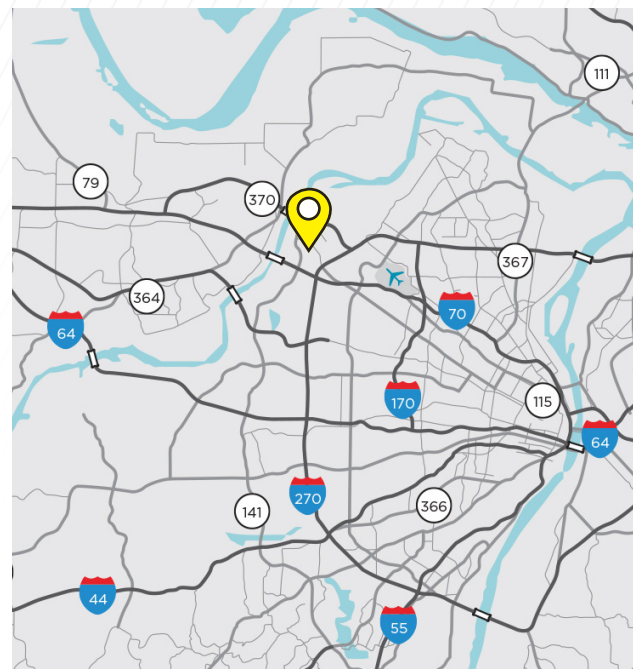
4641 CROSSROADS INDUSTRIAL

EARTH CITY, MO 63045



PROPERTY HIGHLIGHTS

Total Building Area:	98,750 SF
Total Available Area:	24,000 SF
Office Area:	1,000 SF
Clear Height:	21'-23'
Loading:	4 Docks
Column Spacing:	50'x50'
Building Depth:	205'
Lighting:	New LED Warehouse Lighting
Parking:	0.85/1,000 SF
Sprinkler:	ESFR
Location:	Easy access to I-70, I-270, and Hwy 370 Seven miles to Lambert St. Louis Int'l Airport
Lease Rate:	\$6.50/SF, NNN



FOR MORE INFORMATION, **PLEASE CONTACT:**

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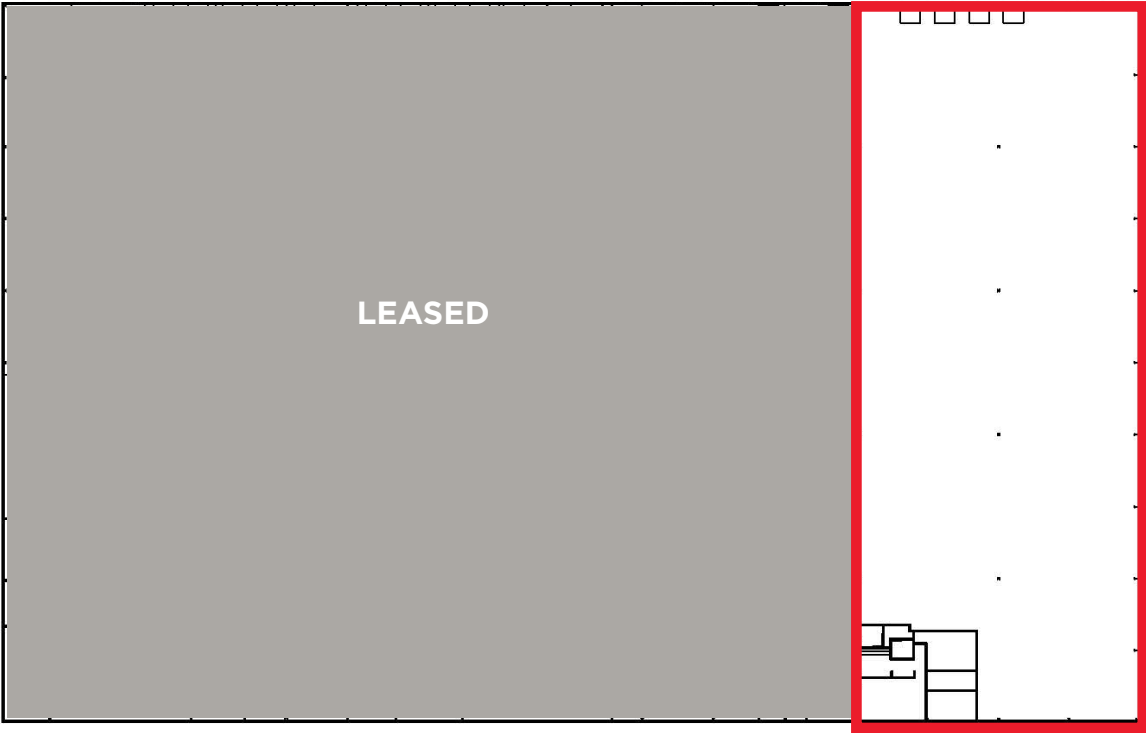
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FLOOR PLAN



EXTERIOR PHOTO



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