

PROPERTY HIGHLIGHTS

Total Available: $\pm 624,346 \text{ SF}$ **Divisible To:** 298,352 SF

Office Area: Two (2) $\pm 3,500$ SF offices and

breakrooms

Two (2) \pm 1,525 SF shipping and receiving offices with restrooms

Warehouse Area: ±614,296 SF

Clear Height: 40'

Loading: 64 Docks (expandable to 110)

4 Drive-Ins

Column Spacing: 52'x50' storage bays

52'x60' speed bays

Parking: ±269 automobile

±181 trailer

Power: 4,000 Amps at 480v

Sprinkler: ESFR

Sublease Expiration: December 31, 2029

Sublease Rate: \$4.25/SF, NNN

BUILDING FEATURES

- Fully fenced and secured
- 5-lane, signalized park entrance
- 100% concrete driveway, truck courts,
- & parking areas
- 45 mil TPO roofs
- Fully equipped dock packages including 45,000 lb dock levelers
- Within 10 minutes of I-55, I-70, and I-64
- 19 years max length of reduced taxes



FOR MORE INFORMATION, PLEASE CONTACT:

ED LAMPITT, SIOR, CCIM

+1 314 746 0383 ed.lampitt@cushwake.com **CHRISTY WIRTH CCIM**

+1 314 813 9524 christy.wirth@cushwake.com

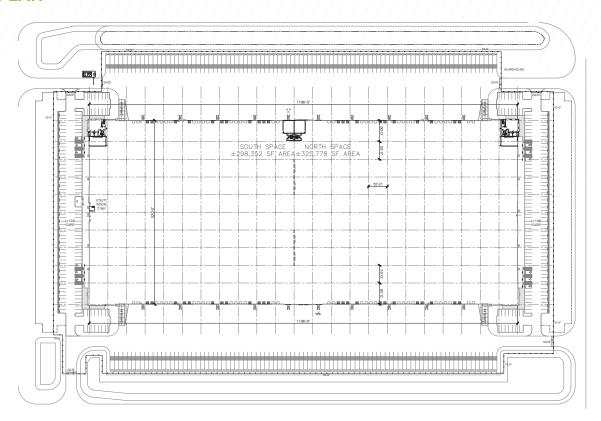
7700 Forsyth Boulevard, Suite 1210 St. Louis, MO 63105 +1 314 862 7100

cushmanwakefield.com

1401 TRADEPORT PKWY PONTOON BEACH, IL 62040



FLOOR PLAN



METRO EAST AERIAL



©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.