



24,000 SF INDUSTRIAL WAREHOUSE FOR LEASE

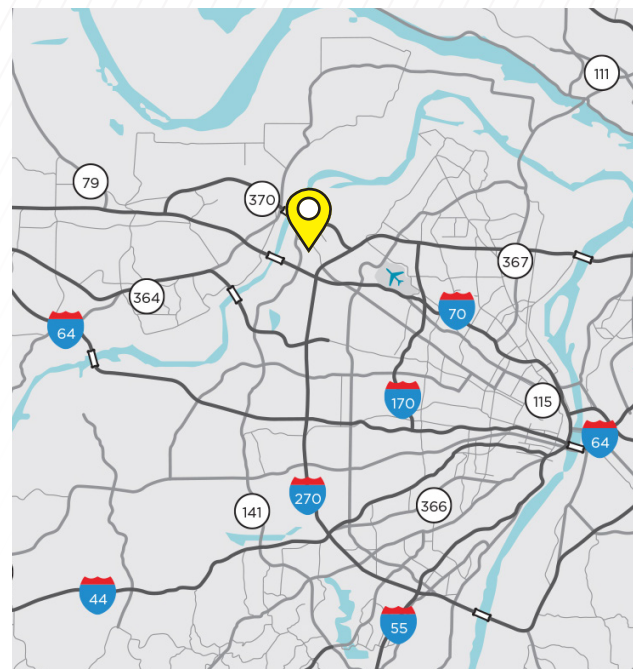
# 4641 CROSSROADS INDUSTRIAL

## EARTH CITY, MO 63045



### PROPERTY HIGHLIGHTS

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



FOR MORE INFORMATION, **PLEASE CONTACT:**

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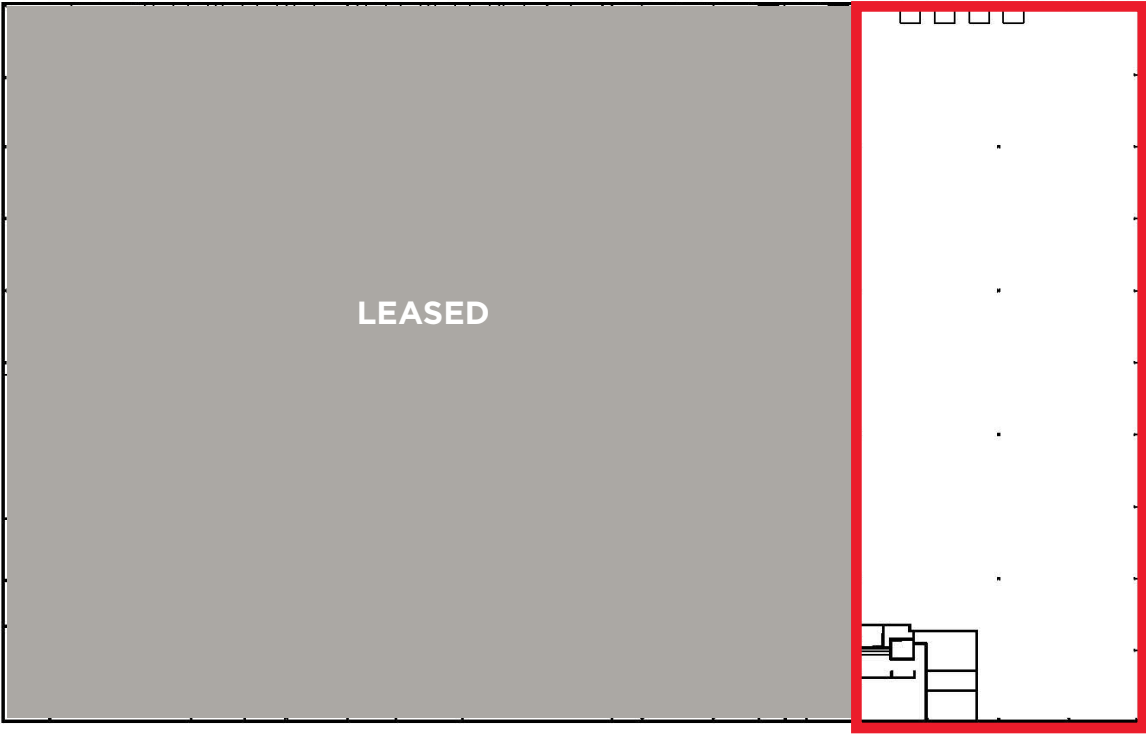
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FLOOR **PLAN**



EXTERIOR **PHOTO**



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