



FOR LEASE 78,606 SF OFFICE/WAREHOUSE

# 1520 S THIRD STREET ST. LOUIS, MO 63104

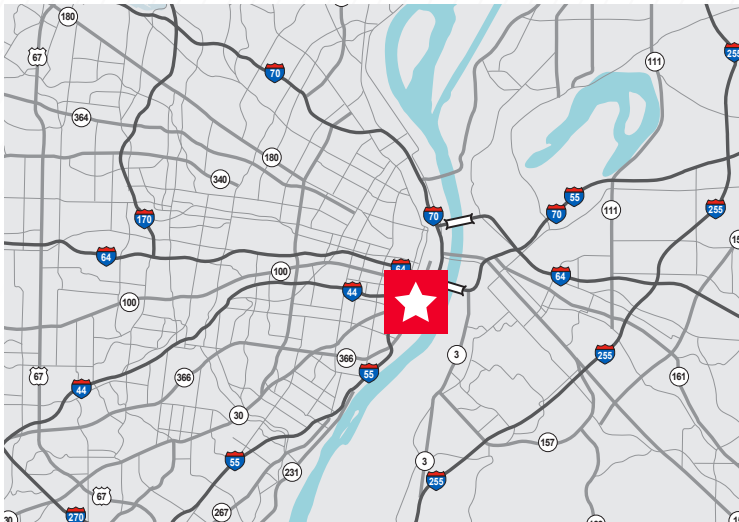


## PROPERTY HIGHLIGHTS

<b>Total Building Area:</b>	125,440 SF
<b>Total Available Area:</b>	78,606 SF
<b>Office Area:</b>	BTS
<b>Clear Height:</b>	24'
<b>Loading:</b>	One (1) Drive-In Door Six (6) Docks
<b>Sprinkler:</b>	ESFR
<b>Column Spacing:</b>	40'x45'
<b>Lease Rate:</b>	\$6.25/SF, NNN

## BUILDING FEATURES

- Located in Soulard within minutes of I-44, I-64, and I-55



FOR MORE INFORMATION, PLEASE CONTACT:

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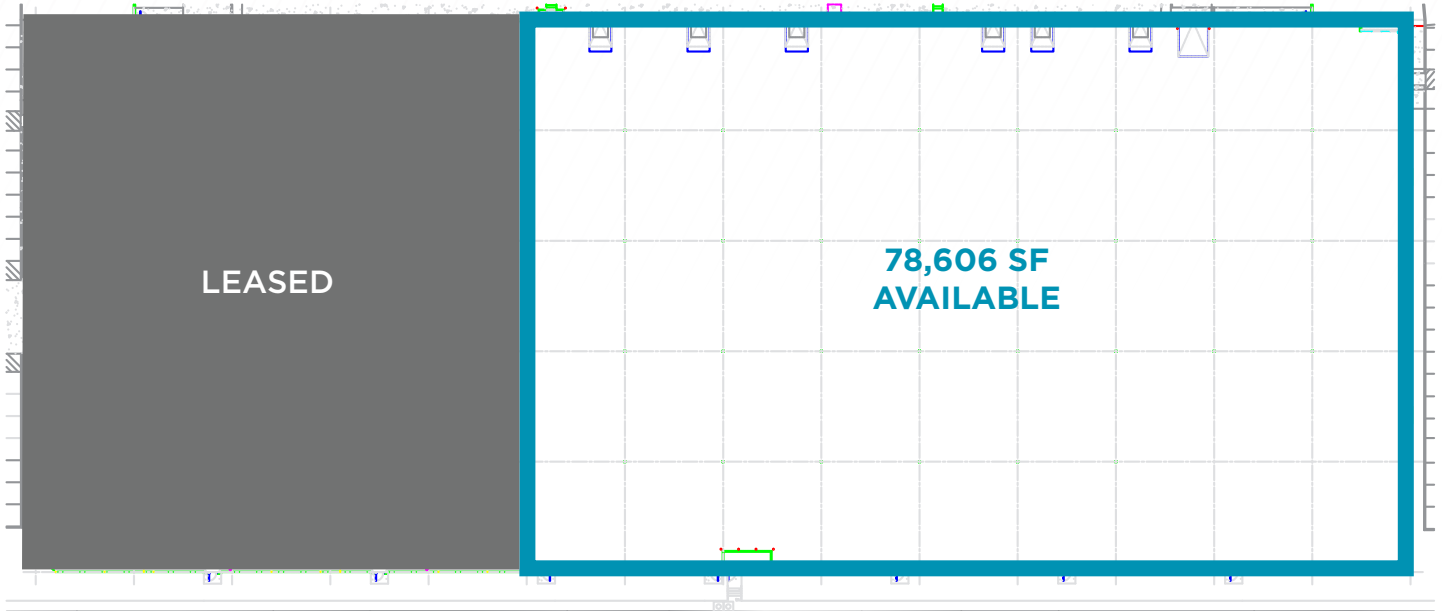


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ST. LOUIS, MO 63104



## FLOOR PLAN



## AERIAL



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