

FOR LEASE

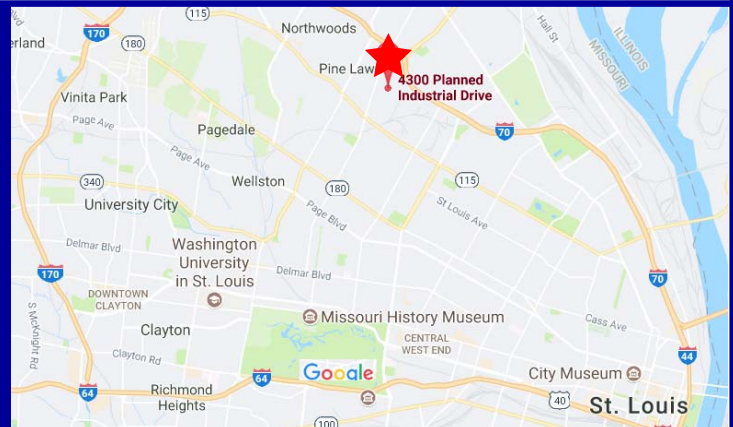


**4300 Planned Industrial Drive
St. Louis, MO 63120**

Property Highlights:

- **±35,000 SF Warehouse Distribution Space**
- **Food grade space**
- **22' to 28' clear ceiling heights**
- **Concrete tilt-up wall construction**
- **Four (4) dock-high doors, one (1) drive-in**
- **Five (5) rail doors/Terminal Railroad**
- **25' x 50' column spacing**
- **6" concrete fiber reinforced floors**
- **ESFR sprinkler system**
- **Built in 1991**
- **Extremely well-maintained facility located adjacent to Union Seventy Center**
- **Excellent access to I-70**

FOR LEASE: \$3.75 psf, NNN



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