## THE PROPERTY

## **FOR LEASE**

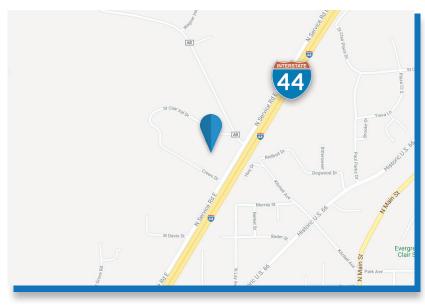
100 St. Clair Industrial Drive

St. Clair, MO 63077



- Free-Standing Warehouse on 9.30+/-Acres
- Highway 44 Frontage, Visibility and Access
- Up to 160,000+/- sf Available
- · Ceiling Heights are 12'-16'
- · Wet Sprinklered

- · Gas Heat and Some Air Conditioning
- 480V 3-Phase Available
- 5 Exterior Dock Doors
- · Drive-up Ramp
- Interior Dock with 5-ton Bridge Crane/Hoist



For more information contact:

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For Lease: \$3 SF NNN

Information contained herein has been obtained from the owner of the property or other sources. The Brokers do not guarantee the accuracy of this information. Sellers and Brokers make no representation as to the environmental or other conditions of the property and recommend that Purchaser(s) investigate fully.



## **THE PROPERTY**





