

FOR SALE/LEASE

16,860 SF Office/Warehouse

3954 Shady Springs Ln, St. Peters MO 63376



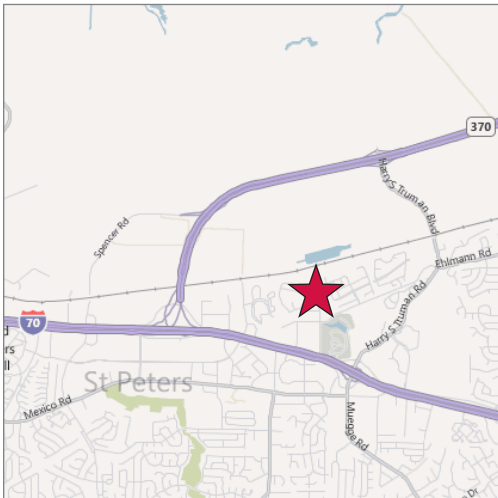
Property Highlights

- 16,860 SF office/warehouse building on 1.12 acres
- 1,000 SF finished office with 2 ADA restrooms
- Ideal for distribution and/or light manufacturing utilizing HVAC
- 11.5' - 16' clear ceiling height, 3 dock highs and 1 drive-in door
- Fully sprinklered, 70% HVAC
- 38 parking spaces
- Building signage available
- Excellent access to I-70

Sale Price / Lease Rate

\$875,000 / \$6.50 MG

\$10,000 procuring broker incentive for sale/closing before 12/31/11



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

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