

# FOR LEASE 5,000-40,000 SF Office / Warehouse

Walsh Court (Lots 2 & 3), St. Charles MO 63301



- Construction to start when 50% is pre-leased
- Site of 3.45 acres available for possible build-to-suit

## Property Highlights

- 10% new office finish
- 20' clear ceiling
- Two docks per 5,000 sf space (end cap bays will have 1 dock & 1 drive-in)
- Attractive Glassline
- Masonry Construction
- Located in Elm Point Business Park

## Lease Rate

\$6.25 psf, NNN



Commercial Real Estate Services, Worldwide.

## Contact

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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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