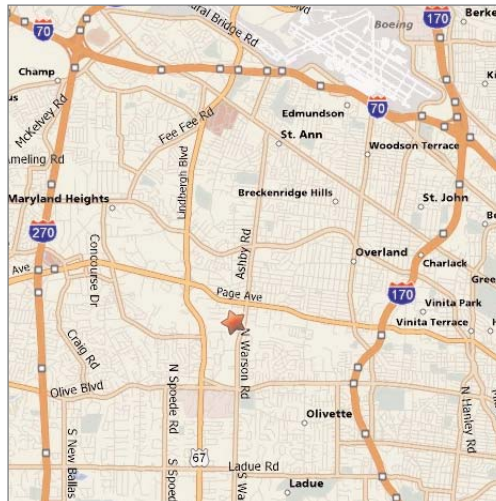


FOR SALE OR LEASE

17,206 SF Office / Warehouse

10707 Midwest Industrial Blvd, St. Louis MO 63132



Property Highlights

- 5,575 SF office
- 4,783 SF A/C machine shop
- 16 ft clear
- 2 docks with levelers
- Large conference room
- Large kitchen/break room
- 600 amp 3 phase, and 200 amp single phase
- New roof Oct. 2007
- Excellent visibility
- 2008 RE taxes \$25,580

Sale Price

\$1,050,000.00

Lease Rate

\$6.25 psf NNN, \$1.30 NNN

Contact



Commercial Real Estate Services, Worldwide.

Floyd L. Sweeney, SIOR, MCR
314 994 4445
fsweeney@naidesco.com

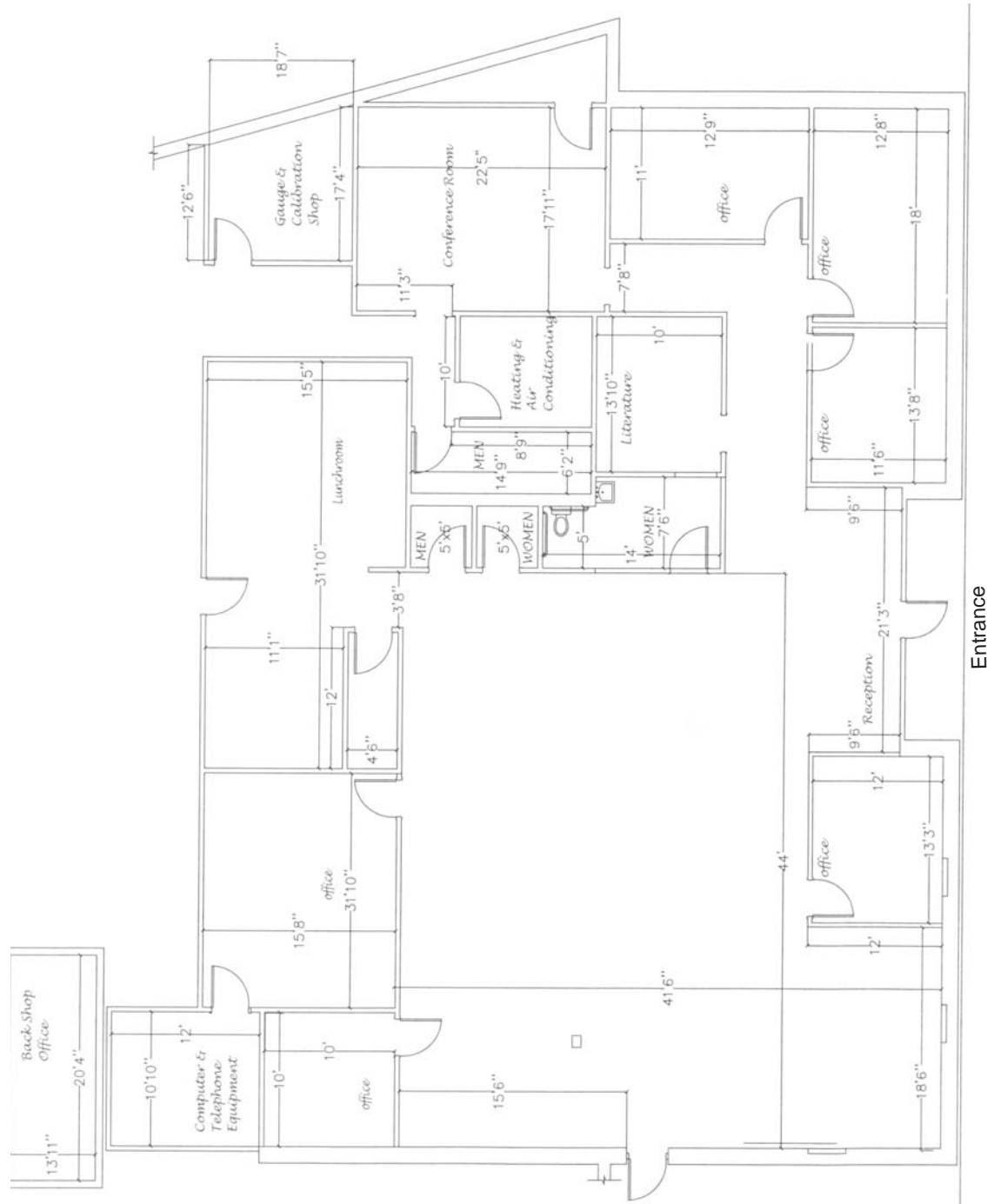
Lin Sweazy
314 994 4448
lsweazy@naidesco.com

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.

8235 Forsyth Blvd Ste 210 St Louis MO 63105
Phone 314 994 4444 Fax 314 994 4088
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OFFICE FLOOR PLAN

10707 Midwest Industrial Blvd, St. Louis MO 63132



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