

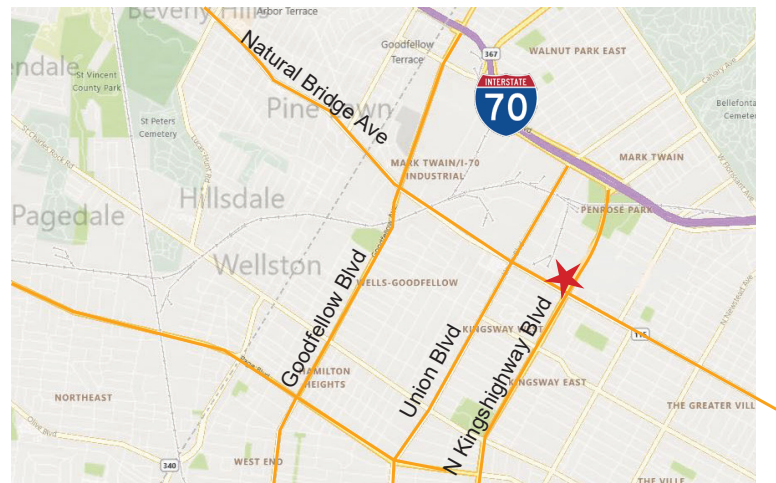
# For Lease

20,000± to 375,000± Sq. Ft.  
Warehouse + Outside Storage

3901 N. Kingshighway Blvd.  
St. Louis, MO 63115  
(Near Natural Bridge)



- Dock Drive-In + Freight Elevator Access
- 12' Ceilings/ Dry Sprinkler
- Very Secure Building
- Heavy Electric and Heavy Floors
- **For Lease**
- **Ground Level: \$4.95/SF, MG**
- **Levels 2-4: \$2.25/SF, MG**
- Outside Storage (Will Divide)
  - East Lot: 1.55± Acres
  - West Lot: 2.9± Acres
- 9' High 7000V Fence
- Cameras and Motion Sensors
- Gate Controllers With 24/7 Access



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Office Industrial Retail Institutional Investment Management

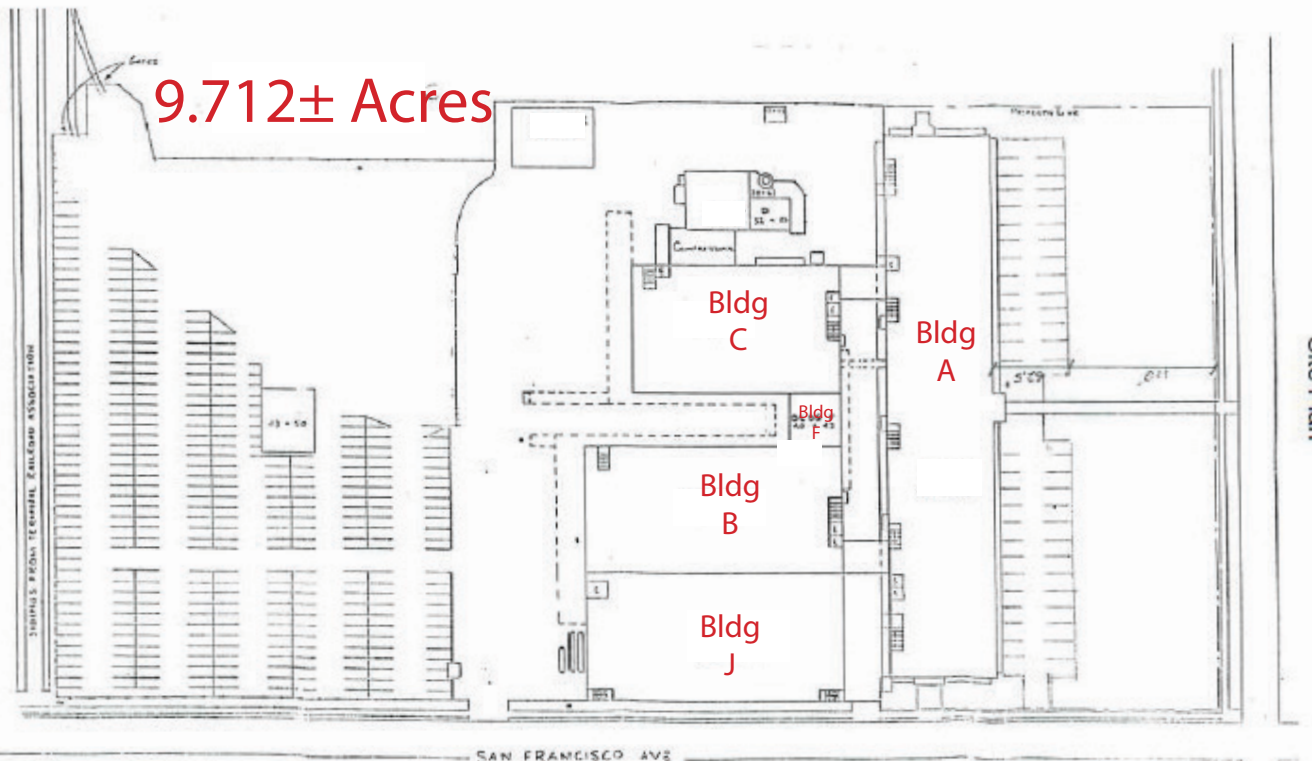


Commercial Real Estate  
1401 S. Brentwood Blvd.  
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St. Louis, MO 63144  
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#### Building A: 235,200± SF (80' x 420')

- 8 levels with 2 drive-in doors
- Each floor plate: 33,600± SF
- Roof is currently leased to 4 cellular companies  
1 owned by building (T-Mobile + AT&T)
- 2 Passenger elevators
- 5 enclosed stairways

#### Building C: 112,000± SF 9 (100' x 160')

- 8 levels
- Each floor plate: 16,000± SF
- 2 freight elevators (4,500 LB + 10,000 LB)
- 2 enclosed stairways
- Dock access

#### Building F: 1,720± SF

- 1 story
- Connects Building B with Building C

#### Building B: 140,000± SF (100' x 200')

- 8 levels
- Each floor plate: 20,000± SF
- 2 freight elevators 4,500 LB, 1 Automobile Elevator from Lower Level to 4th Floor
- Public storage units
- 2 enclosed stairways
- Dock access

#### Building J: 60,000± SF (100' x 200')

- 4 levels
- Each floor plate: 20,000± SF
- One 10,000 lb freight elevator
- 2 enclosed stairways
- Dock access

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