

FOR LEASE
Up to 1,089,344 SF

141 Logistics Centre (Bldg I & II)
River Valley Drive
Maryland Heights, MO 63146

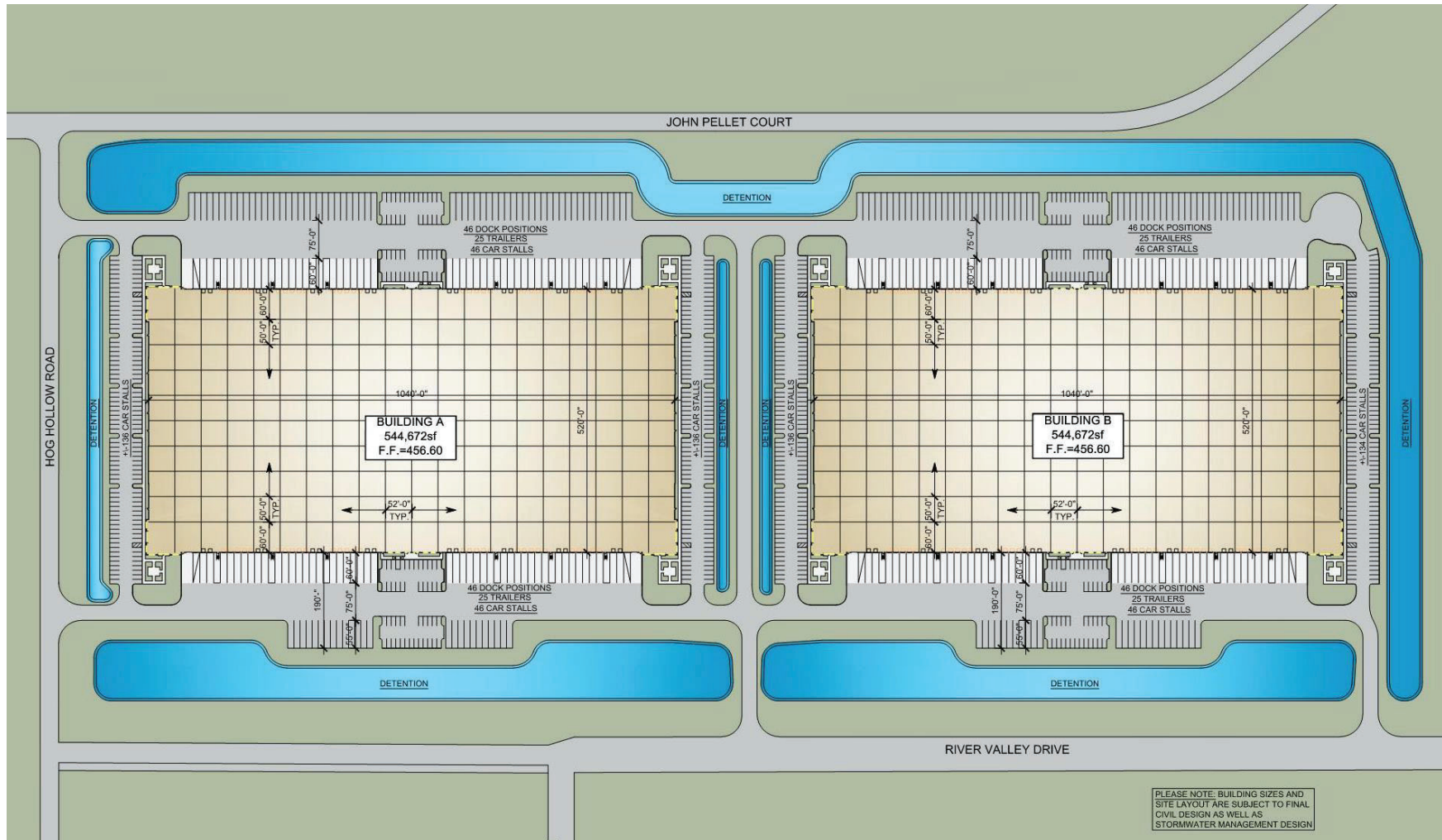
BLOCK
HAWLEY

A BLOCK REAL ESTATE SERVICES AFFILIATE

SVN
INFINITY COMMERCIAL GROUP

141 LOGISTICS CENTER

MARYLAND HEIGHTS, MO 63146



SITE PLAN

141 LOGISTICS CENTER

MARYLAND HEIGHTS, MO 63146

- Two (2) 544,672SF State-of-the-Art Cross-Dock Distribution Buildings
- Office Space to Suit
- 36' Minimum Clear Ceiling Heights
- ESFR Sprinkler System
- 50' X 52' Column Spacing
- 60' X 52' Speed Bay
- 520' Deep
- LED Lighting
- Ninety-Two (92) Dock Positions per Building
- Four (4) 12' X 14' Drive-In Doors per Building
- 362 Parking Stalls per Building
- 60' Concrete Dolly Pad
- 135' Maneuvering Area for Trucks
- 75 Trailer Stalls per Building

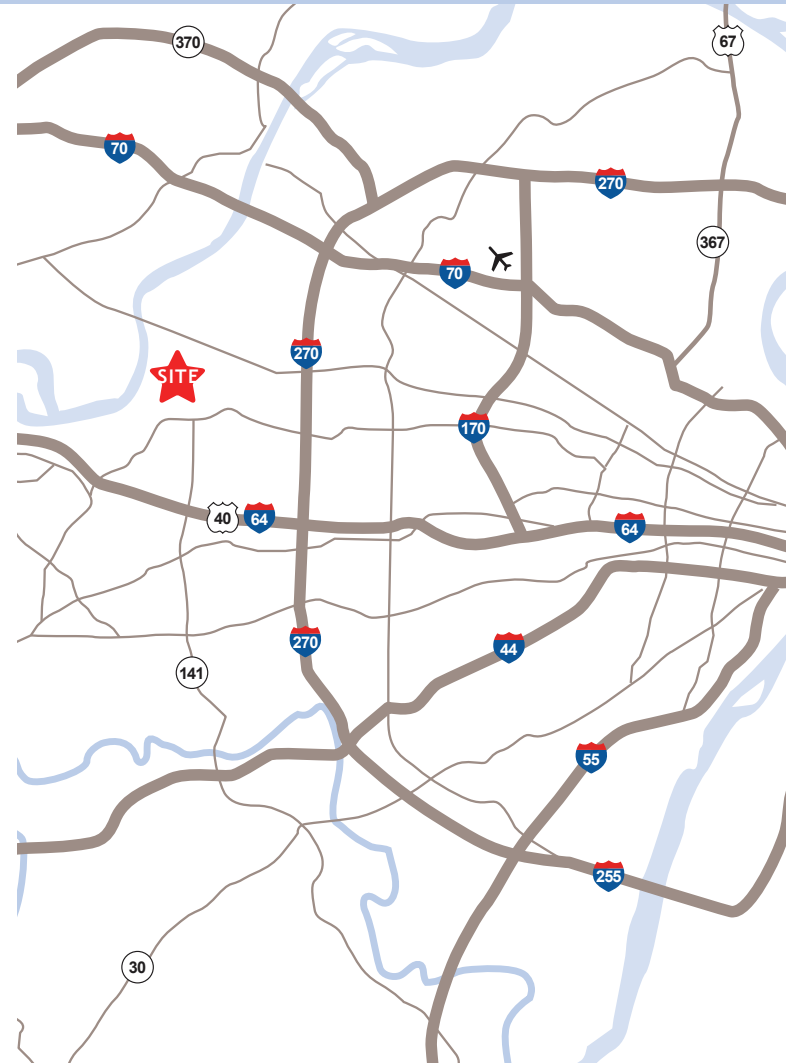
PROPERTY SPECS

141 LOGISTICS CENTER

MARYLAND HEIGHTS, MO 63146



- 15-Year Real Estate Tax Abatement
- Estimated 2023 OpEx: \$0.85/SF
- **ASKING LEASE RATE: \$6.35/SF NNN**



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CONTACT INFORMATION