



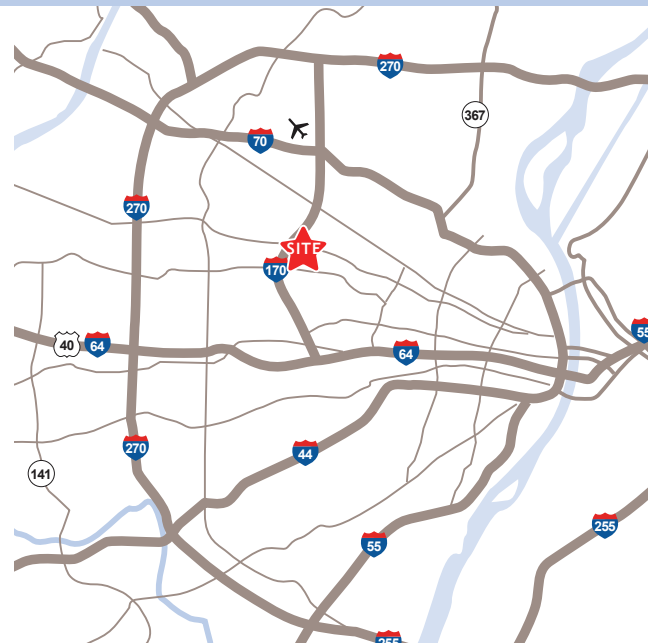
A BLOCK REAL ESTATE SERVICES AFFILIATE

1901-1939 BELT WAY DR. OVERLAND, MO 63114



FOR LEASE Up to 47,323 SF

- Divisible to 7,000 SF
- Operating Pharmacy Space
- Dock and Drive-In Loading
- 100% A/C Warehouse
- Wet Sprinklered
- 800 Amps/480 V/3-Phase Power
- Visible from I-170 (120,000 cars /day)
- 5.11/1000 SF Parking Ratio
- Great Central Location w/Access to I-170 & Airport
- BJC Space Available End of 2024
- **LEASE RATE: \$8.95/SF NNN**



JEFF HAWLEY

(636) 534-2904 | jhawley@blockhawley.com

BRANDON DUNCAN

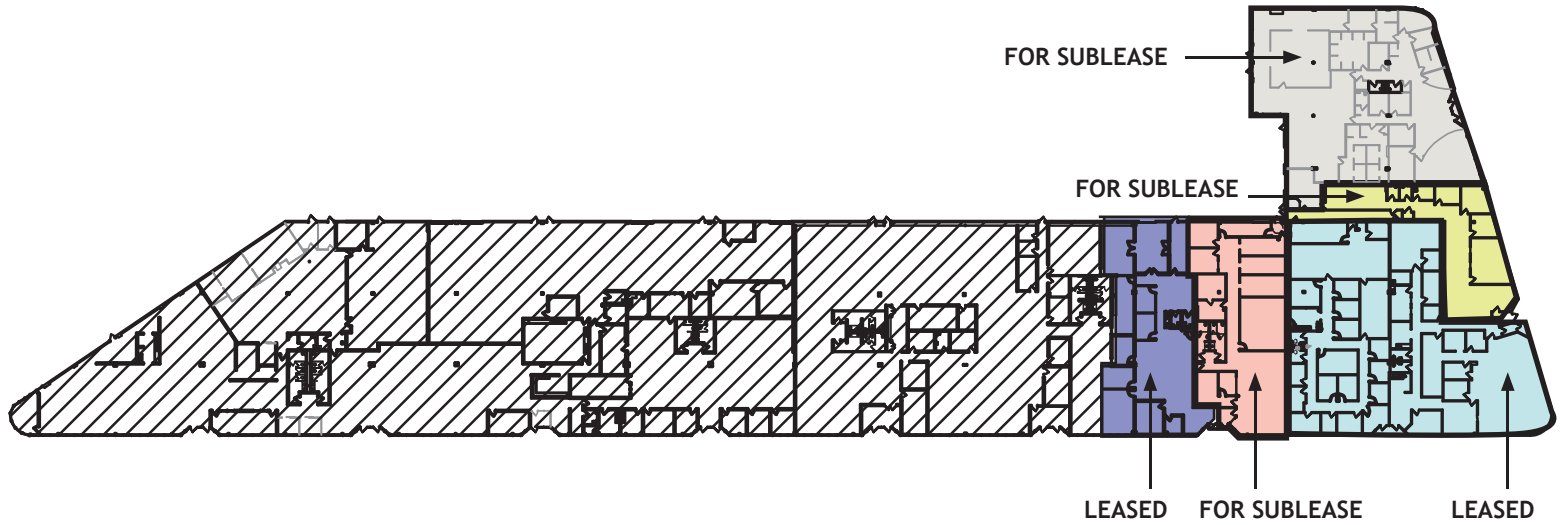
(636) 534-2916 | bduncan@blockhawley.com



A BLOCK REAL ESTATE SERVICES AFFILIATE

FLOOR PLAN

1901-1939 BELT WAY DR.



BJC SPACE

