

# FOR LEASE

**State of The Art Manufacturing & Distribution Building  
Located in Westport**



**11840 Linpage Place  
St. Louis, MO 63132**

**BLOCK**

**HAWLEY**

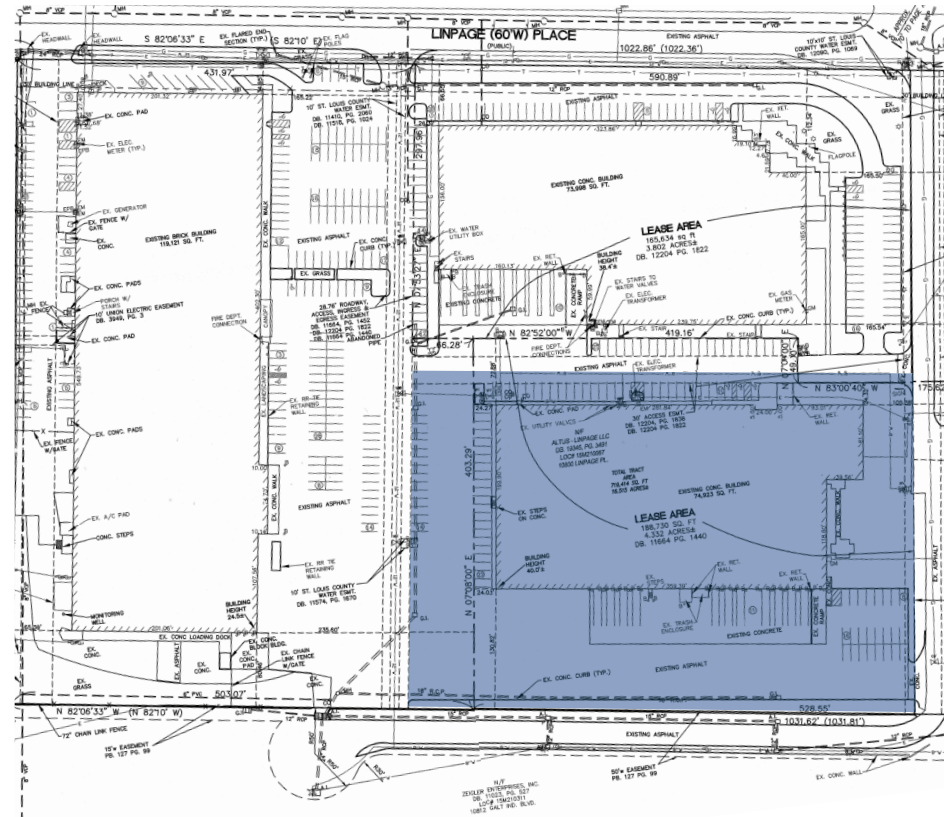
A BLOCK REAL ESTATE SERVICES AFFILIATE



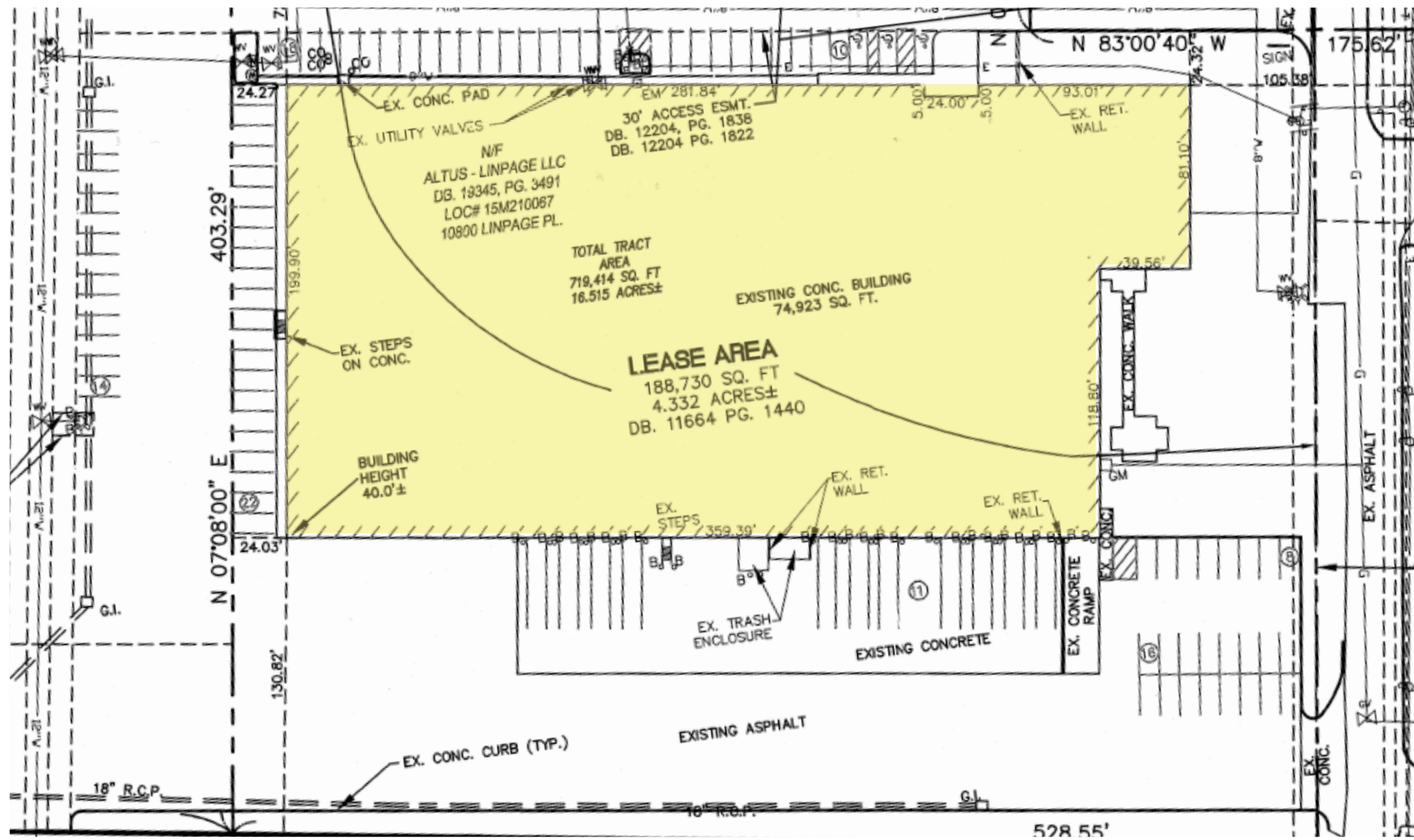
## 11840 LINPAGE PLACE

ST. LOUIS, MO 63132

- Square Feet: 75,000 SF
- Office Square Feet: 9,000 SF
- Ceiling Height: 28'
- Sprinkler System: ESFR
- Column Spacing: 40' x 40'
- Electrical Service:  
400 Amps / 3-Phase / 480 Volt
- Loading:  
Dock-High Doors: 12 (Twelve)  
Grade-Level Doors: 1 (One)
- Parking Spaces: 92
- Roof System: New 45 mil TPO
- Availability: 6/1/2023



## ST. LOUIS, MO 63132

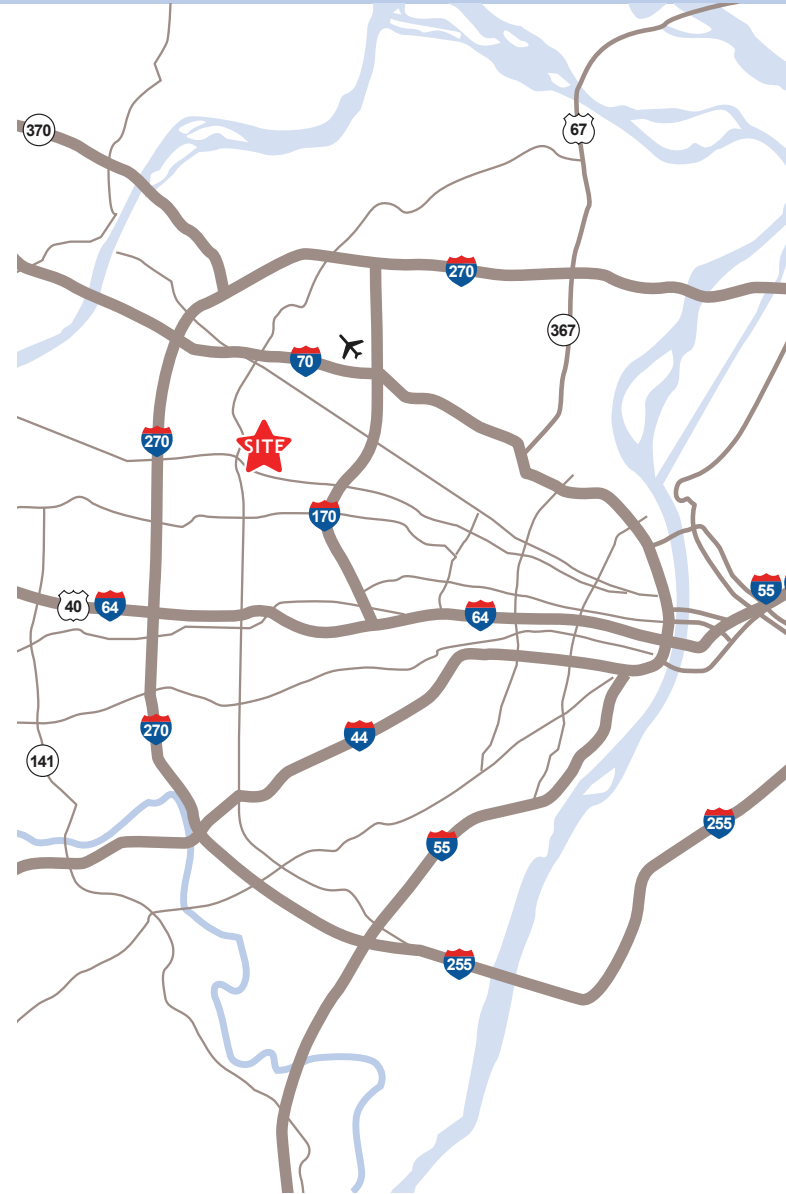


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ST. LOUIS, MO 63132



- Conveniently located in Westport
- Concrete Tilt-Up Construction
- Excellent Condition
- **LEASE RATE: \$5.25/SF NNN**



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CONTACT INFORMATION