BLOCK HAWLEY

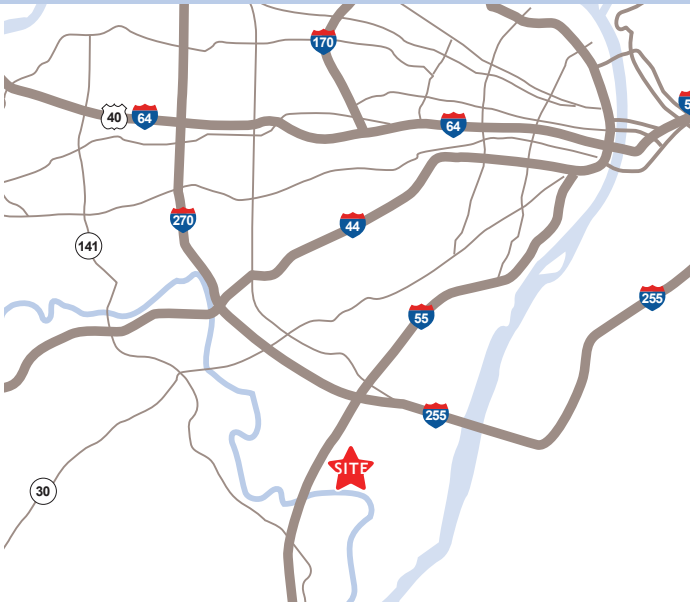
A BLOCK REAL ESTATE SERVICES AFFILIATE

4409 NEW BAUMGARTNER RD
ST. LOUIS, MO 63129



FOR LEASE OR SALE
NEW CONSTRUCTION
45,000 SF Office/Service/Logistics Facility
(EXPANDABLE TO 60,000 SF)

- 24’ Clear Height Ceilings
- ESFR Sprinkler System
- 60’D x 50’W Column Spacing
- 4 (9’x10’) Dock Height Doors
- 2 (12’x14’) Grade-Level Drive-In Doors
- Additional (9’x10’) Dock Height Knock-Out Doors
- LED Lighting
- Office Built to Suit
- 3 Acres of Paved Outside Storage
- **LEASE RATE: $12.50/SF NNN**
- **SALE PRICE: Contact Broker**



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BLOCK HAWLEY

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SITE PLAN

4409 NEW BAUMGARTNER RD



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