

1944 INNERBELT BUSINESS CENTER DR OVERLAND, MO 63114



FOR LEASE 40,560 SF Office Warehouse

- 69% Office Finish
- Divisible
- Three (3) Dock High Doors
- One (1) 12'X14' Ramped Dock Door
- Ample Parking
- Excellent Central Location Off Page at I-170 & Easy Access to Clayton,
 - Airport and Amenities
- 2024 Operating Expenses Estimated at \$4.23/SF
- LEASE RATE: \$10.00/SF NNN



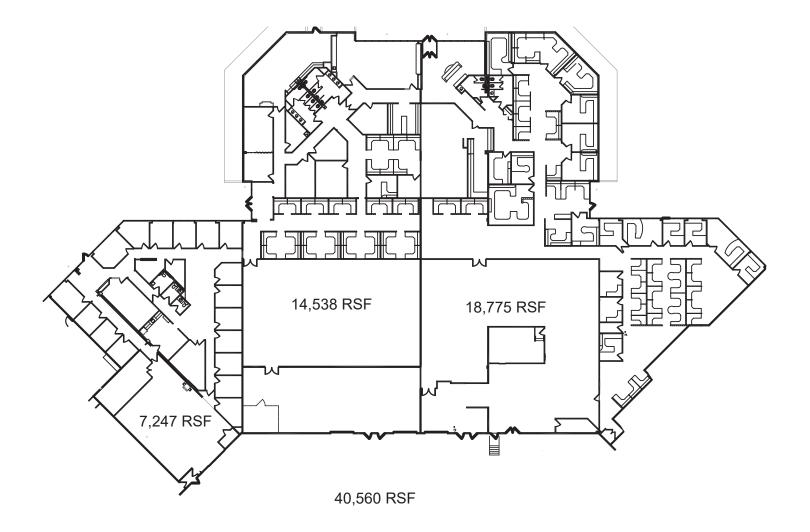
JEFF HAWLEY (636) 534-2904 | jhawley@blockhawley.com BRANDON DUNCAN (636) 534-2916 | bduncan@blockhawley.com

16253 Swingley Ridge Rd. | Suite 150 | Chesterfield, MO 63017 | Phone: (636) 534-2900 | www.blockhawley.com



FLOOR PLAN

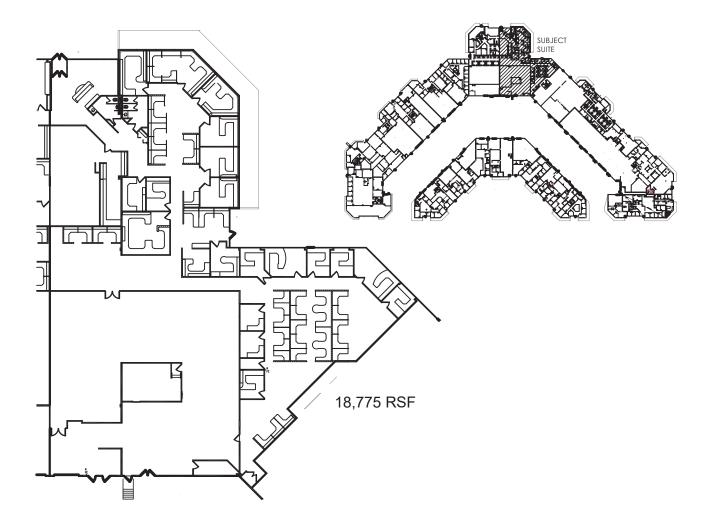
1944 INNERBELT BUSINESS CENTER DR





FLOOR PLAN

1944 INNERBELT BUSINESS CENTER DR



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omissions.



FLOOR PLAN

1944 INNERBELT BUSINESS CENTER DR

