



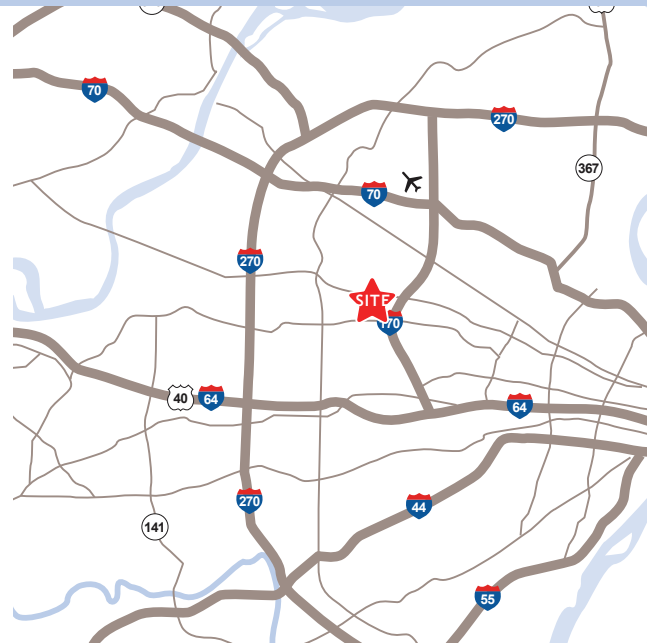
A BLOCK REAL ESTATE SERVICES AFFILIATE

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

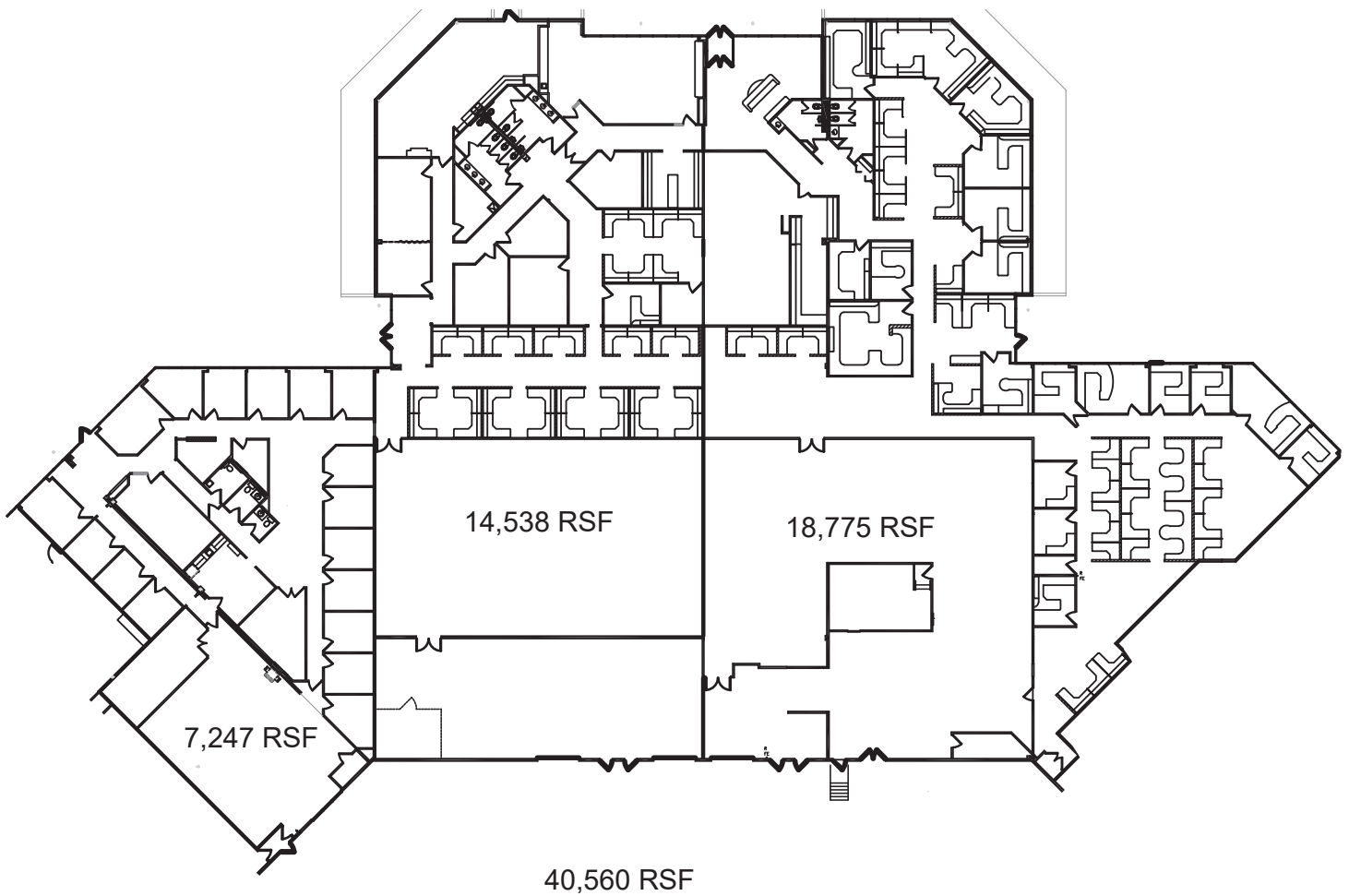
(636) 534-2916 | bduncan@blockhawley.com



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FLOOR PLAN

1944 INNERBELT BUSINESS CENTER DR

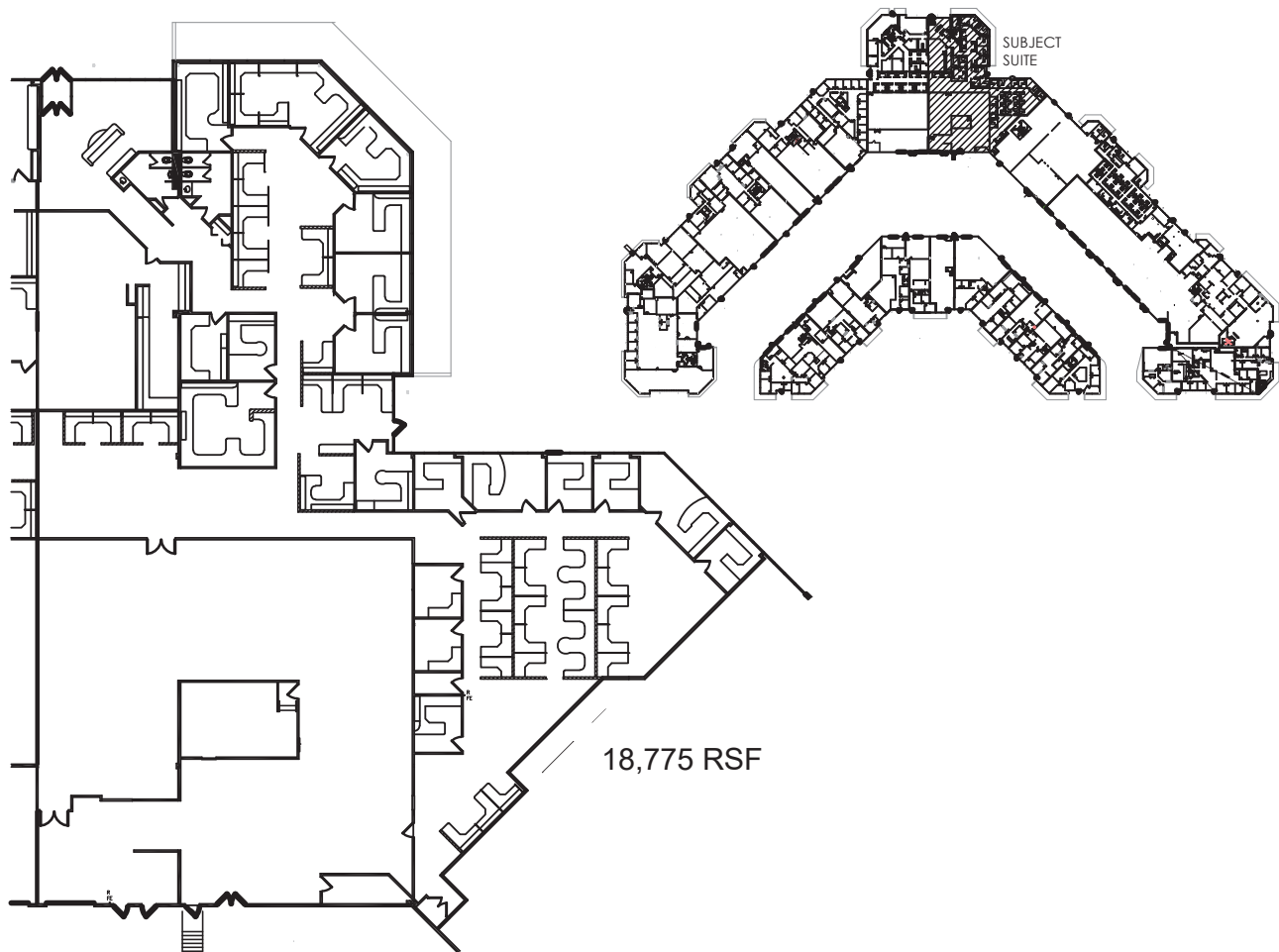


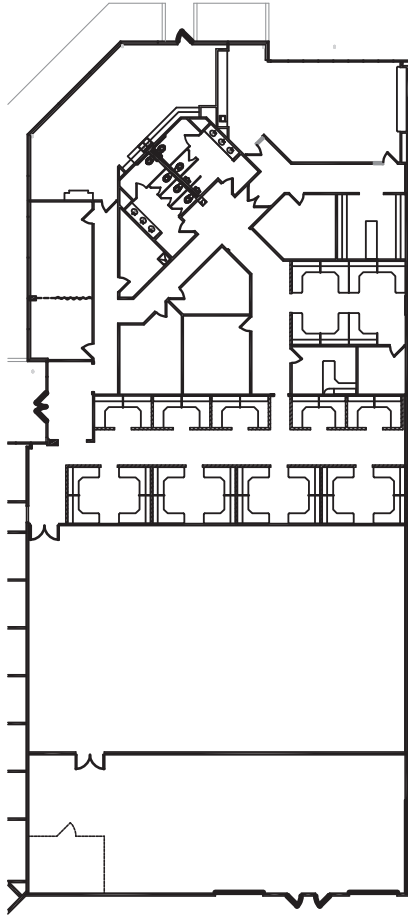


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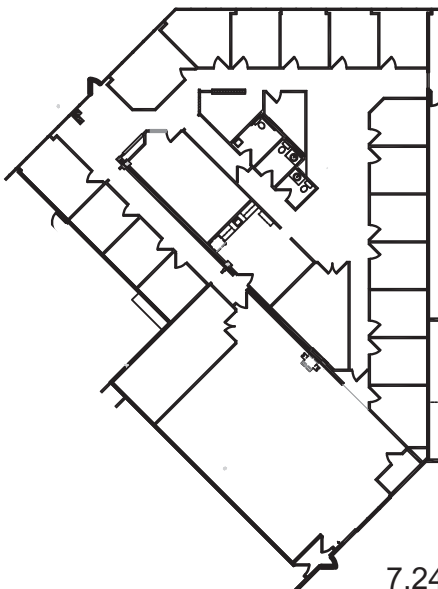
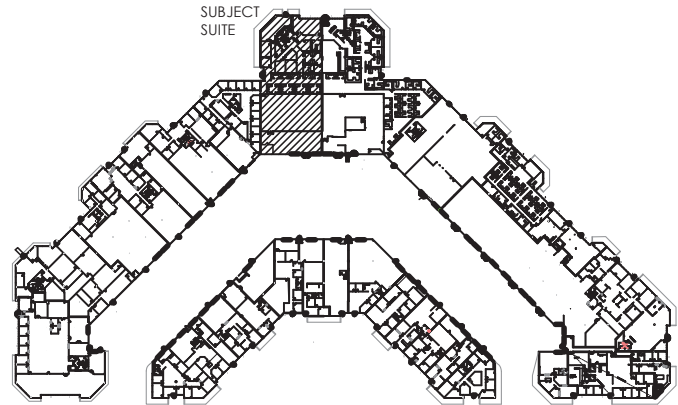
FLOOR PLAN

1944 INNERBELT BUSINESS CENTER DR





14,538 RSF



7,247 RSF

