

FOR LEASE
\$8.50 SF MODIFIED GROSS
4526 SOUTH ST PETERS PKWY
ST PETERS MO 63304

**EXCELLENT OPPORTUNITY FOR ALL TYPES OF USES THAT
NEED OFFICE/WAREHOUSE SPACE WITH RETAIL EXPOSURE.**



- EASY ACCESS TO HWY 364
- BUILDING IS VISIBLE FROM HWY 364
- 5,250 SF OF OFFICE WAREHOUSE SPACE
- OFFICE SPACE HAS BEEN COMPLETELY RENOVATED; FRESH PAINT, NEW FLOORS, NEW BASE, NEW FIXTURES ETC.
- OFFICE SPACE, 2,310 SF;
- 4 TO 5 OFFICES, KITCHENETTE, MEDIUM SIZED OPEN AREA AND A LARGE OPEN AREA.
- WAREHOUSE SPACE, 2,940 SF; TWO DRIVE IN DOORS; 1) 12X12 AND 2) 8 HIGH BY 12 WIDE.



SCHEDULE YOUR SHOWING TODAY

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