

Warehouse space available from 61,000 to 355,260 SF

± 22 Acres available for new, build-to-suit projects

1400 North Pennsylvania Avenue, Pagedale, Missouri 63133



Property Features:

- Lot A: ± 22 acres, Lot B: ± 5 acres
- Access via North Pennsylvania Avenue and Ferguson Avenue off of Page Avenue
- 2 miles east of highway 170
- 5 miles to Lambert International Airport
- 430 parking spaces
- Served by Terminal Railroad
- Close proximity to Downtown St. Louis and Downtown Clayton

Building Features:

- Ceiling heights range from 20'9" to 17'6"
- 53 dock doors with levelers, seals and locks
- 3 rail doors
- Freight elevator served
- 3 phase electric, 4160 volts, 5000 KVA
- Fully sprinklered (wet)
- 20" water main with 10" lateral to the building
- 36" storm sewer
- 6" concrete floors

Economic Information

- Estimated Real Estate Taxes: \$66,000
- Property is located in the State Enterprise Zone
 - State Tax Credits
 - Real Property Tax Abatement

Lease/Sale Rates:

- Lot A - Building Lease: \$2/sf NNN
- Lot A - Will demo for build-to-suit
- Lot B - LEASED

ClarkPROPERTIES

314.389.8822

A Real Estate Development, Management and Brokerage Company

*The information contained herein is not guaranteed and while gathered from sources believed to be reliable, the information should be verified prior to the close of transaction in connection herewith. Specifications may change at any time.