

# St. Louis Business Center

High volume  
distribution  
facility



## For Lease

### Suite B overview

|                         |                                              |
|-------------------------|----------------------------------------------|
| Available space:        | ±47,874 SF                                   |
| Office space:           | ±3,047 SF                                    |
| Clear span bay spacing: | 63' - 78'                                    |
| Cranes:                 | Rail system in place                         |
| Clear height:           | 24' - 30'                                    |
| Dock doors:             | 31 (9' x 10')                                |
| Drive-in doors:         | 2 (12' x 14')                                |
| Power:                  | 3-phase/600 amp                              |
| Fire protection:        | ESFR                                         |
| Trailer/Storage:        | Up to 4.5 AC available                       |
| Location:               | Excellent access to I-70 via new interchange |
| Asking rate:            | \$5.85/PSF, NNN                              |

### Outside storage available

Up to 4.5 AC of trailer/storage

8000 Hall St.  
Building 4, Suite B  
St. Louis, MO

**Pat Reilly, SIOR**  
+1 314 338 2085  
[patrick.reilly@am.jll.com](mailto:patrick.reilly@am.jll.com)

**31**

Dock doors

**2**

Drive-in doors

**4.5**

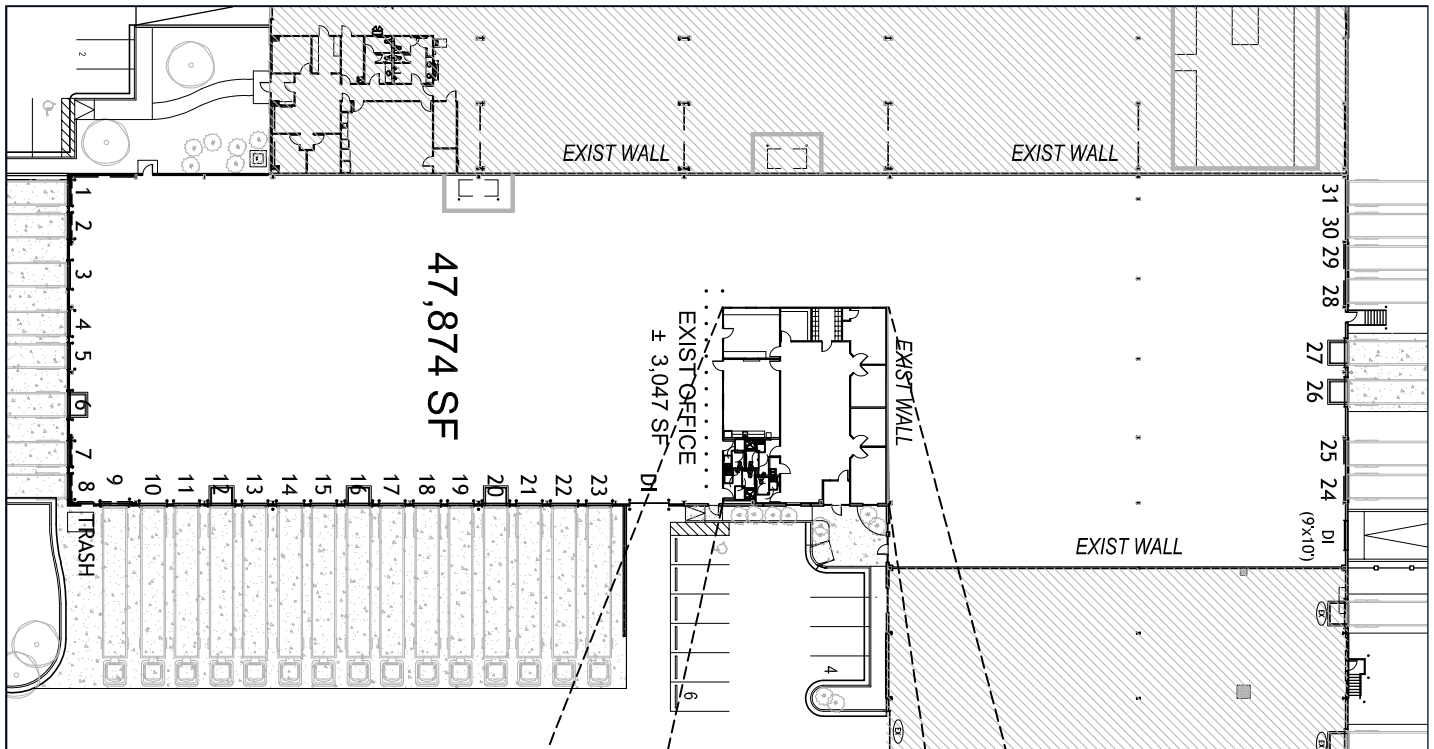
AC trailer storage



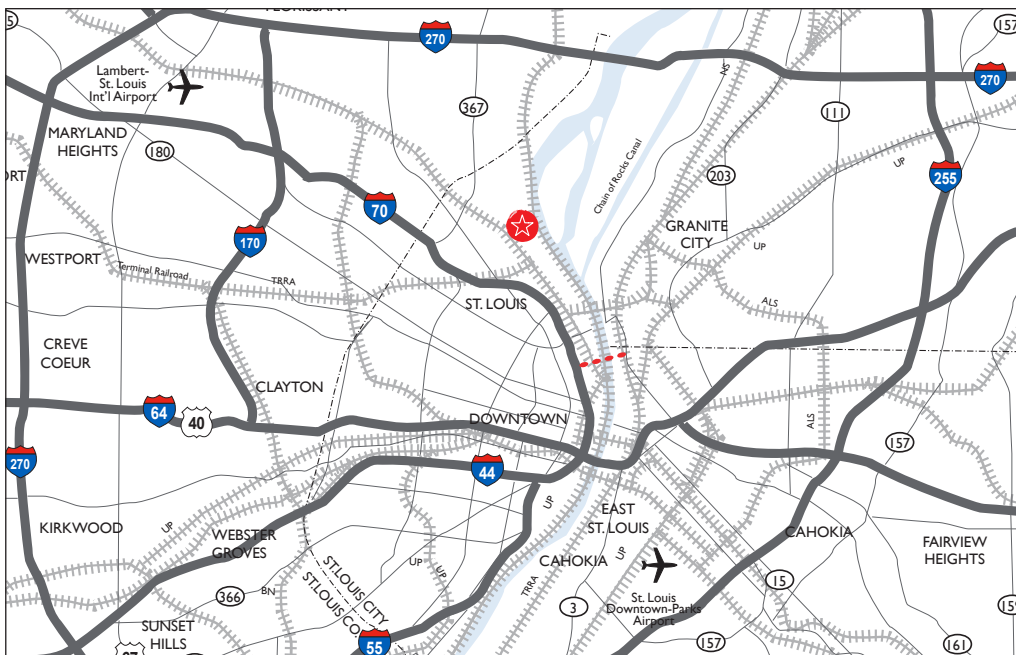
Jones Lang LaSalle Americas, Inc., a licensed real estate broker

## Suite B floor plan

±47,874 SF with 31 docks



## Facility location



Conveniently located with close access to all major interstates within the bi-state area.

**Pat Reilly, SIOR**

Executive Vice President

+1 314 338 2085

patrick.reilly@am.jll.com

jll.com/st-louis

+1 314 338 2080

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