



# For sublease

## Westport Commerce Center Bldg 2

15712 River Valley Drive,  
Maryland Heights, MO 63146

## The center of the market

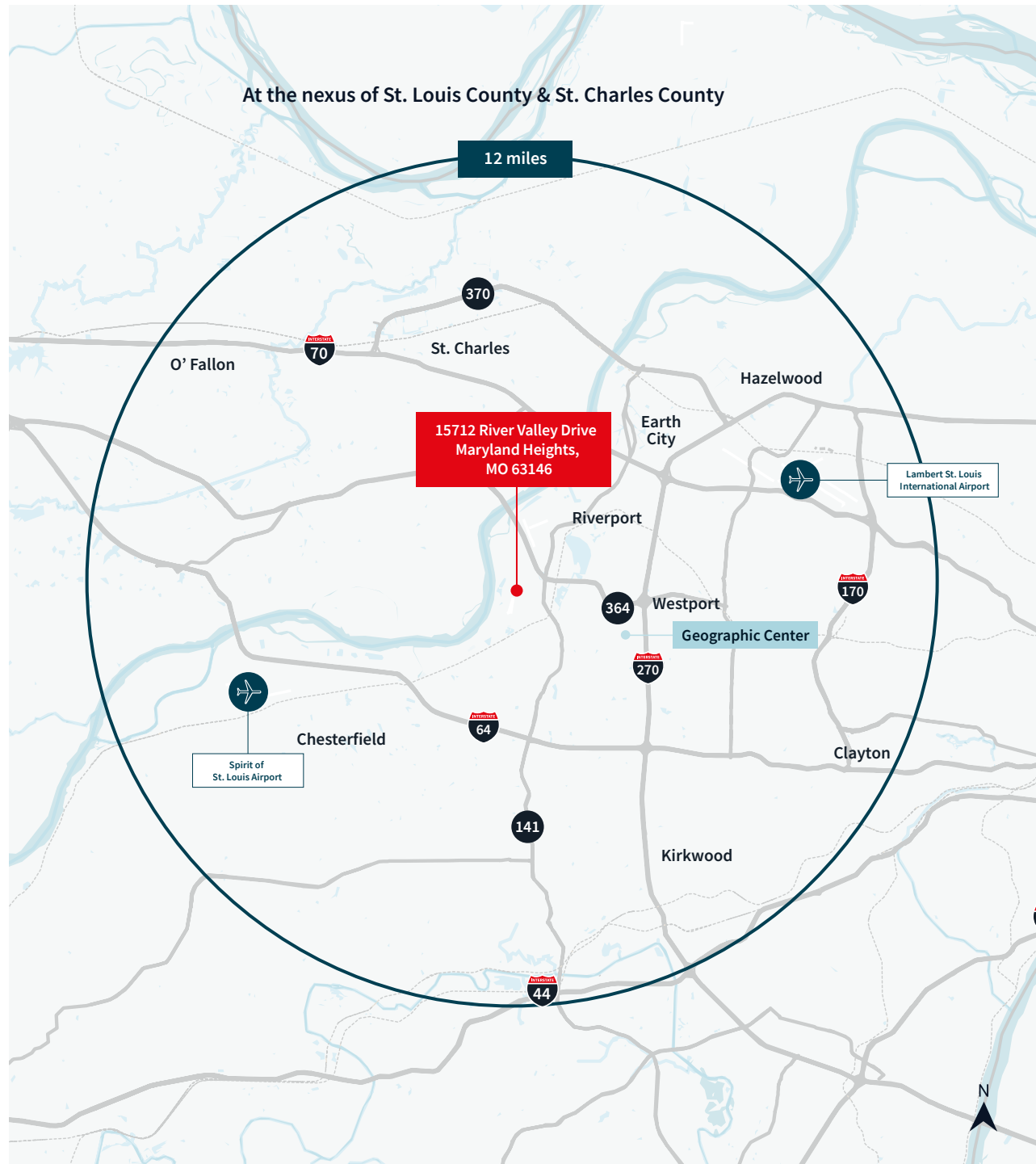
➤ ➤ Located within minutes of **St. Louis**  
➤ ➤ **Metro's** two largest populations and  
at the intersection of its two **primary**  
**arterial highways**, Westport Commerce  
Center is the center of the market.



Nearly **60% of the combined**  
**populations** in St. Louis and St. Charles  
Counties live within 12 miles of Westport  
Commerce Center. Furthermore,  
the geographic center of those two  
largest populations is just 3.4 miles  
from the park.



**Highways 141 & 364 are within 2**  
**minutes** of Westport Commerce Center.  
Together, the highways provide direct  
access in all directions to the most dense  
and fastest growing populations in the St.  
Louis Metro. Access to interstates is also  
superior; **the park is within 7 minutes of**  
**both Interstates 270 & 70.**





Site plan





15712 River Valley Drive / Maryland Heights, MO

# Building 2

Designed to be more functional and with increasing tenant demand for loading and parking in mind, buildings at Westport Commerce Center are built for the future including the following premium specifications:

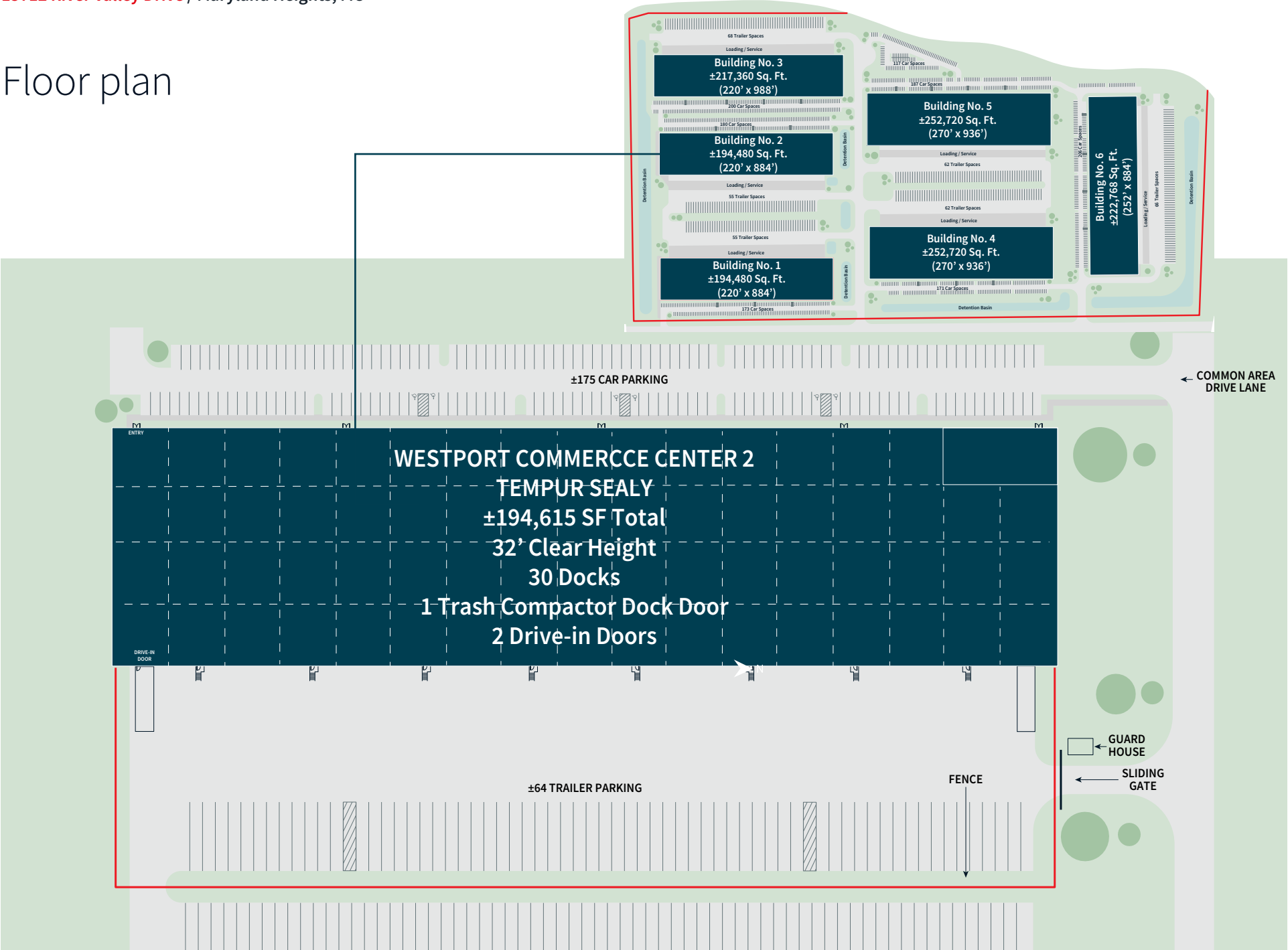


## Building 2 specs

Building Size	±194,615 SF
Total Available	±194,615 SF divisible to ±82,233
Office	3,500 SF of office with 2,500 SF break room
Maintenance	Additional office area/showroom
Clear Height	32’
Dock Positions	30
Drive-in Doors	2 (12’ x14’)
Power	4,000 amps of 480/277

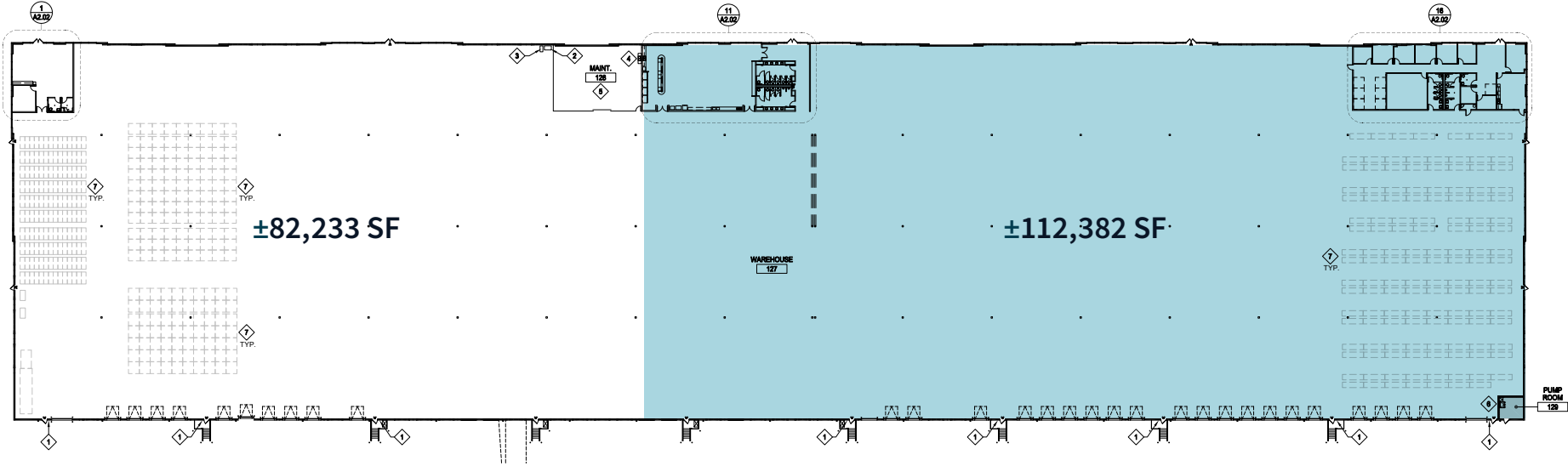
Configuration	Rear loading
Truck Court	Fully-secured truck court with guard house
Trailer Parking	64
Car Parking	175
Sprinkler	ESFR system w/ K25 heads
Lighting	LED
Fans	5 large fans

Floor plan

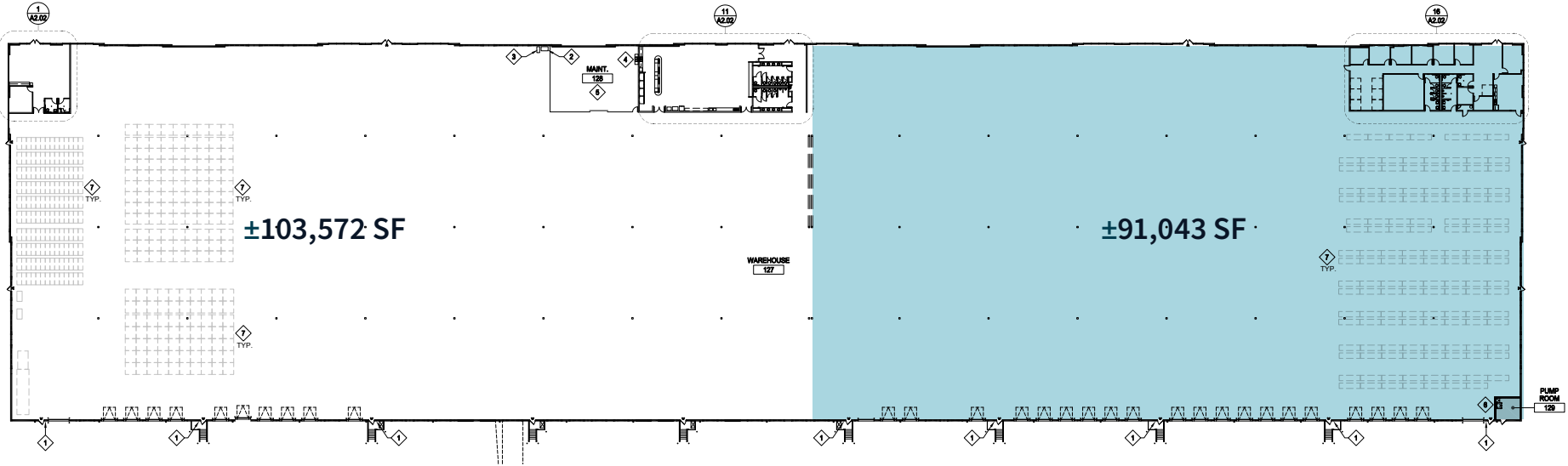


# Demising options

Demising plan Option #1



Demising plan Option #2



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