

50,850 SF SERVICE CENTER / FLEX SPACE AVAILABLE FOR LEASE

2001-2085 WALTON ROAD | SAINT LOUIS, MISSOURI 63114



- ▶ **50,850 SF Available**
- ▶ Flexible, collaborative loft-style office with modern finishes
- ▶ Clean, well-lit warehouse/storage
- ▶ Dock loading
- ▶ Ample parking (3:1,000 ratio)
- ▶ New roof installed in 2018
- ▶ 1/2 mile from intersection of Page Ave and I-170 (direct access to I-64/40 and I-70)
- ▶ Minutes south of Lambert-St. Louis International Airport
- ▶ **LEASE RATE: \$6.50 PSF NNN**



For additional information, please contact:

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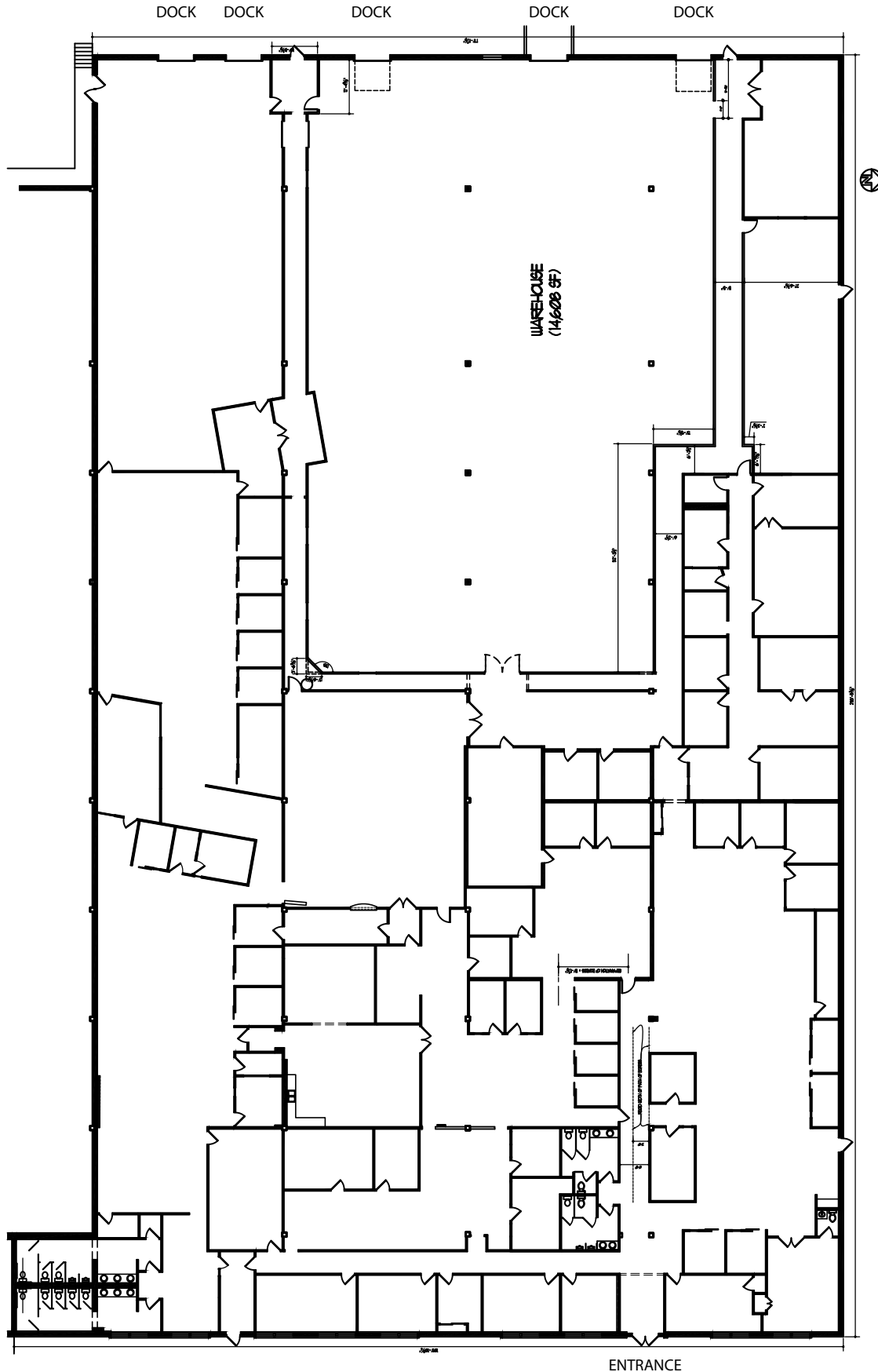
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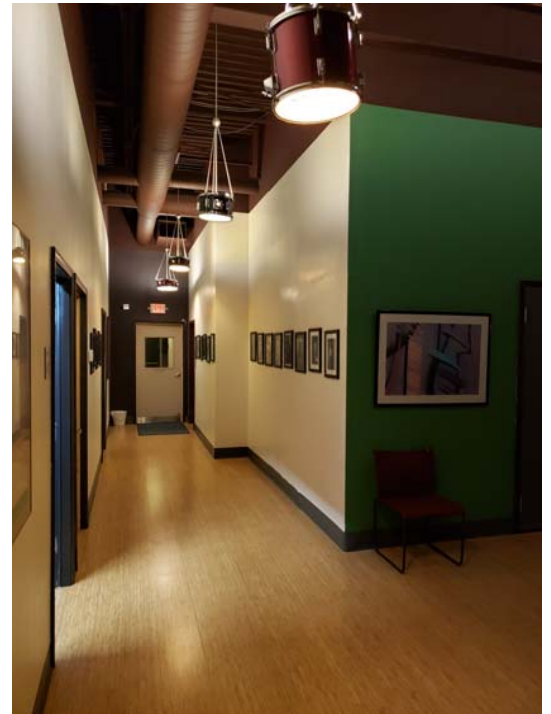
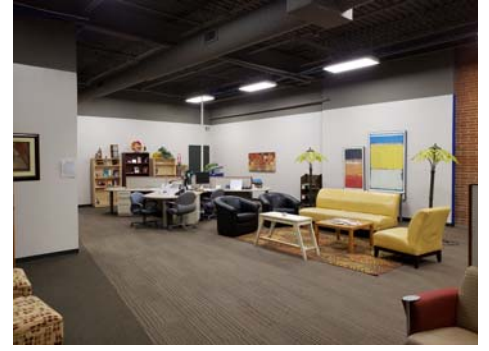
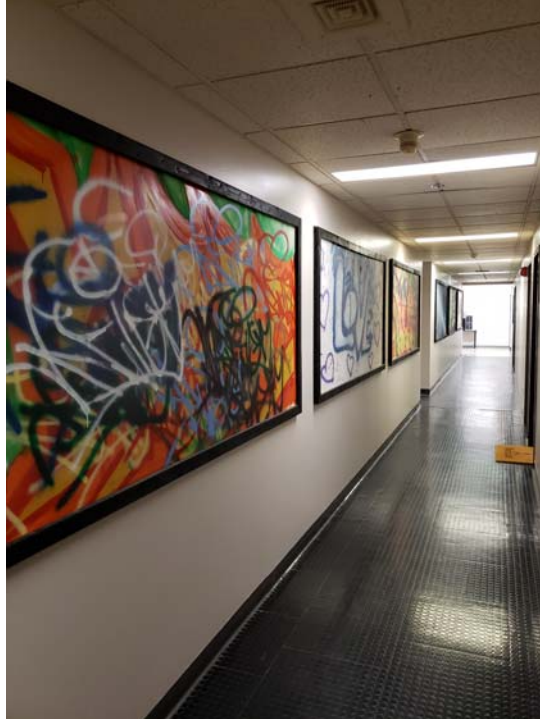
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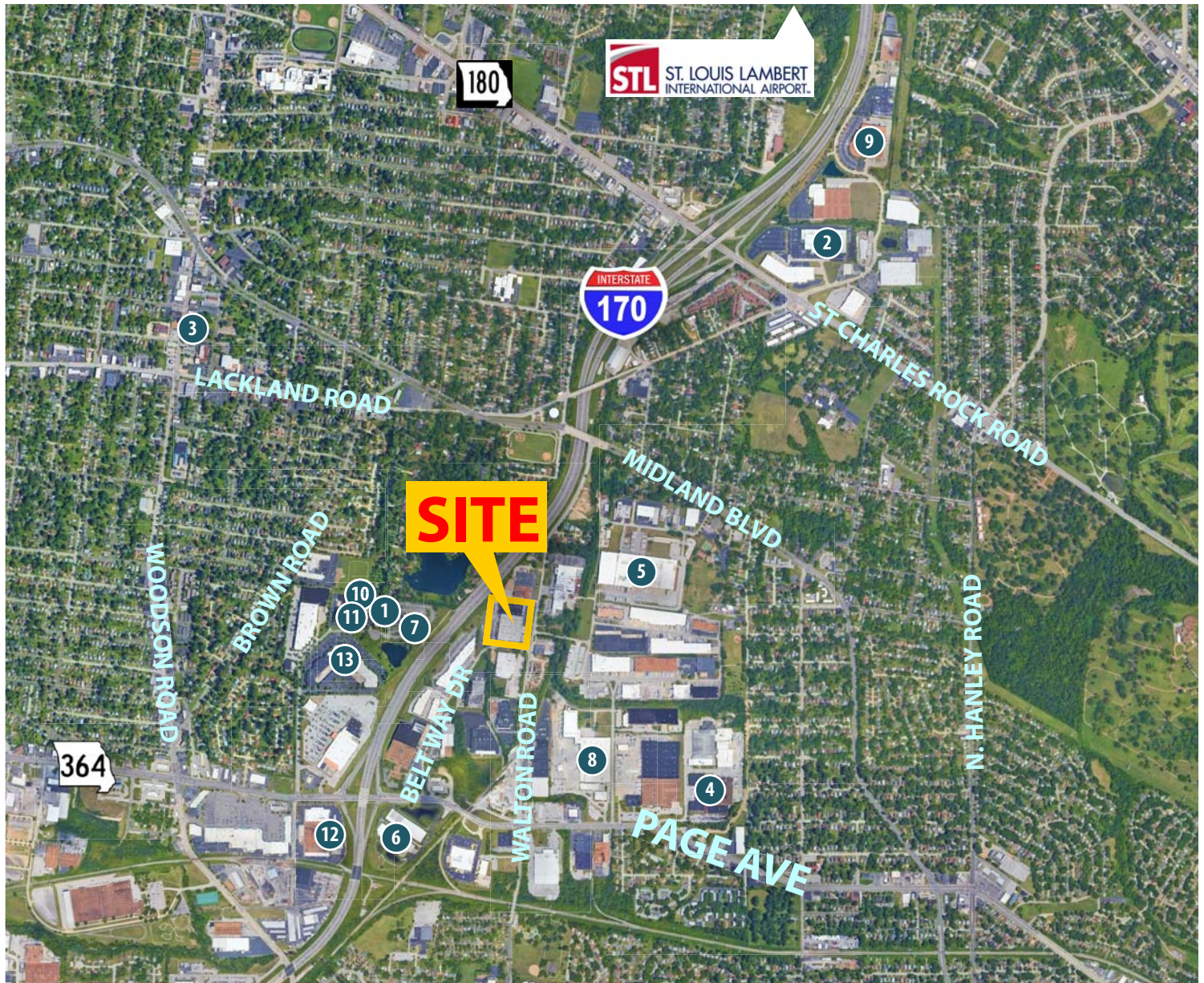
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AREA EMPLOYERS	INDUSTRY	EMPLOYEES (EST.)
1 CLAYCO INC	CONSTRUCTION / DESIGN-BUILD	1,200
2 ENTERPRISE	AUTO RENTAL & LEASING	1,200
3 RITENOUR SCHOOL DISTRICT	PUBLIC SCHOOLS	600
4 VI-JON LABORATORIES INC	MANUFACTURING / BIOTECH	600
5 FEDEX	SUPPLY CHAIN / DELIVERY SERVICES	500
6 ALBERICI CORP	CONSTRUCTION & ENGINEERING	400
7 CONCRETE STRATEGIES	CONSTRUCTION / DESIGN-BUILD	400
8 US FOOD SERVICE	FOOD SERVICE SUPPLY & MANAGEMENT	360
9 GRAYBAR	MANUFACTURING / ELECTRICAL ENGINEERING	300
10 ASSOCIATED REHABILITATION SERVICES	HEALTHCARE & REHABILITATION SERVICES	300
11 CARELINC OPTIONS LLC	HEALTHCARE & REHABILITATION SERVICES	300
12 DR PEPPER / SNAPPLE GROUP	SOFT DRINK MANUFACTURING	170
13 BUILD-A-BEAR WORKSHOP	RETAILER / WHOLESALER	125