

# 250,000 SF Multiple Use Facility For Lease

201 EVANS LANE  
ST. LOUIS, MO 63121





## MULTIPLE USE FACILITY FOR LEASE

### Location Overview

201 Evans is a 250,000 SF multiple use facility located near the NorthPark Business District. 201 Evans is strategically located immediately east of Lambert St. Louis International Airport and just north of The University of Missouri St. Louis. The site is situated on 20 acres of ground with immediate access to Highway I-70, I-170 and I-270. Express Scripts, Emerson Electric, SKF and many others have chosen this neighborhood for their operations.





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### Property Description

Three (3)-Building Corporate Campus

### Property Size

259,796 Total SF

### Building Type

- One (1) 190,000 SF Office Building
- Two (2) +/- 35,000 SF Industrial Buildings

### Acreage

19.78 AC

### Parking spaces

685 with potential to expand

### Property Highlights

- Economic incentive available through opportunity zone
- 1,500 feet from I-70
- Significant electric capacity with ability to expand
- Full kitchen and cafeteria

### Lease Price

Based on premises, term, and improvements

**NEWMARK**  
ZIMMER

**CHAPMAN**  
VENTURES LLC





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**MULTIPLE USE FACILITY FOR LEASE**

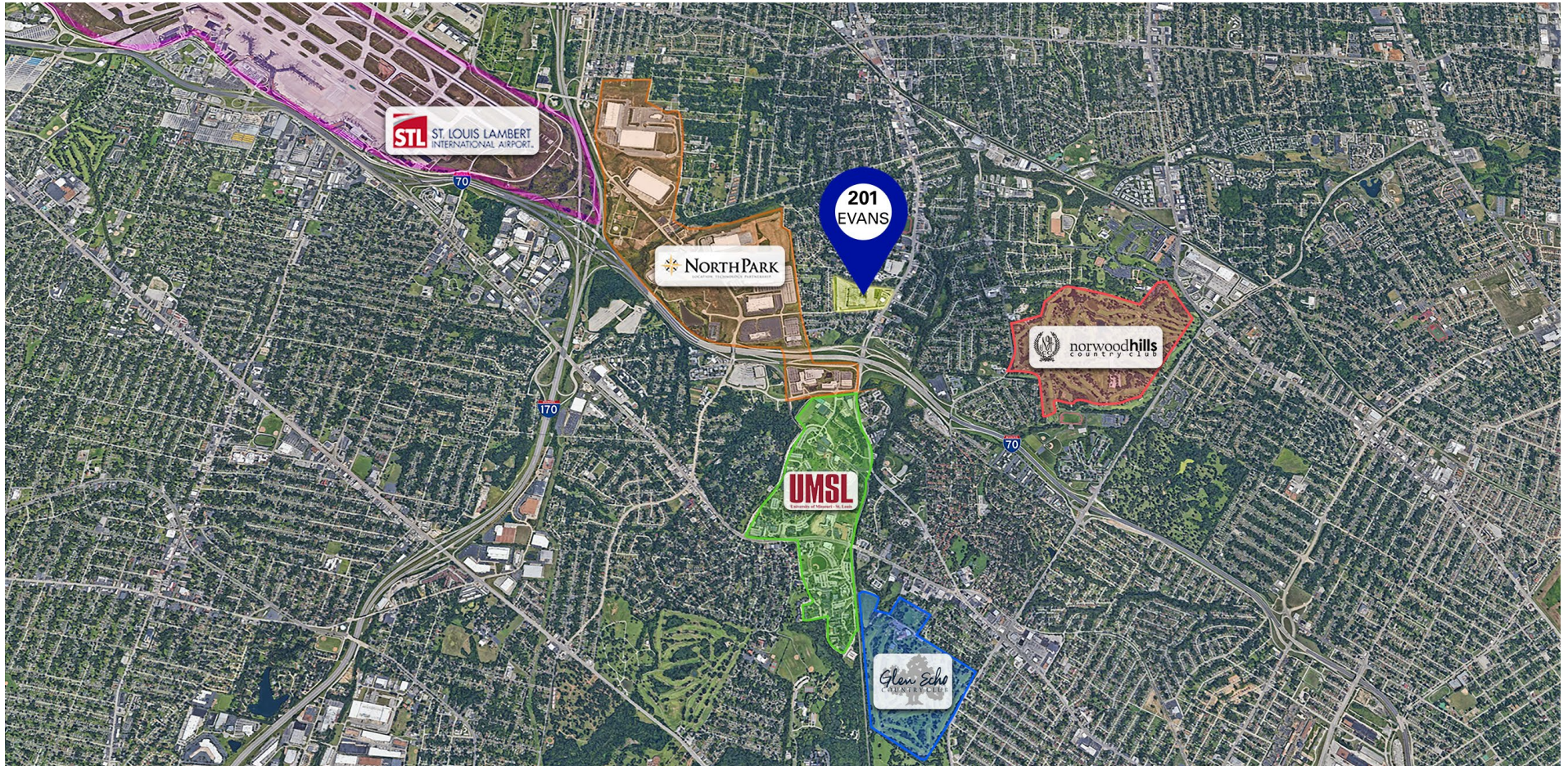
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**ALL THREE BUILDING AVAILABLE SEPARATELY  
ADDITIONAL ELECTRIC CAPACITY AVAILABLE IN ALL THREE BUILDINGS**





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FOR FURTHER INFORMATION, PLEASE CONTACT:

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