

Warson Commerce Center

10401-10407 Baur Boulevard, St Louis, Missouri 63132



- Service Center Building in a strong Central St Louis County Location
- Ceiling Heights ranging from 16'-18'
- Mix of dock and drive-in loading options
- Landlord to provide office build-out of 5% of suite size. Additional office space cost to be built into the final rental rate
- Storefronts available
- Ample Parking
- Base Lease Rates average between \$7.50-\$9.50/RSF
- Historical and Estimated Operating Expense breakdown:
 - Real Estate Taxes for 2019: \$1.26/RSF
 - Insurance for 2019 \$0.23/RSF
 - Operating Expenses for 2018 were: \$1.69/RSF
 - **Total (estimated): \$3.18/RSF**

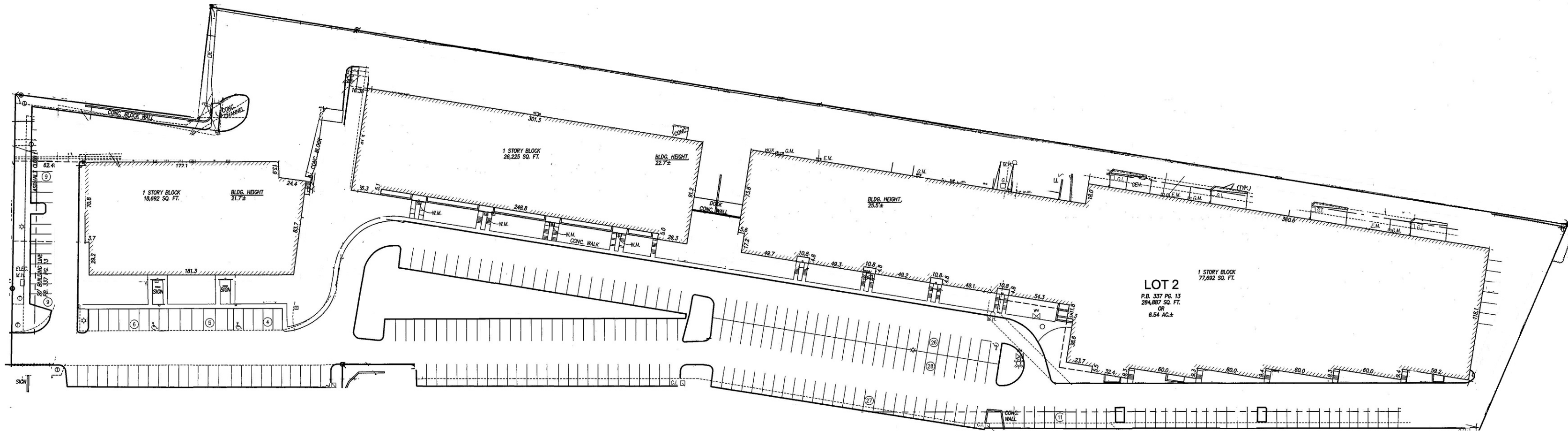
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BAUR BLVD.



Building A
10401 Baur Boulevard

Suite B
12,020 SF

*Dock &
Drive-in*

Drive-in

Heated Warehouse

Suite B

