

FOR LEASE

**42,480 SF**  
**5481-5485 BROWN AVE.**  
St. Louis, MO 63120



Located in Union Seventy Center, a gated business park



**PROPERTY PRICING**

Lease Rate: \$3.75/sf, NNN

[www.cbre.us/stlouis](http://www.cbre.us/stlouis)

**CBRE**

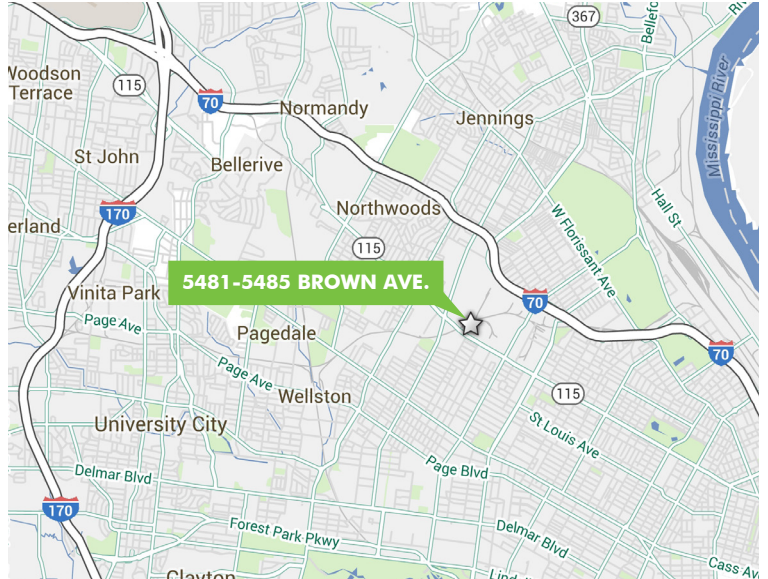
# FOR LEASE

## 42,480 SF DISTRIBUTION CENTER



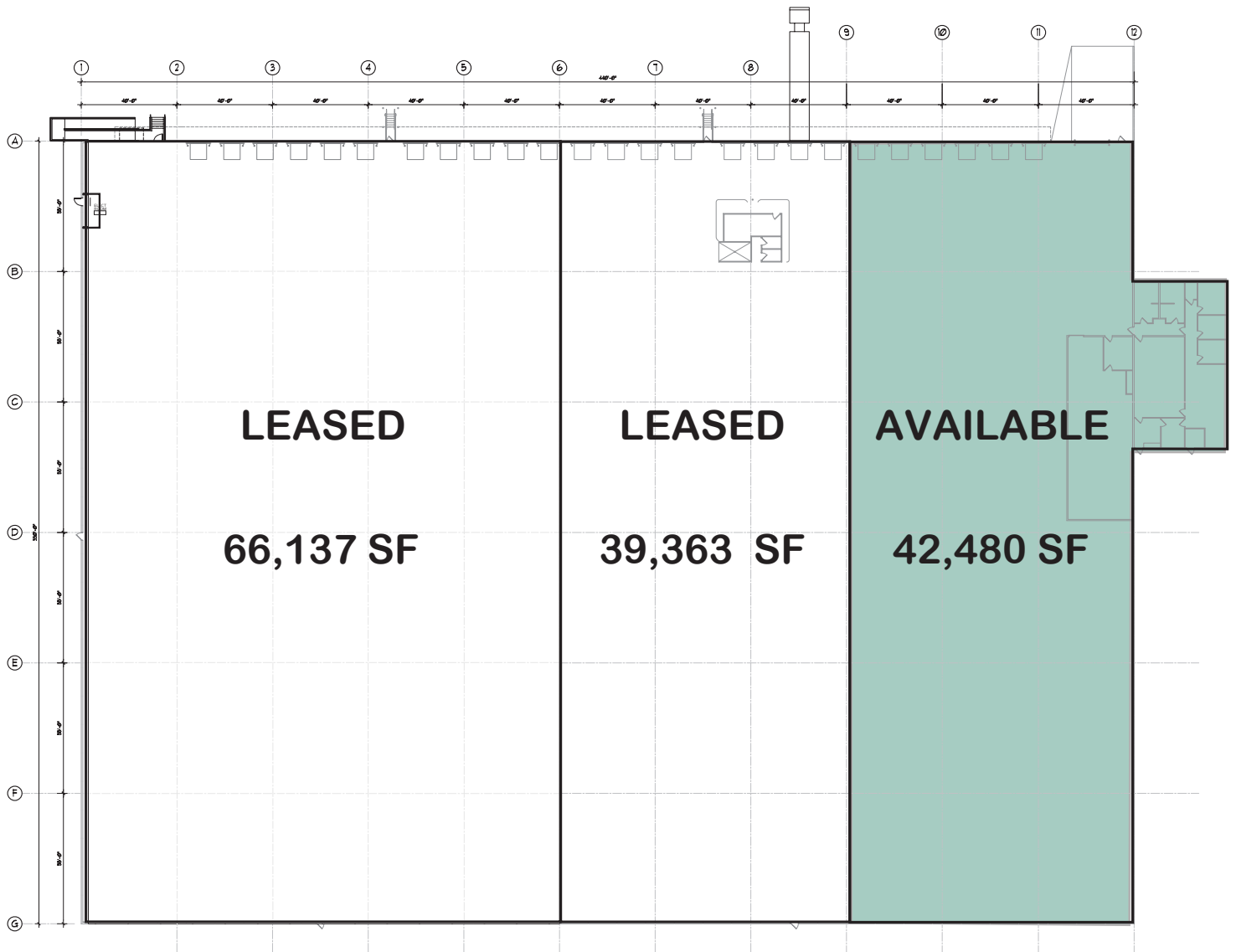
### PROPERTY FEATURES

- + 42,480 sq. ft.
- + 7.21 acre lot
- + 28' ceiling clearance
- + 40' x 55' column spacing
- + ESFR sprinkler system
- + 6 fully equipped dock doors
- + One (1) 12' x 14' drive-in door
- + New roof 2019
- + 45 car parking
- + 20 trailer parking
- + 2,880 sq. ft front office
- + 24 hour security at Union Seventy Center
- + Quick access to I-70



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 **FLOOR PLAN**



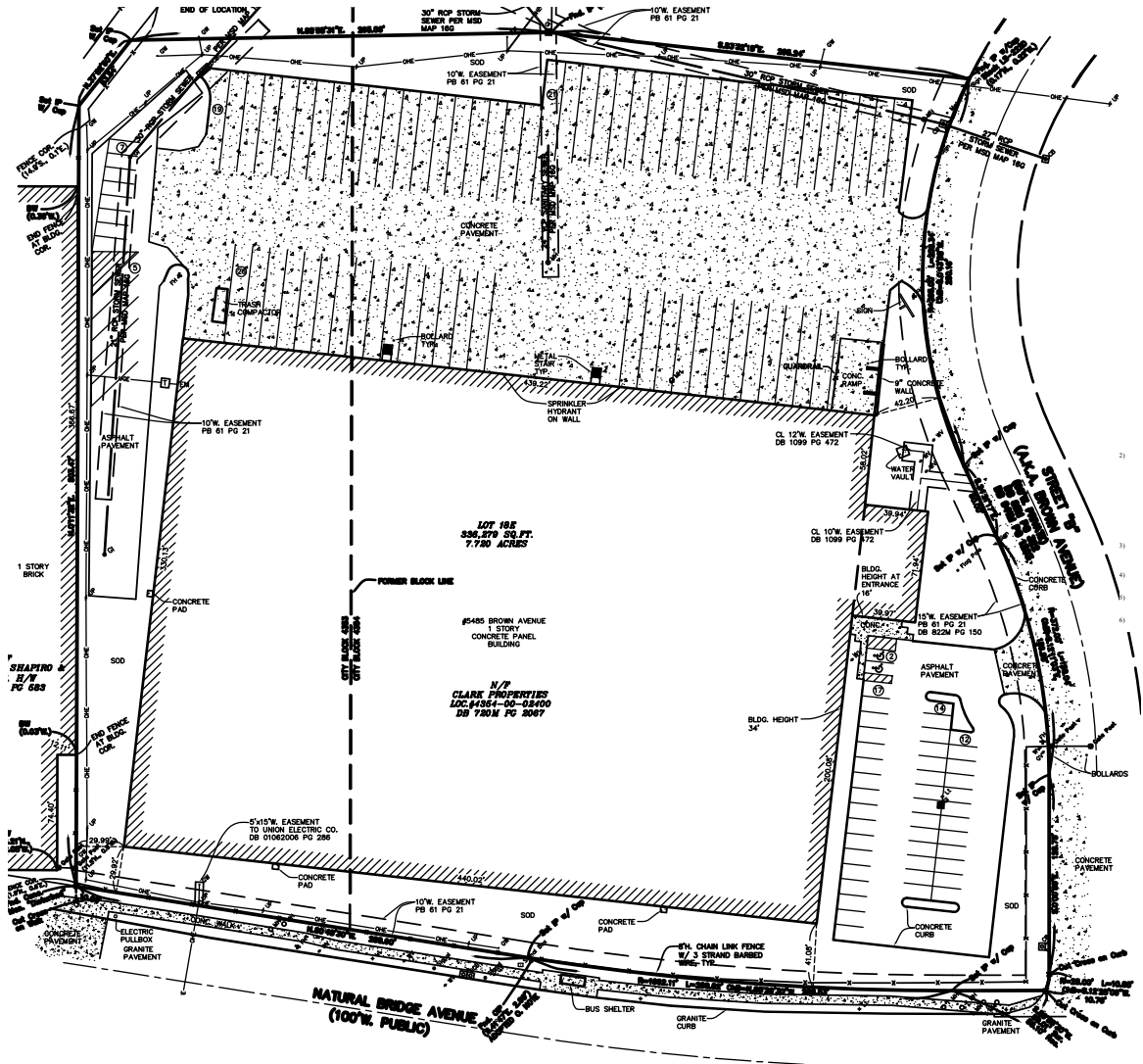
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BROWN AVENUE  
St. Louis, MO 63120



## SITE PLAN



## CONTACT INFO

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### CBRE

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