

STAND ALONE SINGLE TENANT BUILDING

# 21,615 SF AVAILABLE FOR SUBLEASE

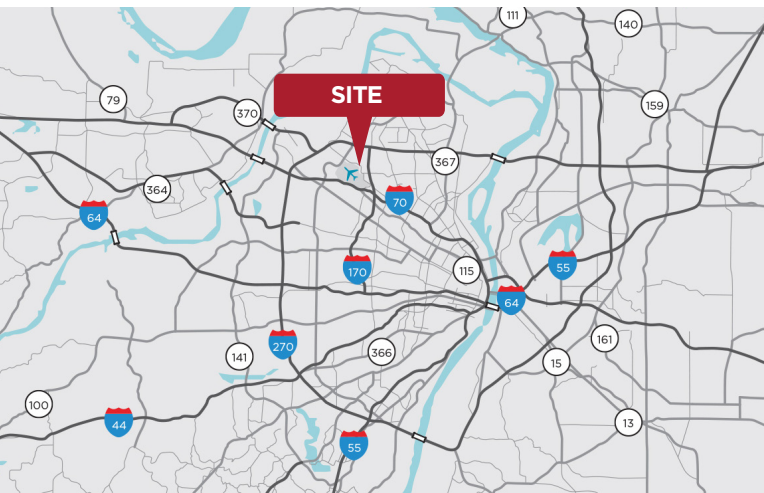
100% CLIMATE CONTROLLED



8893 FROST AVENUE  
BERKELEY, MO 63134

## PROPERTY HIGHLIGHTS

<b>Total Available:</b>	±21,615 SF
<b>Office Area:</b>	±3,000 SF
<b>Clear Height:</b>	28'
<b>Loading:</b>	6 Docks equipped with pit levelers, shelters, and lights 1 Oversized Drive-In
<b>Power:</b>	3 Phase, 208/120 Volts
<b>HVAC:</b>	100% Climate Controlled
<b>Sublease Expiration:</b>	7/31/2030
<b>Sublease Rate:</b>	\$6.75/SF NNN

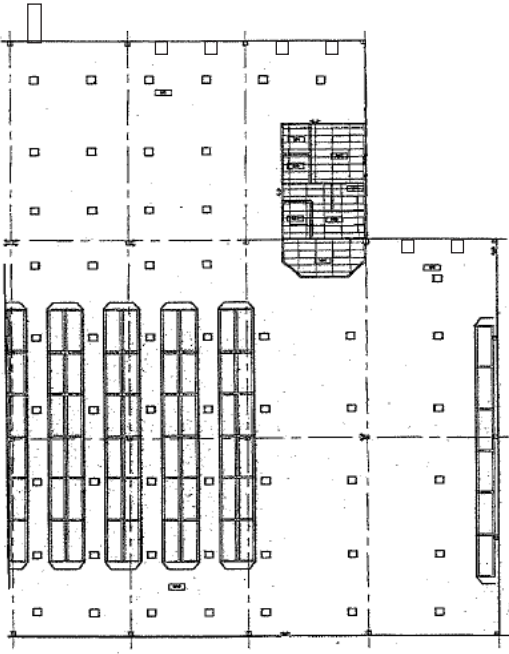


### CONTACT

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# FLOOR PLAN & AERIAL



## 1.52 ACRE SITE



### CONTACT

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