

FOR LEASE

1201 RESEARCH BOULEVARD

CREVE COEUR, MO 63132



17,475 SF STAND-ALONE OFFICE/WAREHOUSE

Lease Rate: \$6.50/SF NNN

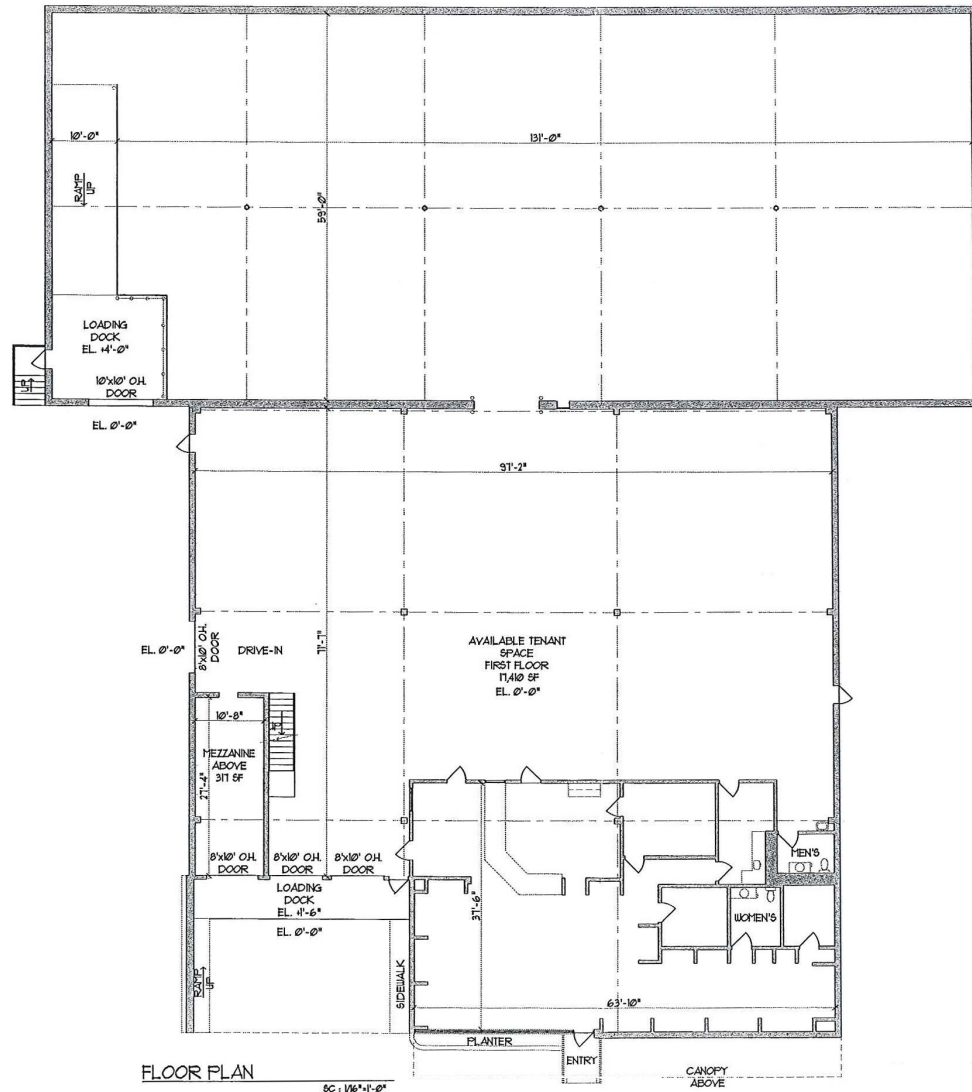
- Office/Showroom: 1,975 SF
- Rear Warehouse: 8,500 SF (16' Clear Height)
- Front Warehouse: 7,000 SF (12' Clear Height)
- Loading: 1 Standard (4') Dock Door / 3 Van Height (2') Dock Doors / 1 Grade-Level Drive-In
- 2023 RE Tax: \$2.30/SF



Keith Ziercher, CCIM
Director
+1 314 746 0384
keith.ziercher@cushwake.com

FLOOR PLAN

1201 RESEARCH BOULEVARD CREVE COEUR, MO 63132



©2024 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.