



For Lease

Tax abated modern bulk warehouse

Building size	502,500 SF
Available space	202,300 SF (potentially divisible)
Office	±1,300 SF
Ceiling height	32'
Column spacing	50' x 47' 6" (60' speed bay)
Loading docks	18 (expandable to 29)
Dock packages	35K lb. levelers, seals and bumpers
Drive-in doors	2 (12' x 14')
Sprinklers	ESFR system
Truck court	130' (60' concrete apron)
Year built	2008
Car parking	90 (expandable)
Trailer parking	35 (expandable)
Lighting	T-5
Asking rate	\$3.75/SF, NNN
OPEX PSF	Taxes \$0.10/ Ins \$0.04/ CAM \$0.26/ Total \$0.40

255 Logistics Center

**1659 Sauget Business Blvd.
Sauget, IL 62206**

Pat Reilly, SIOR

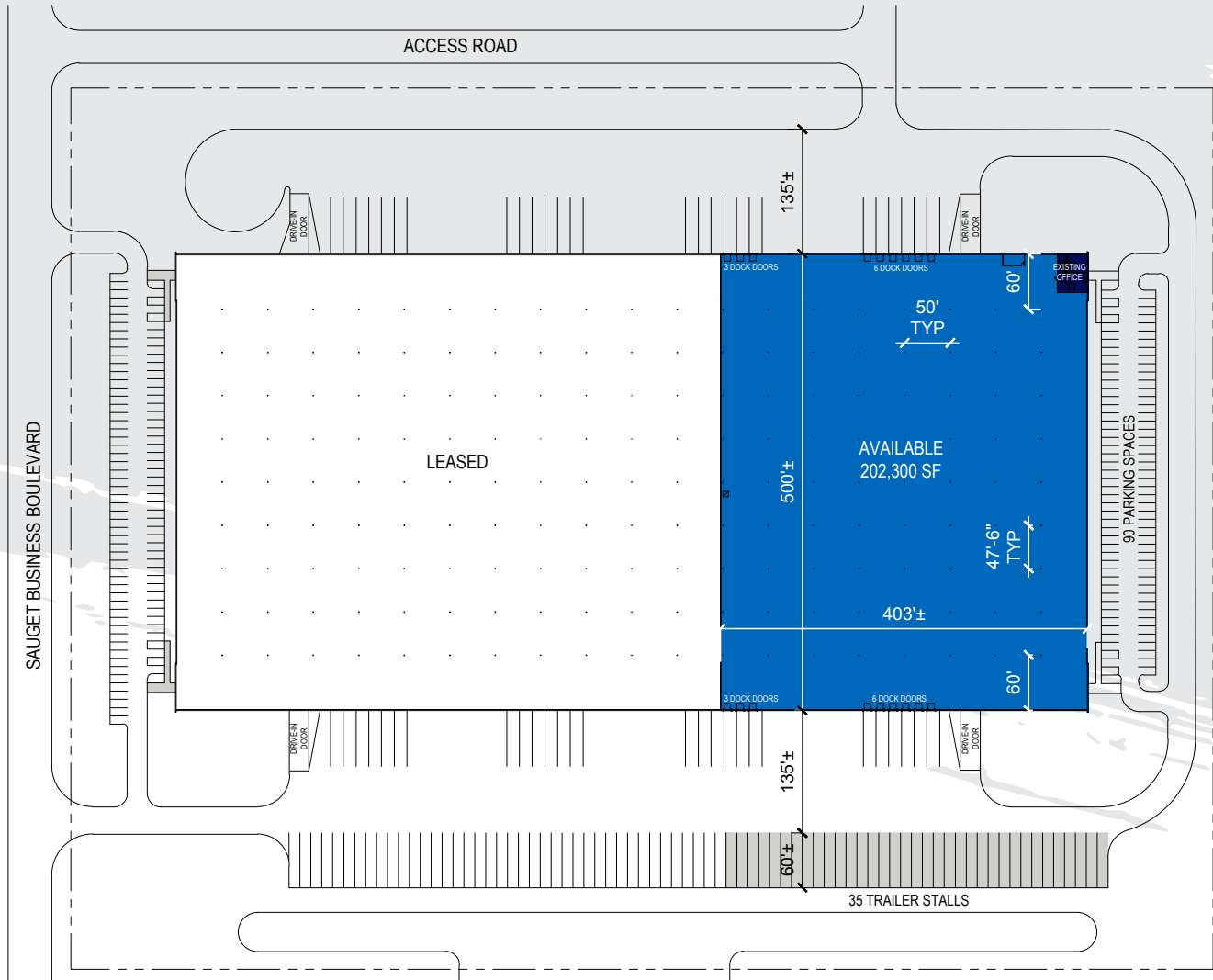
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Location

Adjacent to St. Louis Downtown Airport with proximity to:

- FedEx Ground (0.3 miles)
- Downtown St. Louis (6 miles)
- UPS (6 miles)
- FedEx Freight (7 miles)

Nearby railways:

- Union Pacific (1 mile)
- Norfolk Southern (2 miles)
- CSX (10 miles)



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