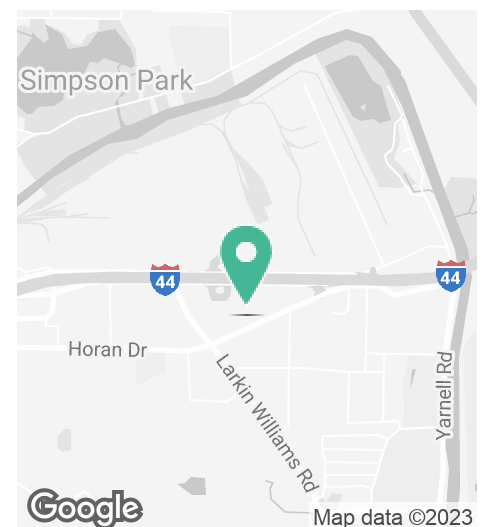




### Offering Summary

Sale Price:	\$5,950,000 (\$95.02/SF)
Lease Rate:	\$7.00 SF/yr (NNN)
Available SF:	15,838 - 27,836 SF
Building Size:	62,617 SF

- 4,938 SF office / 22,898 SF warehouse
- 100% climate controlled.
- 3 grade level drive-in doors
- Clear Height: 16'
- OPEX: \$2.25 SF/yr



Get more  
information

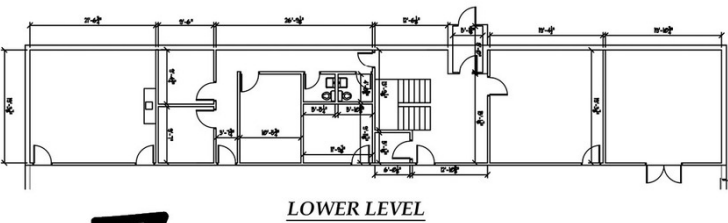
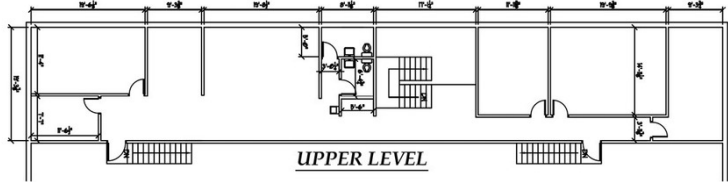
**Mark Dorsey**  
Vice President  
D 314 785 7623  
C 314 580 1142  
Mark.Dorsey@avisonyoung.com



# Industrial property for lease

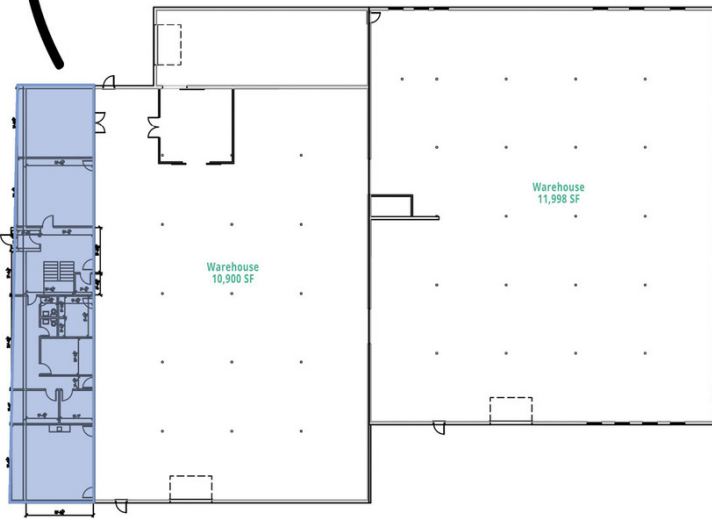
615 Rudder Road

Office Floorplan  
4,938 SF Total



LOWER LEVEL

Warehouse Floorplan  
22,898 SF Total



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