

9420 WATSON INDUSTRIAL PARK

ST. LOUIS, MO 63126



Contact Information

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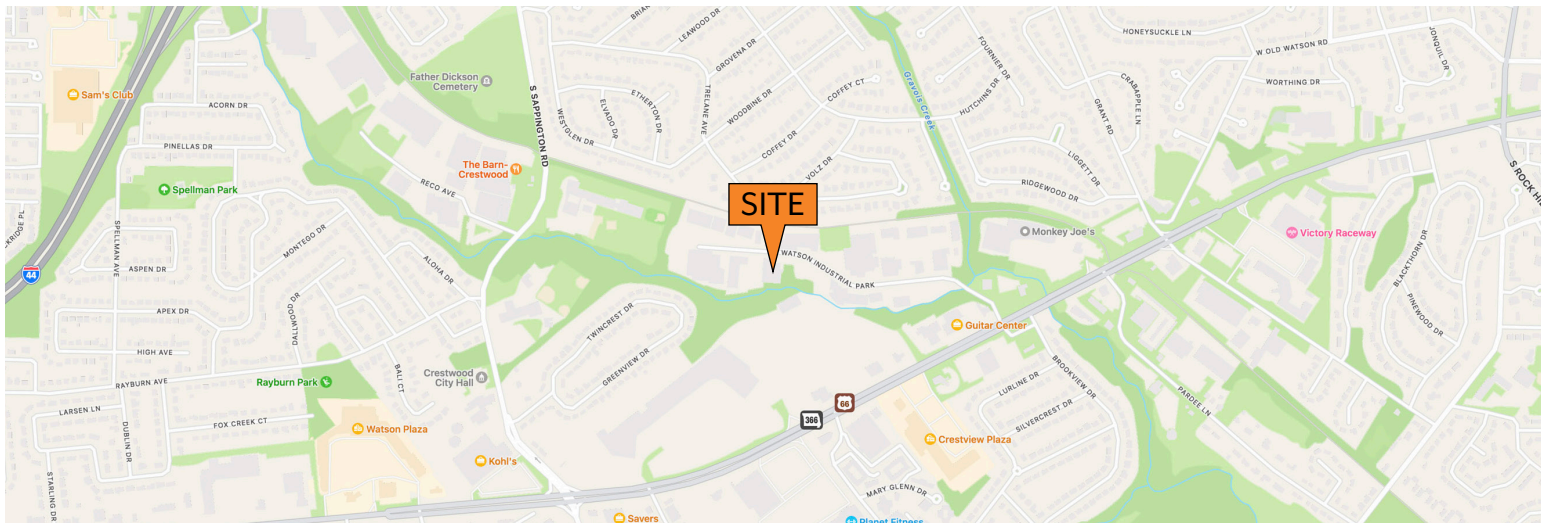
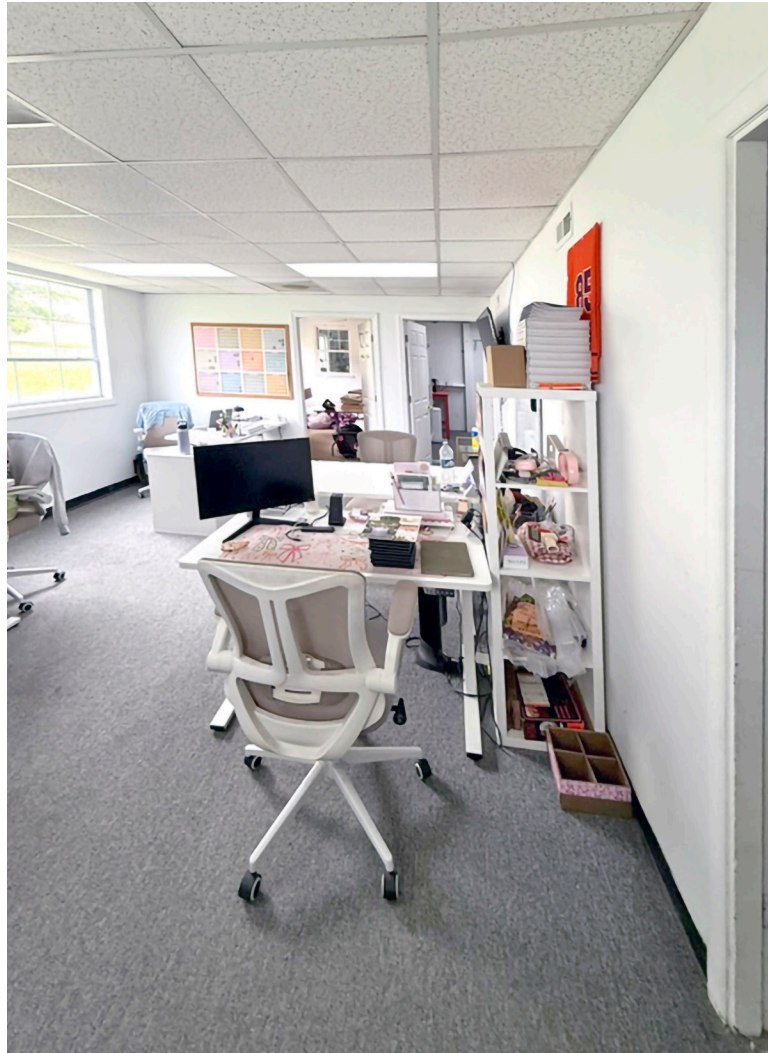
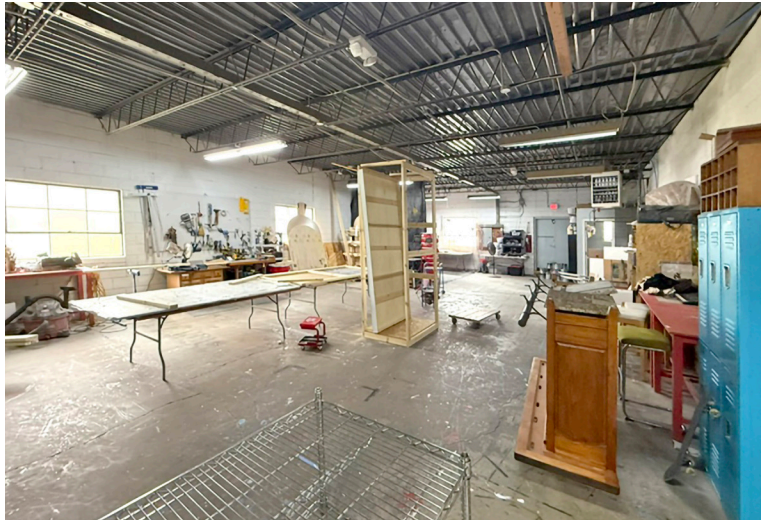
Cozad Commercial Real Estate
MD Real Estate Advisors, LLC
16 Sunnen Drive, Ste. 164
St. Louis, Missouri 63143

PROPERTY HIGHLIGHTS

- ▶ 5,200 SF Office / Warehouse space
- ▶ Ideal space for light fabrication and distribution
- ▶ Sublease Expiration: November 2029
- ▶ Includes two dock doors with weather overhang
- ▶ 12 parking spaces available
- ▶ Centrally located in a tight industrial market
- ▶ Great access to I-44 and I-270
- ▶ **Sublease Rate: \$7.44/sf + CAM**

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Information herein has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

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