

Secured Below-Grade Warehouse/Storage Space | 3,650± SF | Drive-In Access | South Grand Corridor

0 BEDS | 0.5 BATHS | \$1,350.00 RENT

(314) 367-1106
<https://sfshannon.com/>



PROPERTY ADDRESS

3653 S. Grand Blvd., Lower Garage
St. Louis, MO 63118

SQUARE FEET: 3,650 AVAILABLE: Now

DESCRIPTION

This distinctive below-grade warehouse and storage space is at 3653 S. Grand Blvd. in the heart of St. Louis's South Grand commercial corridor. Located within a well-maintained, three-story mixed-use brick building, this lower-level space provides approximately 3,650 square feet of open, column-supported floor area at a highly competitive gross lease rate.

ACCESS & LOADING

The space is accessed exclusively via a private alley ramp off Tholozan Avenue, providing a sloped drive-in entry through a 9'2" wide by 7' high overhead garage door. The gradual decline ramp (2'8" grade change) allows for convenient loading and unloading of goods, equipment, and inventory directly from vehicles.

Vehicle access is limited to SUVs, small trucks, and minivans or smaller. Full-size trucks and large commercial vehicles cannot navigate the entry ramp.

INTERIOR

The main floor area measures approximately 42' x 79' and features painted concrete floors, white-painted masonry walls, and perimeter glass block windows that provide passive light. Six structural support pillars are distributed throughout the open plan. A secondary area at the rear of the space includes a restroom and utility sink. An additional enclosed room (approx. 17' x 12'3") with a 31" fire door connects to the building interior.

INCLUDED IN LEASE RATE

Heat, electricity, water, sewer and trash are all included in the monthly rent — an unusual value proposition for commercial warehouse space in the St. Louis market. An alarm system is installed (you must pay for monitoring).

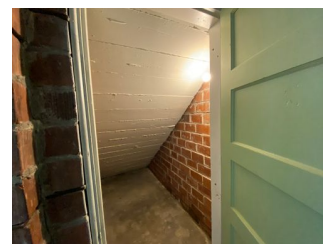
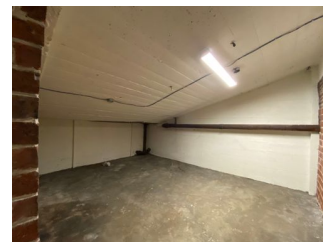
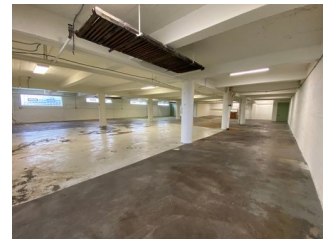
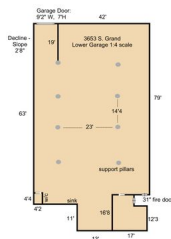
PARKING

Numbered parking spaces are available for an additional fee on a lot adjacent to the warehouse. Parking is free and on-street on Tholozan Avenue, also a short walk from the alley garage entrance.

IDEAL USES

RENTAL TERMS

Rent	\$1,350
Security Deposit	\$1,800
Application Fee	\$40



View this listing online:

