

FOR LEASE | INDUSTRIAL & FLEX SPACE



Baur Business Park

10401-10407 Baur Blvd. Olivette, MO 63132



PROPERTY OVERVIEW

10401-10407 Baur Blvd.

PROPERTY DETAILS

- Four multi-tenant flex buildings totaling 122,904 SF
- Ceiling Heights ranging from 16'-18'
- Mix of dock and drive-in loading options
- Ample Parking in front of building;
Parking Ratio: 2.5 / 1,000 SF
- Pricing includes "white box" finish provided
minimum lease terms and tenant credit are
agreed to
- Charter Fiber internet available

\$9.50 – \$9.75 /
RSF, NNN

LEASE RATES

BUILDING A - 10401 BAUR

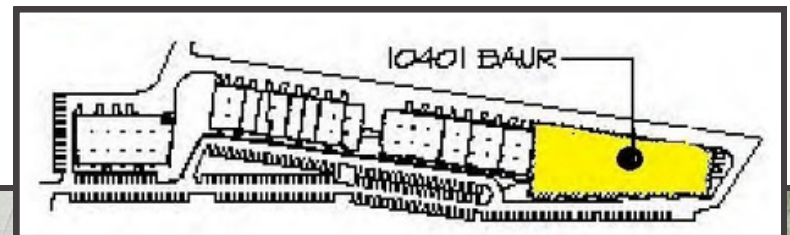
**Suite F
Leased**

**Suite D & E
Available**

**Suite C
Leased**

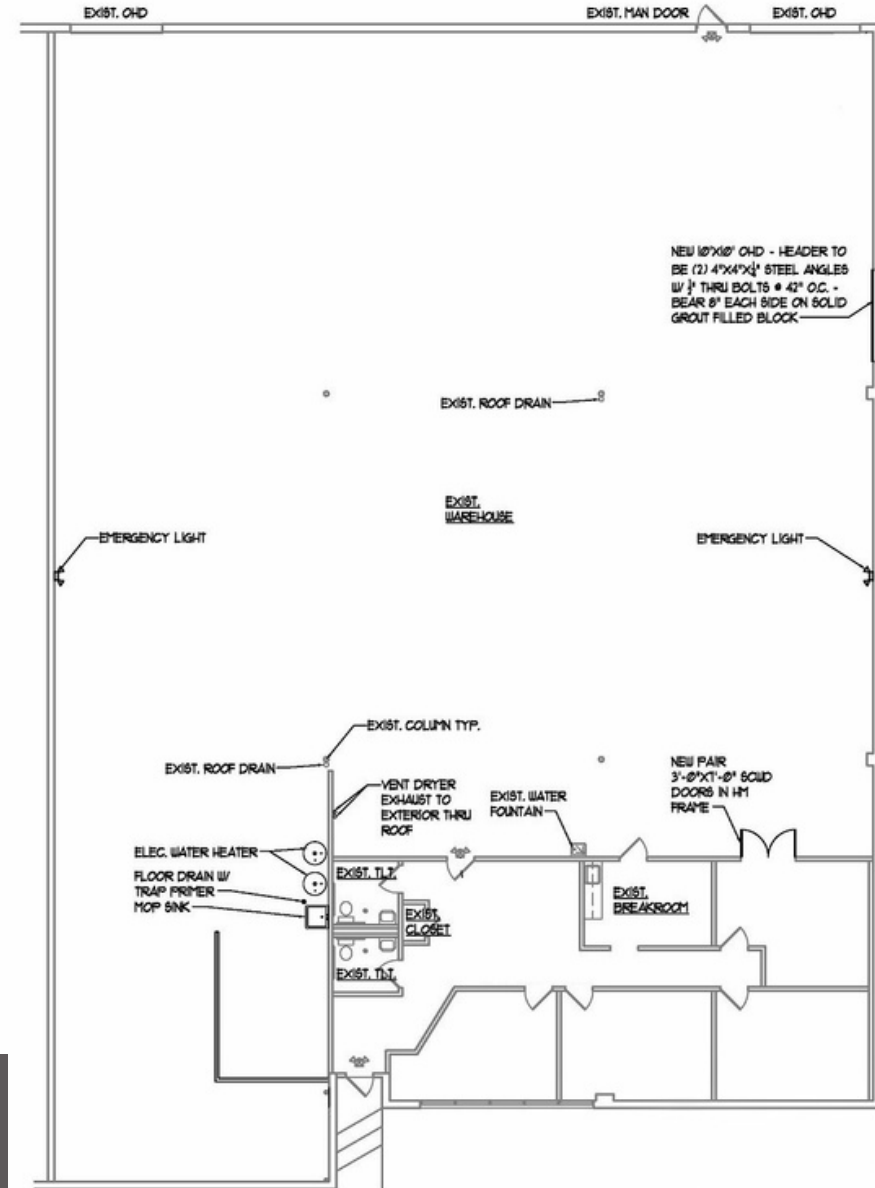
**Suite B
Leased**

**Suite A
Available**





Building A - Suite A



 **Location**
10401 Baur Blvd, Suite A
Olivette, MO 63132

 **Price**
\$9.50/RSF NNN

Suite Details

- 10,840 Total RSF
- Office / Warehouse Ratio: 20%/80%
- 1 Dock Door
- 3 Drive-In Door
- Unoccupied



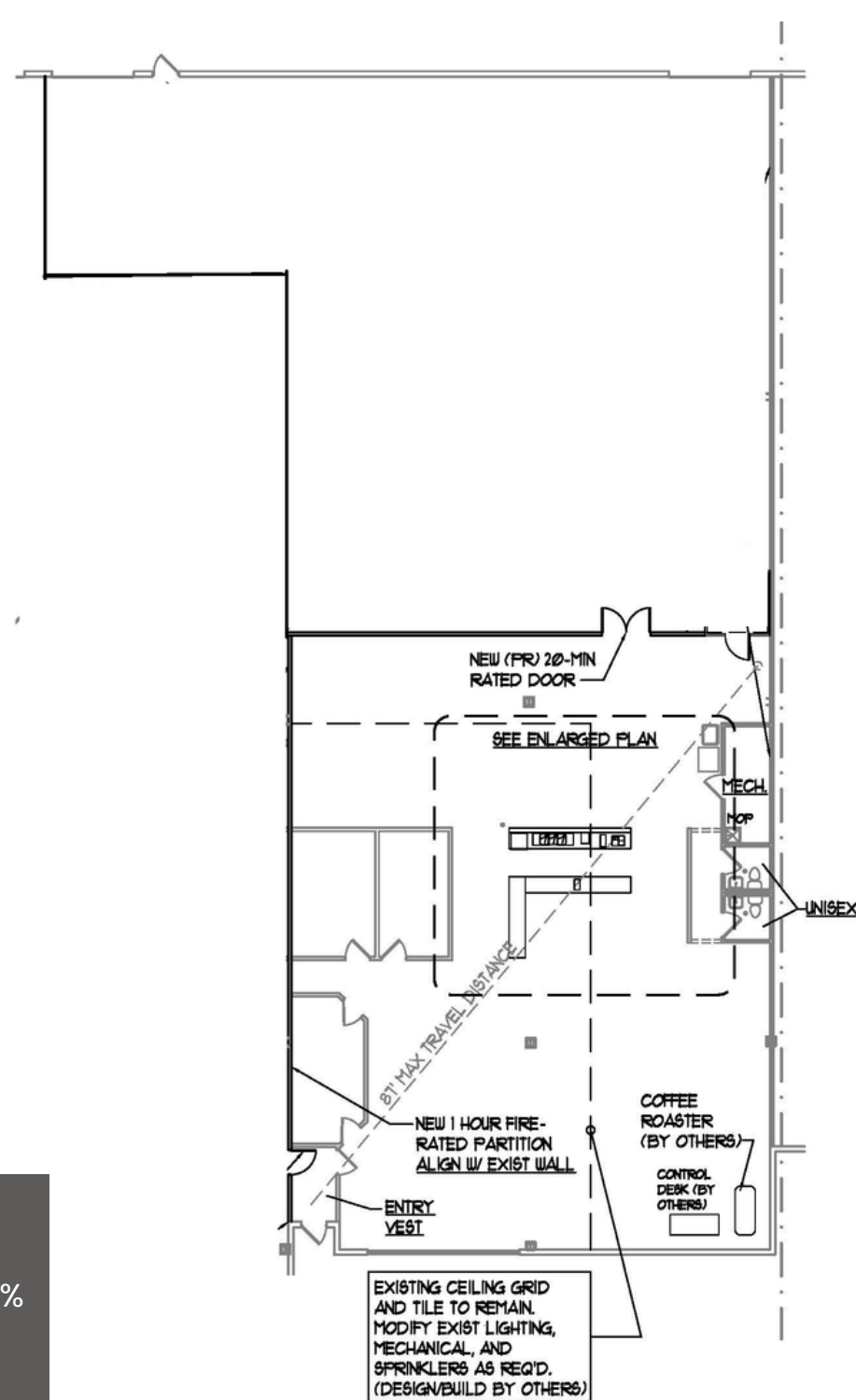
Building A - Suite D&E

 **Location**
10401 Baur Blvd, Suite D&E
Olivette, MO 63132

 **Price**
\$9.75/RSF NNN

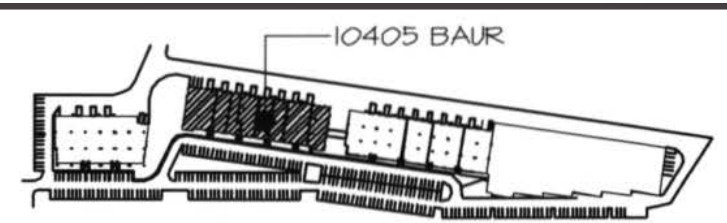
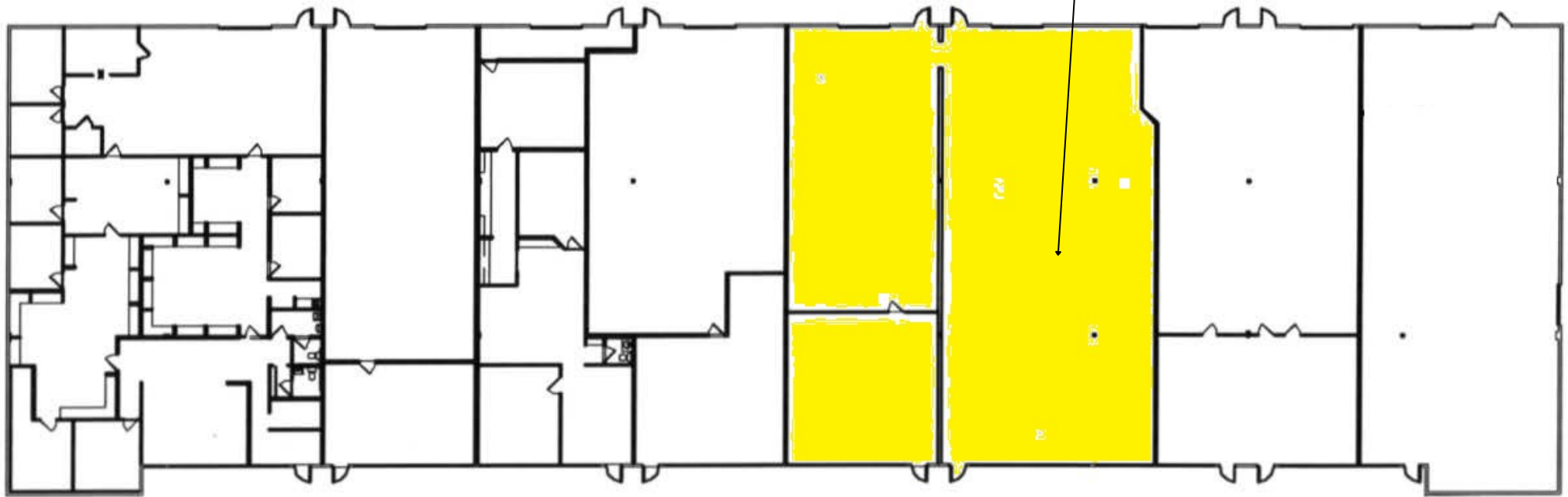
Suite Details

- 4,000-10,000 Total RSF
- Office / Warehouse Ratio: 50%/50%
- 1 Dock Door
- 2 Drive-In Doors
- Occupied To: Within 60 days



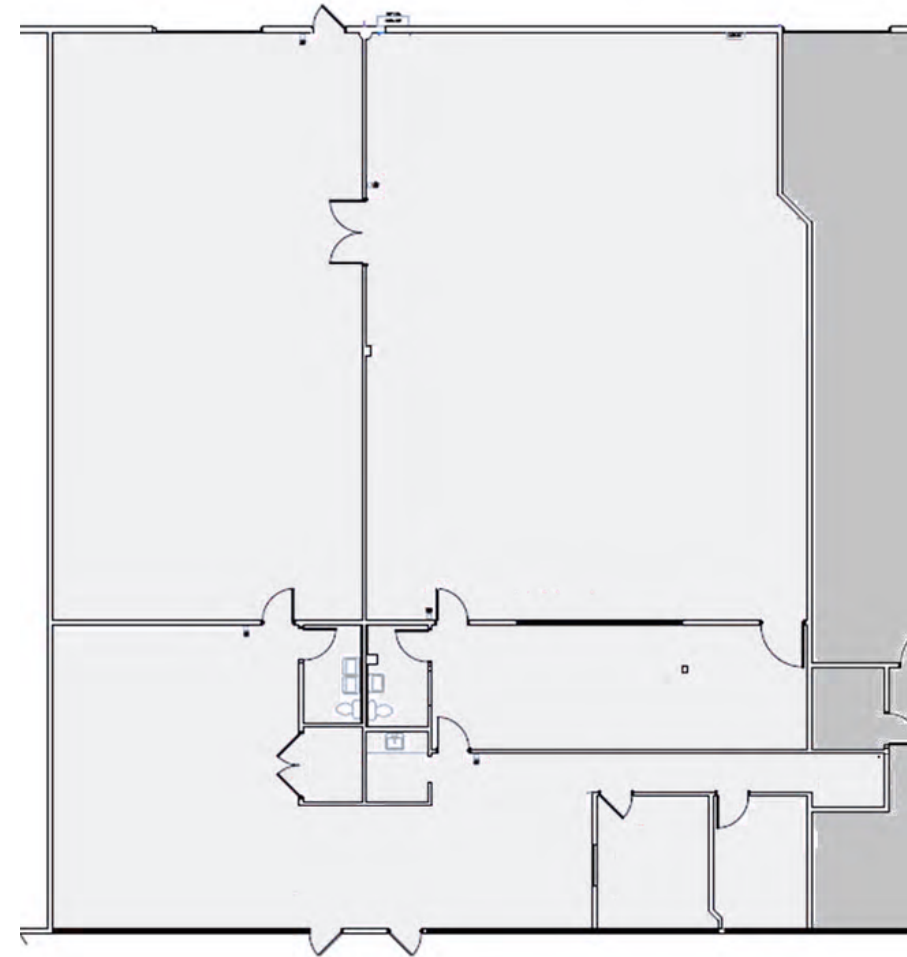
BUILDING C - 10405 BAUR ■

SUITE D





Building C - Suite D



 **Location**
10405 Baur Blvd, Suite D
Olivette, MO 63132

 **Price**
\$9.50/RSF NNN

Suite Details

- 6,220 Total RSF
- Office / Warehouse Ratio: 60%/40%
- 1 Drive-In Doors
- Unoccupied

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CONTACTS

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