

FOR SALE OR LEASE

257,000–315,000 SF | 21.7 Acres | Warehouse/Manufacturing Facility



Ideal industrial location for *corporate headquarters, office/warehouse, or manufacturing*

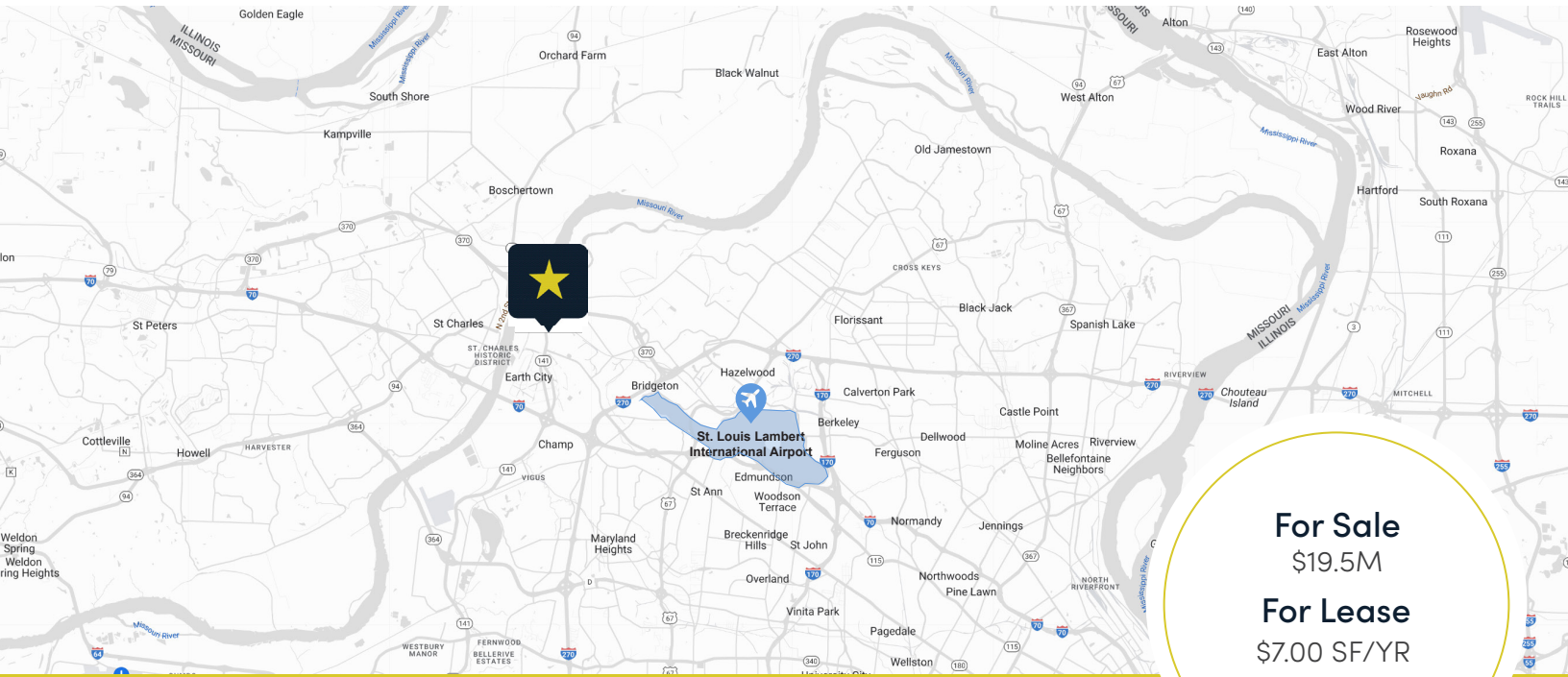


1 Corporate Woods Drive | St. Louis, MO 63044

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Corporate Woods Drive

St. Louis, MO 63044



For Sale
\$19.5M
For Lease
\$7.00 SF/YR
(NNN)



Property Features

- 315,000 SF building
 - » 257,000 SF warehouse/ distribution/ manufacturing
 - » 58,000 SF office space
 - » Situated on +- 21.7 Acres
- 60-Mil TPO Roof with 20-year NDL (installed in 2024)
- Move-in ready facility
- Modeled in 2023 for office/ warehouse and manufacturing
- Access to rail, road, and air
 - » Southern Pacific Railroad Spur
 - » Immediate access to I-70, I-270, and Hwy 370
 - » St. Louis Lambert International Airport
- 500-car parking
- Abundant trailer parking



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Power Features



- +/-16,500 amps total building electrical capacity
- 3.84 megawatts total power capacity
- 5,000 kVA loop serving the surrounding industrial park
- Two 480V high-voltage substations with transformers located inside the building, directly fed from primary power lines
- Up to 8,000 amps available for dedicated distribution via on-site substations
- Two primary 12,000V, 3-phase, 4-wire electrical panels (recently updated)
- Infrastructure for server rooms, digital network components, and back-up generators



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Loading & Warehouse Features



Loading Features

- Electric Door Openers
- 1 drive-in door
- 21 dock doors
 - » 11 dock doors fully equipped with vision panels, plates, locks, seals, and model levelers (5 dedicated to inbound raw material & 6 dedicated to outbound distribution)
 - » Remaining dock doors configured for standard dock-high loading



Warehouse Features

- High-bay LED Lighting
- Newly installed warehouse heaters (2023)



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