



ROME
WEST
REALTY

2756 LAFAYETTE ST. LOUIS MO 63104

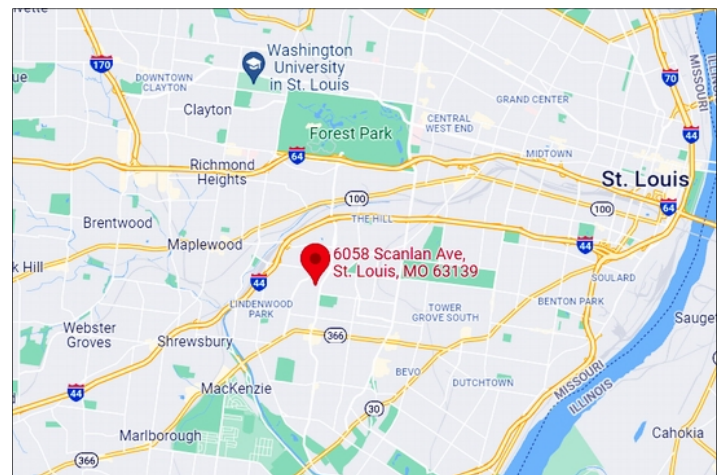
314-833-5551

6058 – 6064 Scanlan, St. Louis, MO 63139
Industrial /Office Warehouse in an EXCELLENT LOCATION!



- Industrial /office warehouse in a quiet mostly residential area
- Zoned A - Single family will require a Conditional Use Permit (CUP)
- Ceiling clearance 11.15ft
- Four (4) drive in doors
- 3 phase electrical service
- Air conditioned office (approx 1000sf)
- Ample parking
- Four bays could be leased separately or combined. Lease rate varies

FOR LEASE: \$7.50/sf - \$9.00/sf
NNN (est \$1.70/sf)



Rome West Realty LLC is the listing broker of this property and therefore represents the owner.

Missouri Broker Disclosure Form

Rome West Realty LLC does not represent the buyer or tenant when showing this property or providing information, unless otherwise agreed to in writing.

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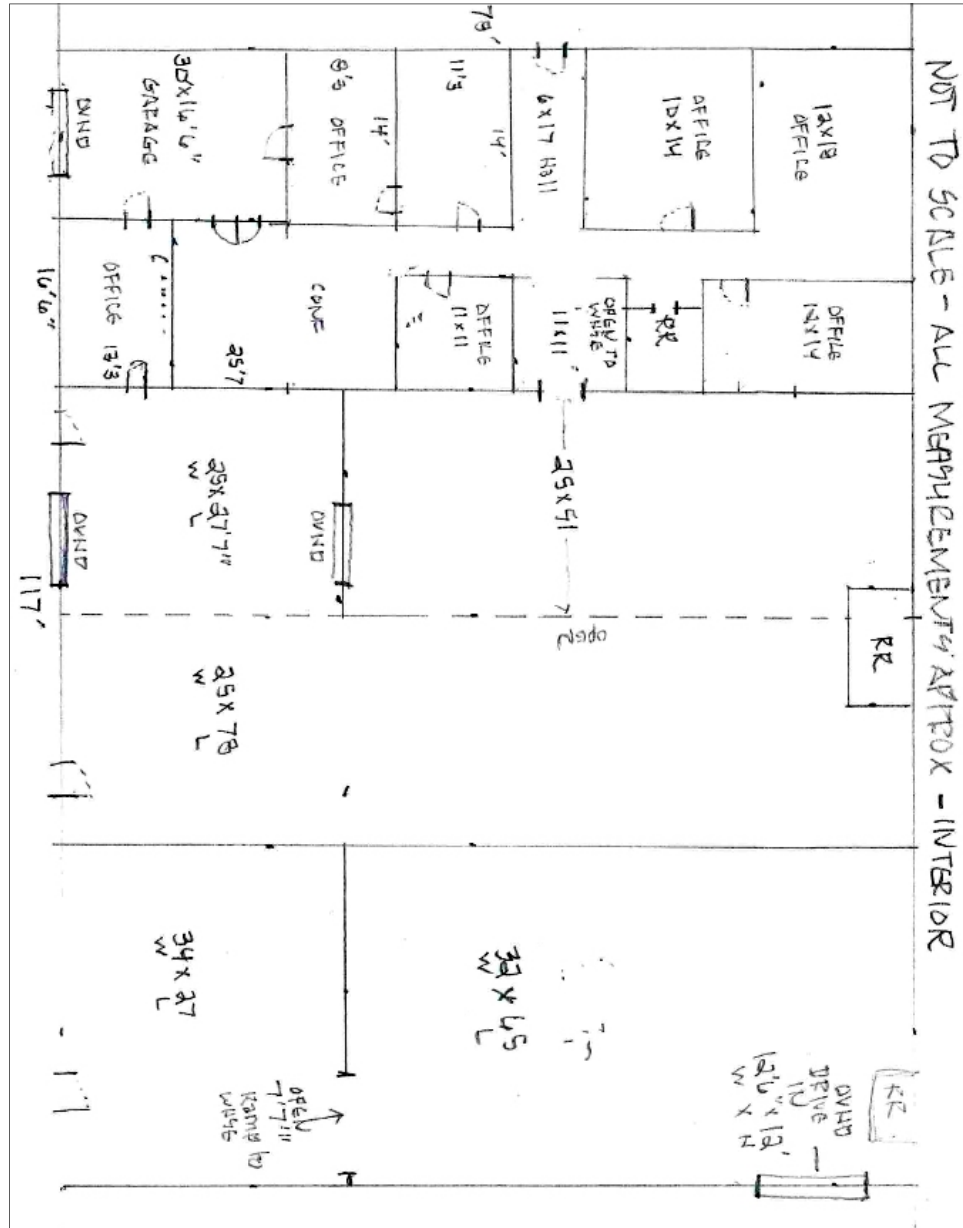


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