



5777 Westwood Drive

Weldon Spring, MO 63304



Property Highlights:

- Close proximity to HWY 40/I-64
- Located off of HWY 94
- Available: min 4,200 SF
 - max 11,700 SF
- Lease Rate: \$6.00 per SF
- 4' loading dock in the rear
- 10' doors front and back
- Heat in the warehouse, heat and a/c in the office
- Includes fenced, storage yard



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ADDRESS: 5777 Westwood Drive, Weldon Spring, MO 63304

HOW TO GET THERE: From HWY 40/I-64, go North HWY 94 approximately 1 mile, turn left onto O'Fallon Rd, then make an immediate right on Westwood Dr. Continue on Westwood Dr. for approximately 300 yards. 5777 Westwood Drive will be on your left.

AVAILABILITY: August 1, 2009.

BUILDING DESCRIPTION:

Type:	Light Industrial	Dock:	Rear
Year Built:	1984	Windows:	N/A
Style:	Industrial warehouse	Lighting:	Metal halide lamps
Construction:	Steel	HVAC:	2 Gas furnaces and AC
Total Dev SF:	68,000+ SF	Plumbing:	1 Restroom
Unit SF:	Min 4,200 SF, max 11,700 SF	Electrical:	2 Panels, 400 amp 3 phase
Roof:	Steel	Sprinkler:	None
Ceiling Height:	14' with two, 10' overhead doors	Basement:	None
Floors:	Unsealed concrete	Prior Tenant:	Intercreations

UTILITIES:

Gas:	Gas provided by Laclede Gas Company. <i>p. 314.621.6960</i>
Electric:	Electric provided by Ameren UE. <i>p. 314.342.1111</i>
Water:	Water provided by Alliance Water. <i>p. 573.874.8080</i>
Sewer:	Sewer provide by Duckett Creek Sewer District. <i>p. 636.441.1244</i>

REAL ESTATE TAXES: Tenant shall reimburse Landlord annually for 50% of all real estate taxes applicable to the demised premises. The reimbursable amount will be prorated by the number of square feet of the demised premises and the number of days the Tenant occupied the demised premises for the current year. Tax reimbursement for 2010 will be approximately \$.32 per square foot per year.

ZONING AND PERMITTED USES: Light Industrial.

OCCUPANCY PERMIT: An "Application for Business License" must be completed and approved prior to occupying the demised premises. The Application may be obtained from the City of Weldon Spring located at 5401 Independence Road, Weldon Spring, MO 63304.

ADT: 39,000 per 2006 MODOT study.

PRICE: Lease Rate **\$6 per SF per year** plus Modified Gross (see real estate taxes above).