Overview

This two-building portfolio is part of Millwell Green Business Park, a five-building infill industrial development completed in 2011. The project was a great success due in part to its ideal Westport location and the excellent physical functionality of the properties. Since completion, the park has maintained 100% occupancy. Two fully leased buildings are currently available for sale. One tenant occupies both buildings, under two separate leases, expiring in 2021 and 2032.

Offering Highlights

- Investment grade tenant
- 17+ year term remaining on distribution space (80% of income);
  5+ year term remaining on office space (20% of income)
- Attractive high quality new construction
- St. Louis' #1 industrial/service submarket, strategically located at center of St. Louis MSA
- Excellent building functionality
- Regular rent escalations
- Energy efficient "green" buildings reduce occupancy cost
- Highly desirable "environmentally friendly" business park

Property Highlights

> **TOTAL BUILDING AREA**

600 Harding Avenue: 20,533 SF on 3.18 AC
220 Millwell Drive: 17,898 SF on 1.06 AC

> **BUILDING TYPE**
Cross-dock distribution & office

> **SALE PRICE**
$7,150,000

> **YEAR BUILT**
2011

> **CAP RATE**
7.00%

> **OFFICE FINISH**
25%

> **CLEAR HEIGHT**
20'

> **LOADING**
34 route truck doors, 7 docks
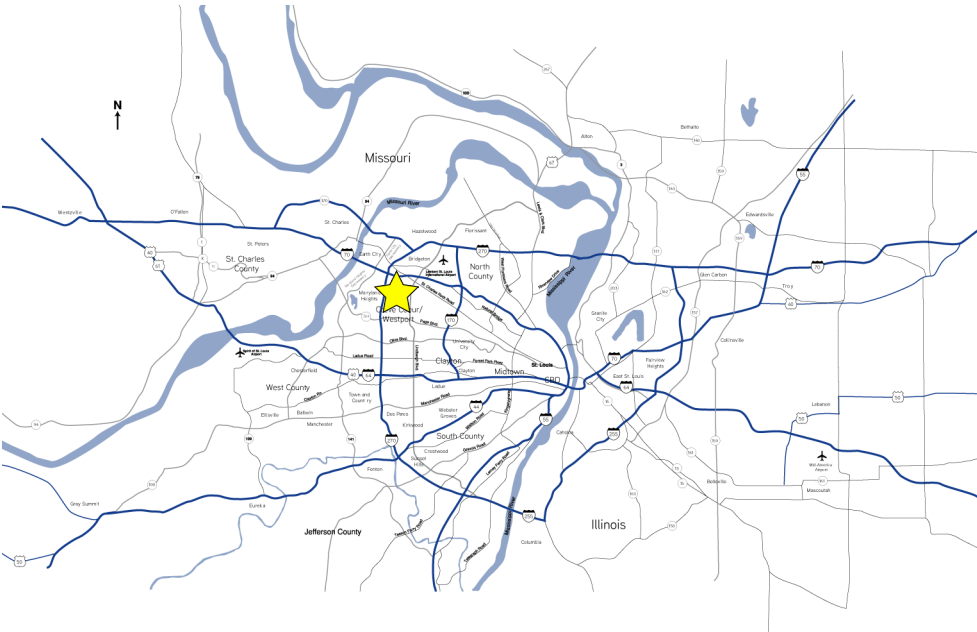
> **OCCUPANCY**
100%

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Leases Overview

The building at 600 Harding Avenue is a 20,533 SF build-to-suit facility, constructed for the Tenant in 2011. In 2012, the Tenant expanded into 10,178 SF of 220 Millwell Drive at which time, a new 20-year lease was created for the combined 30,711 SF. A separate division of the Tenant company committed to the remaining 7,790 SF when it became available in 2015. A new 5-year lease will commence in first quarter 2016 upon completion of office improvements.

Space	Expiration
600 Harding Avenue	
20,533 SF Distribution (Entire Bldg)	December 2032
220 Millwell Drive	
10,178 SF Distribution	December 2032
7,790 SF Office	June 2021
Total: 38,501 SF	

220 MILLWELL DR

600 HARDING AVE

■ Expires: December 2032

■ Expires: June 2021

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