



FOR LEASE

2355 Ball Drive, Maryland Heights, MO 63043

130,131 SF
Class A Office/Warehouse

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OWNED AND MANAGED

WILLIAM SHAGETS

Regional Director

214 239 5114

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FOR LEASE

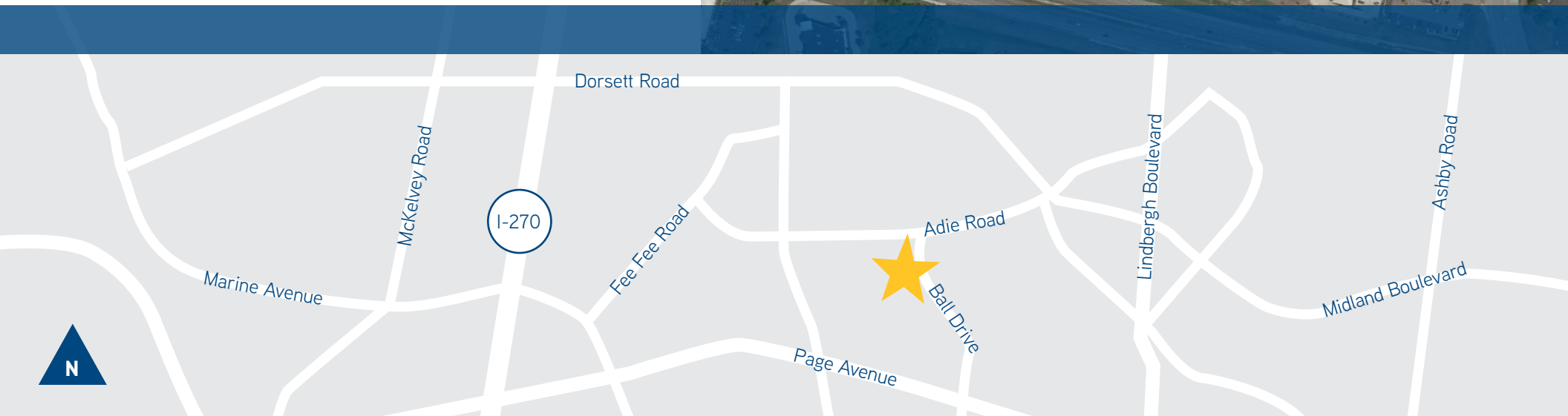
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Property Overview

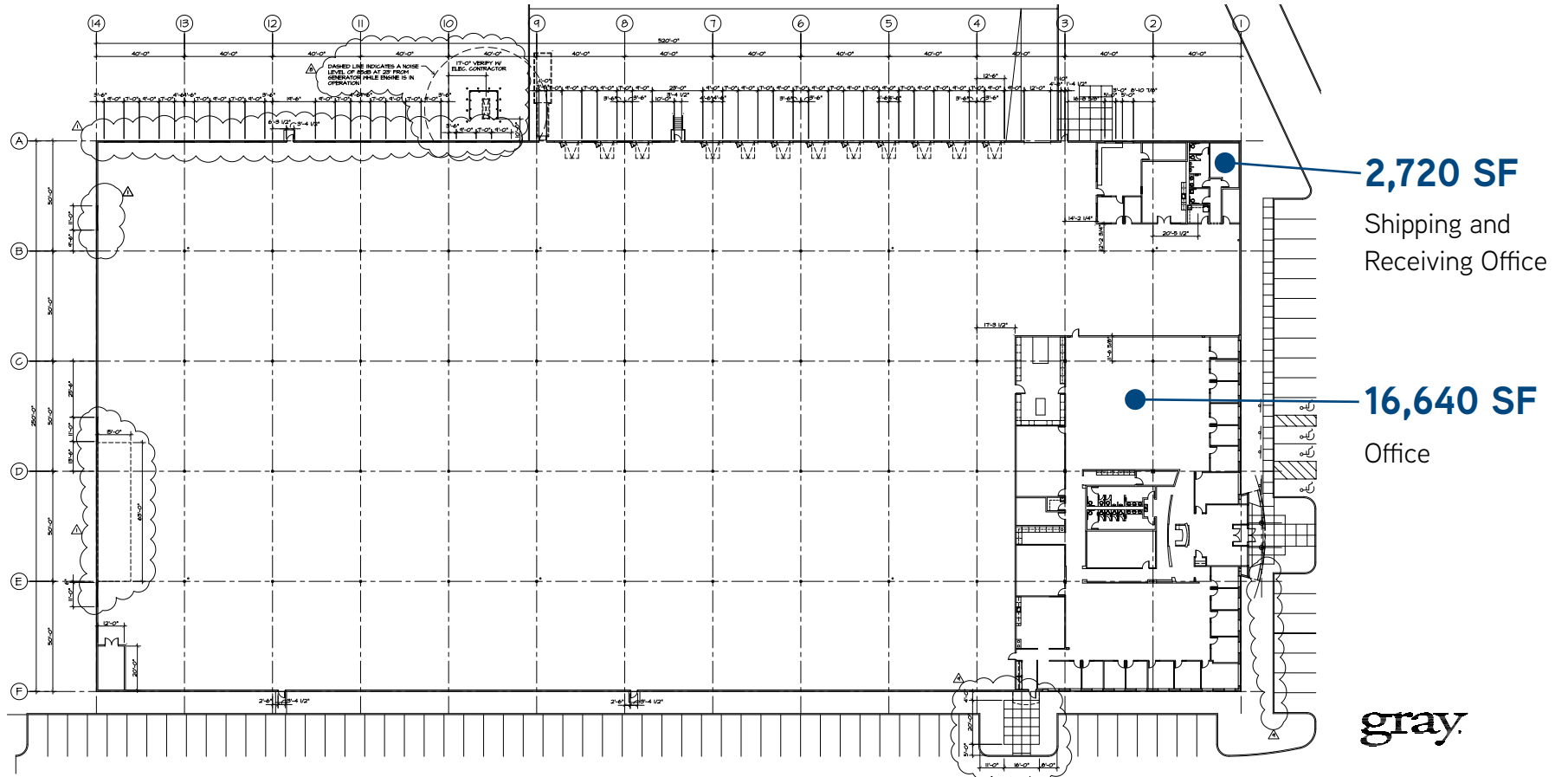
- 130,131 SF on ±9.20 acres
- Great headquarters location in Westport
- Quick and easy access to Page and I-270
- 19,360 square feet of office space (14.8%)
- 24' ceiling height
- Twelve (12) docks & one (1) drive-in
- 40' x 50' column spacing
- 100 parking spaces with expansion potential
- Back up power generator
- Built in 2005
- ESFR Sprinkler system
- Extra land allows for a potential expansion to approximately 180,000 SF

Lease Rate

\$5.25/SF, NNN



Floor Plan





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