



FOR LEASE OR SALE | **215,823 SF**
6565 WELLS AVENUE | **ST. LOUIS, MO**

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PROPERTY DETAILS

6565 WELLS AVENUE | ST. LOUIS, MO

AVAILABLE SPACE	215,823 SF
CLEAR HEIGHT	15' 6" - 24' 7"
LOADING DOCKS	8
DRIVE-IN DOORS	12
CRANES	Infrastructure in Place
YEAR BUILT	1967
POWER	Heavy Power 4,000 Amps
PARKING	500+ Spaces 56 Trailer Positions
LIGHTING	LED
LAND AREA	14.56 Acres
PARCEL ID	16H222186
ZONING	IL: Industrial Light
RAIL ACCESS	Adjacent to Norfolk Southern Rail Line
OPEX ESTIMATE	\$0.63/SF

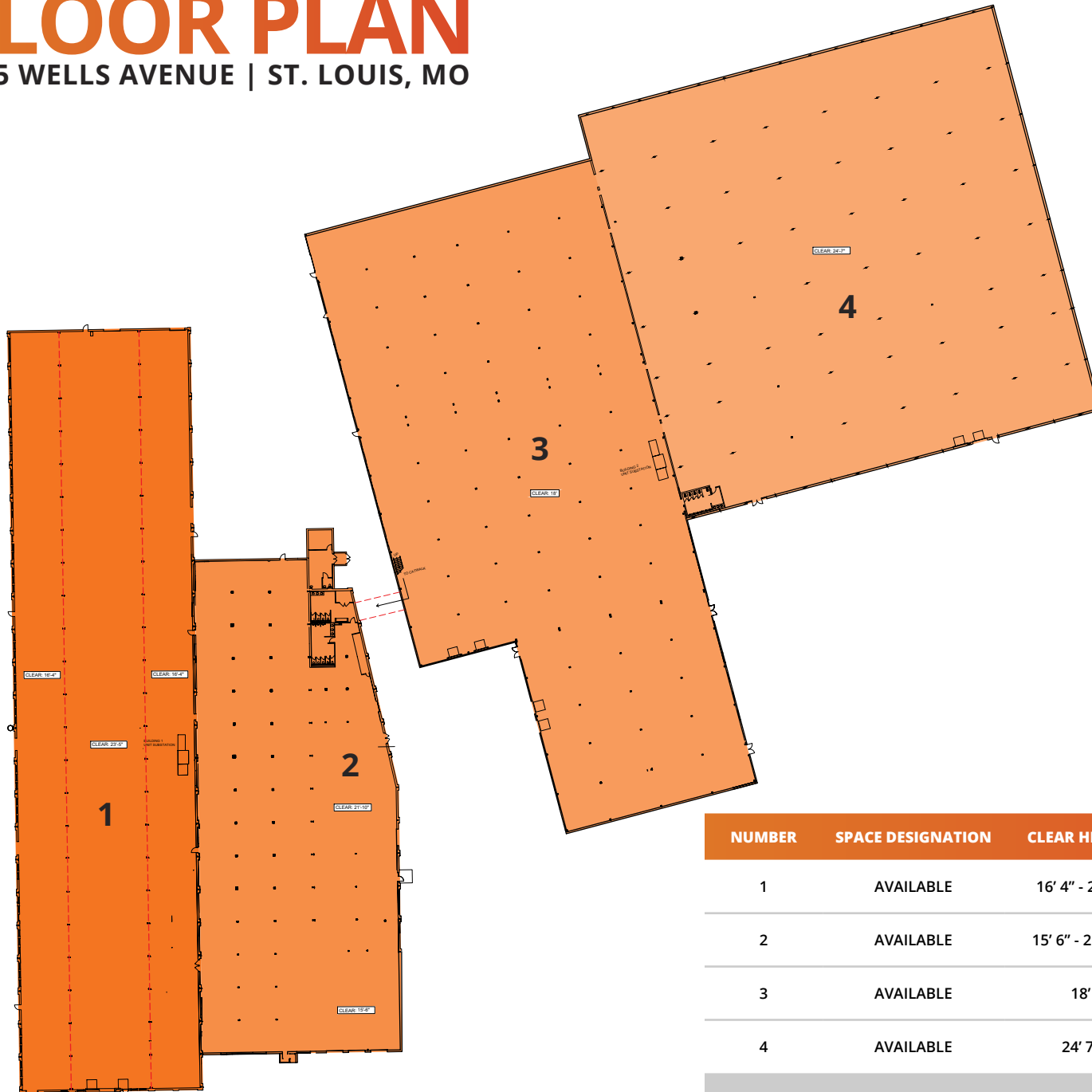
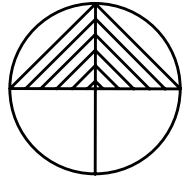


PROPERTY HIGHLIGHTS

-  CLOSE PROXIMITY TO I-70 & I-170
-  7 MILES FROM ST. LOUIS LAMBERT INTERNATIONAL AIRPORT
-  QUALITY WORKFORCE
-  POTENTIAL FOR ADDITIONAL DOCKS
-  LOCATED IN AN OPPORTUNITY ZONE
-  RENOVATED IN 2026

FLOOR PLAN

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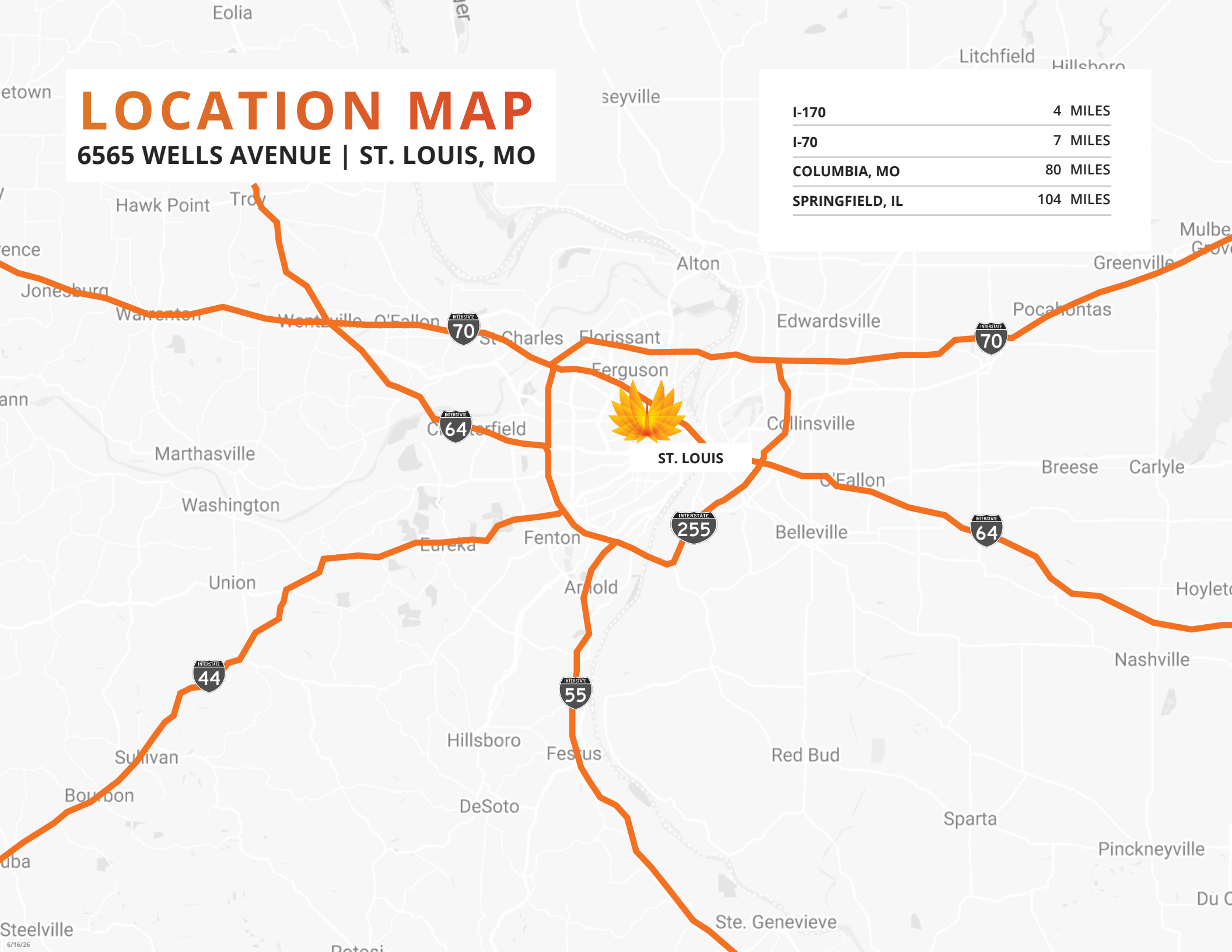


NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	DOCK DOORS	SQUARE FEET
1	AVAILABLE	16' 4" - 23' 5"	2	51,185 SF
2	AVAILABLE	15' 6" - 21' 10"	N/A	35,084 SF
3	AVAILABLE	18'	4	63,378 SF
4	AVAILABLE	24' 7"	2	66,167 SF
TOTAL				215,823 SF

LOCATION MAP

6565 WELLS AVENUE | ST. LOUIS, MO

I-170	4 MILES
I-70	7 MILES
COLUMBIA, MO	80 MILES
SPRINGFIELD, IL	104 MILES



ST. LOUIS