

SOULARD

COMMERCE CENTER

PREMIER ST. LOUIS CITY SPEC DEVELOPMENT

DEVELOPMENT BY



161 SOUTH TRUDEAU STREET  ST. LOUIS, MO 63104



±154,337 SF



25 YEAR TAX
ABATEMENT



Q2 2020
DELIVERY

LEASING INFORMATION

Pat Reilly, SIOR
+1 314 338 2085
patrick.reilly@am.jll.com

David Branding, SIOR
+1 314 338 2084
david.branding@am.jll.com

Jones Lang LaSalle Americas, Inc., a licensed real estate broker



PROPERTY HIGHLIGHTS

- » ±154,337 SF office/warehouse for lease
- » Divisible to ±22,000 SF
- » Office to suit
- » 32' clear height
- » 40'd x 50'w column spacing
- » 221' building depth
- » 130' deep truck court (all concrete)
- » 14 docks (expandable), equipped with 35,000 lb levelers
- » 2 drive-in doors
- » 24 dedicated trailer parking stalls
- » ESFR fire sprinkler system

FINANCIALS

- » Base Rent: \$6.50 PSF, NNN
- » 25 year real estate tax abatement

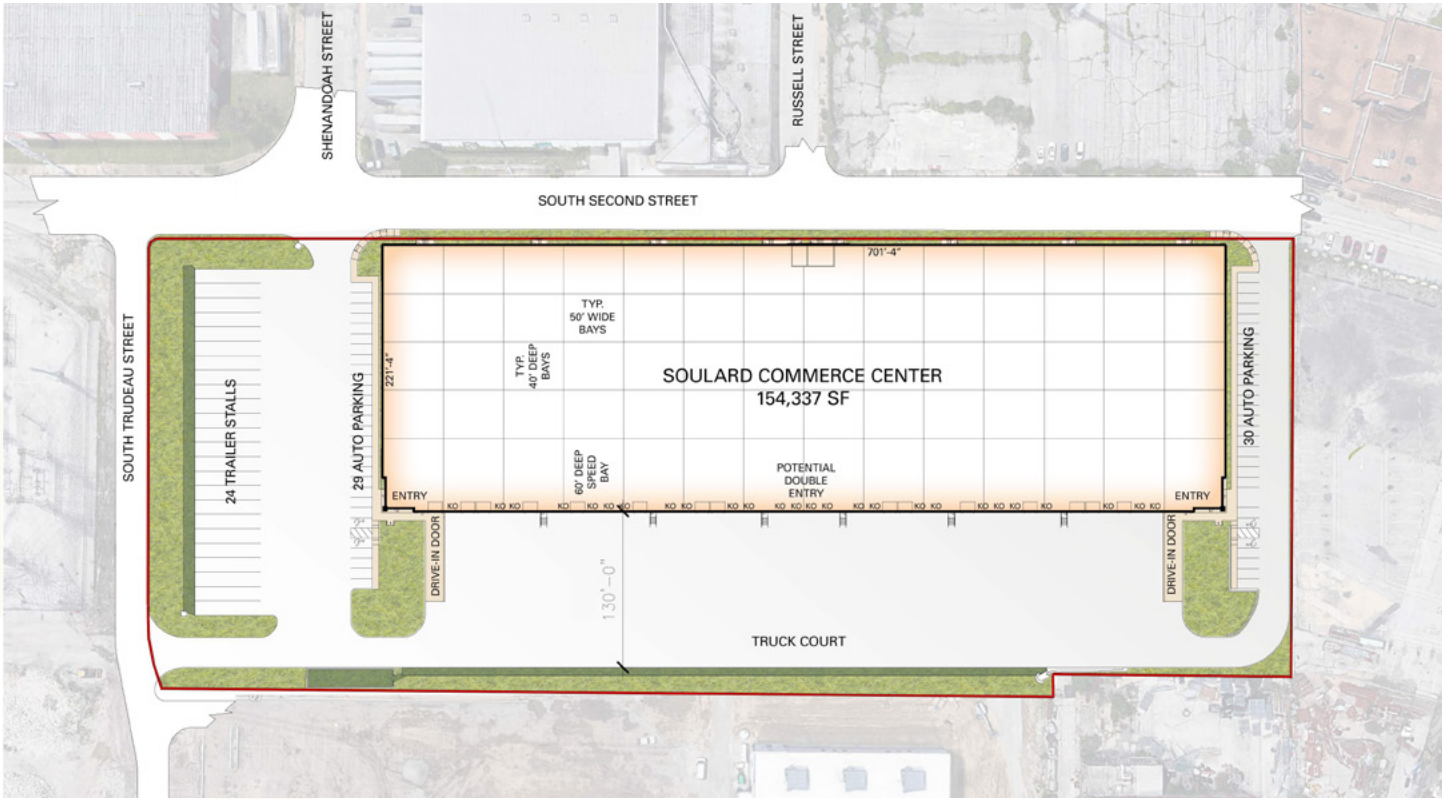
OPEX

- » \$0.05 PSF taxes
- » \$0.08 PSF insurance
- » \$0.48 PSF CAM
- » \$0.61 PSF Total

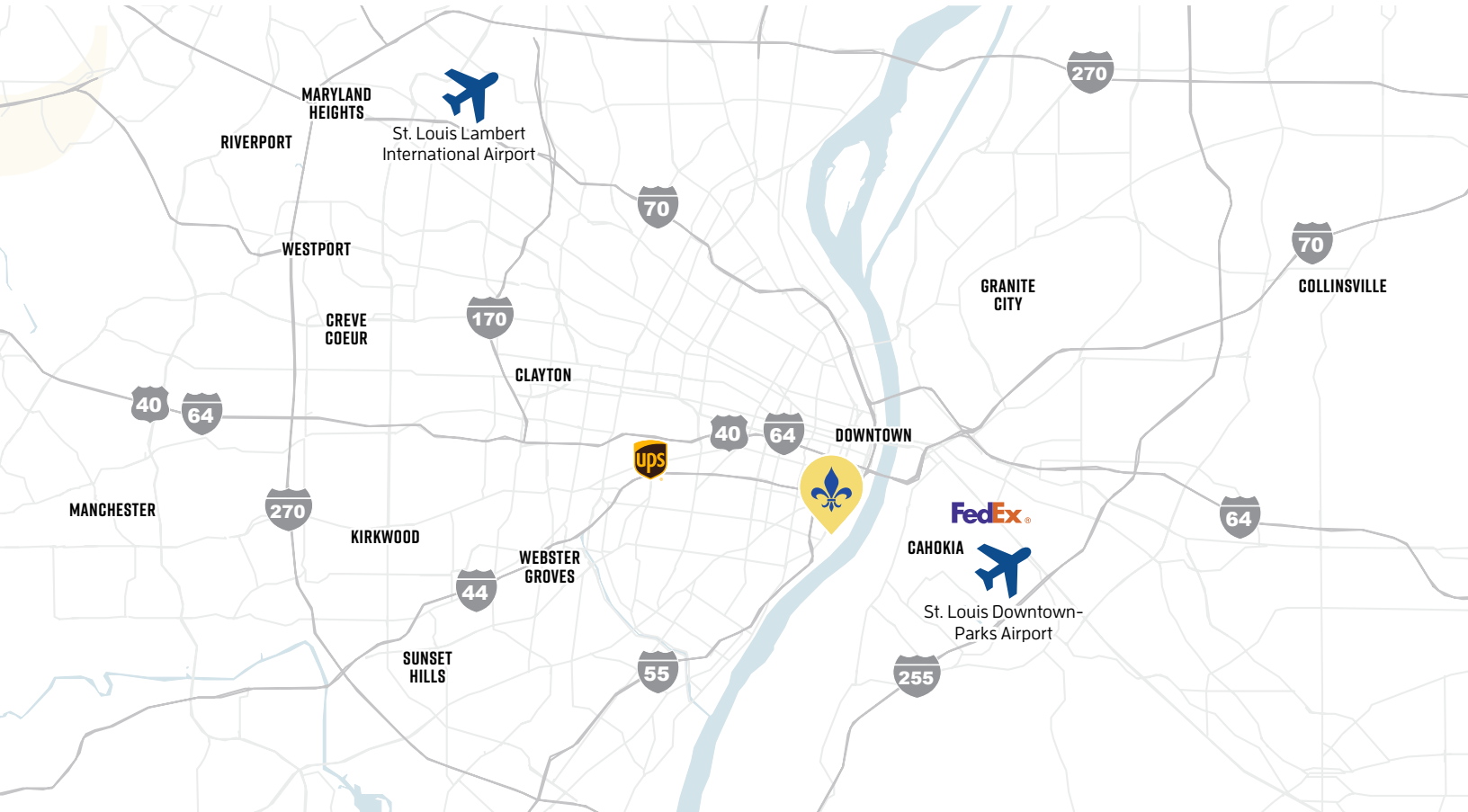
AERIAL



SITE PLAN



LOCATION





SOULARD

COMMERCE CENTER

CONTACT

Pat Reilly, SIOR
+1 314 338 2085
patrick.reilly@am.jll.com

David Branding, SIOR
+1 314 338 2084
david.branding@am.jll.com

jll.com/st-louis
+1 314 338 2080



DISCLAIMER

© 2019 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.