

**AVISON
YOUNG**

FOR LEASE

325-333 | **PAUL AVENUE**
FERGUSON, MO 63135

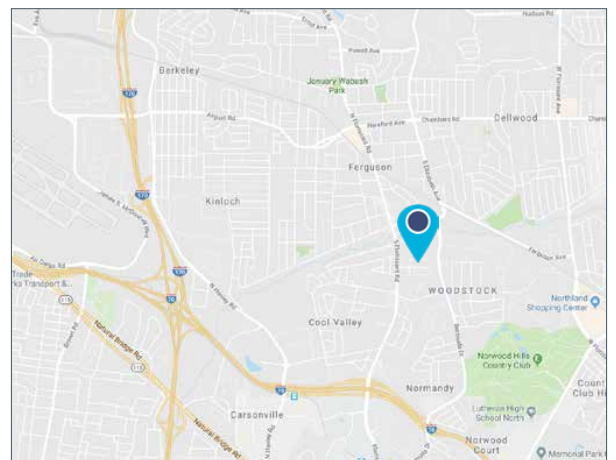
Partnership. Performance.

1,280-15,782 SF Office/Warehouse for Lease

\$4.00-6.00/SF Modified Gross, Office/Warehouse Space

\$2.95/SF Modified Gross, Lower Level Vehicle Storage

- 1,280 - 7,942 SF office/warehouse suites for lease
- 15,782 SF lower level vehicle storage for lease
- Fully sprinklered
- Shared dock and drive-in doors
- Open floor plans
- Lower level features a small office, secure electric door, wash bay, heated and zero visibility
- Potential short-term leases available
- Proximity to St. Louis Lambert International Airport, I-170 and I-70



Platinum member

Steve Stradal, Principal
314.548.5846
steve.stradal@avisonyoung.com

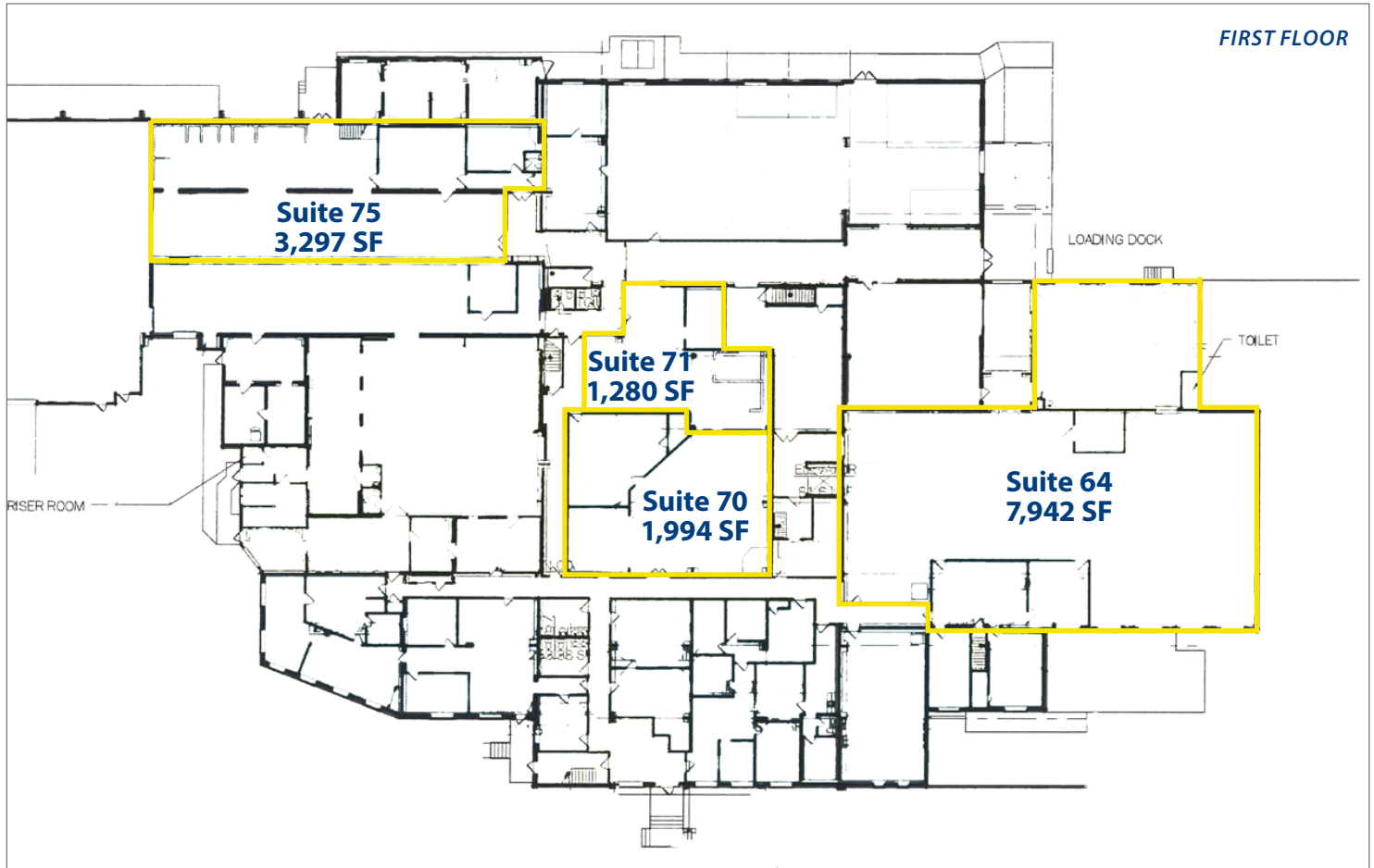
300 Hunter Avenue, Suite 120
St. Louis, MO 63124
314.862.5000
www.avisonyoung.com

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Floor Plan



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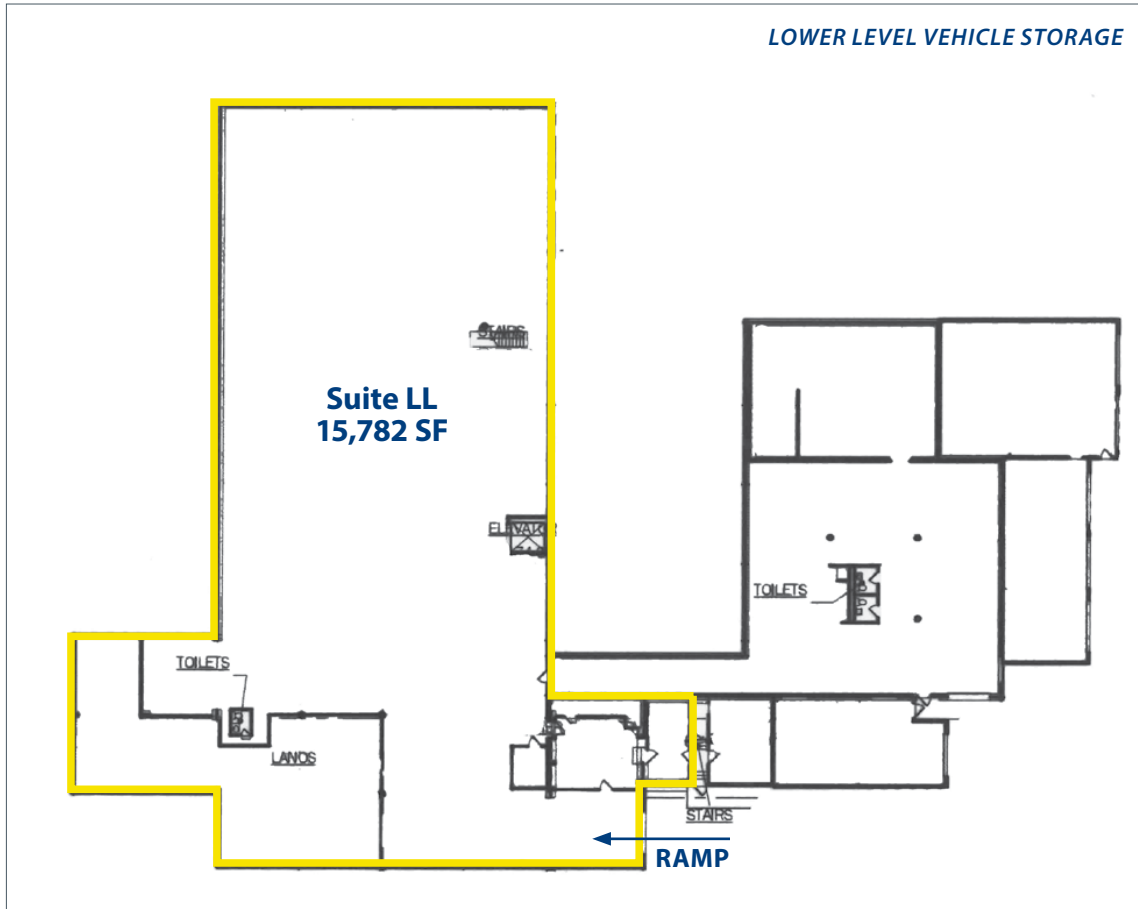
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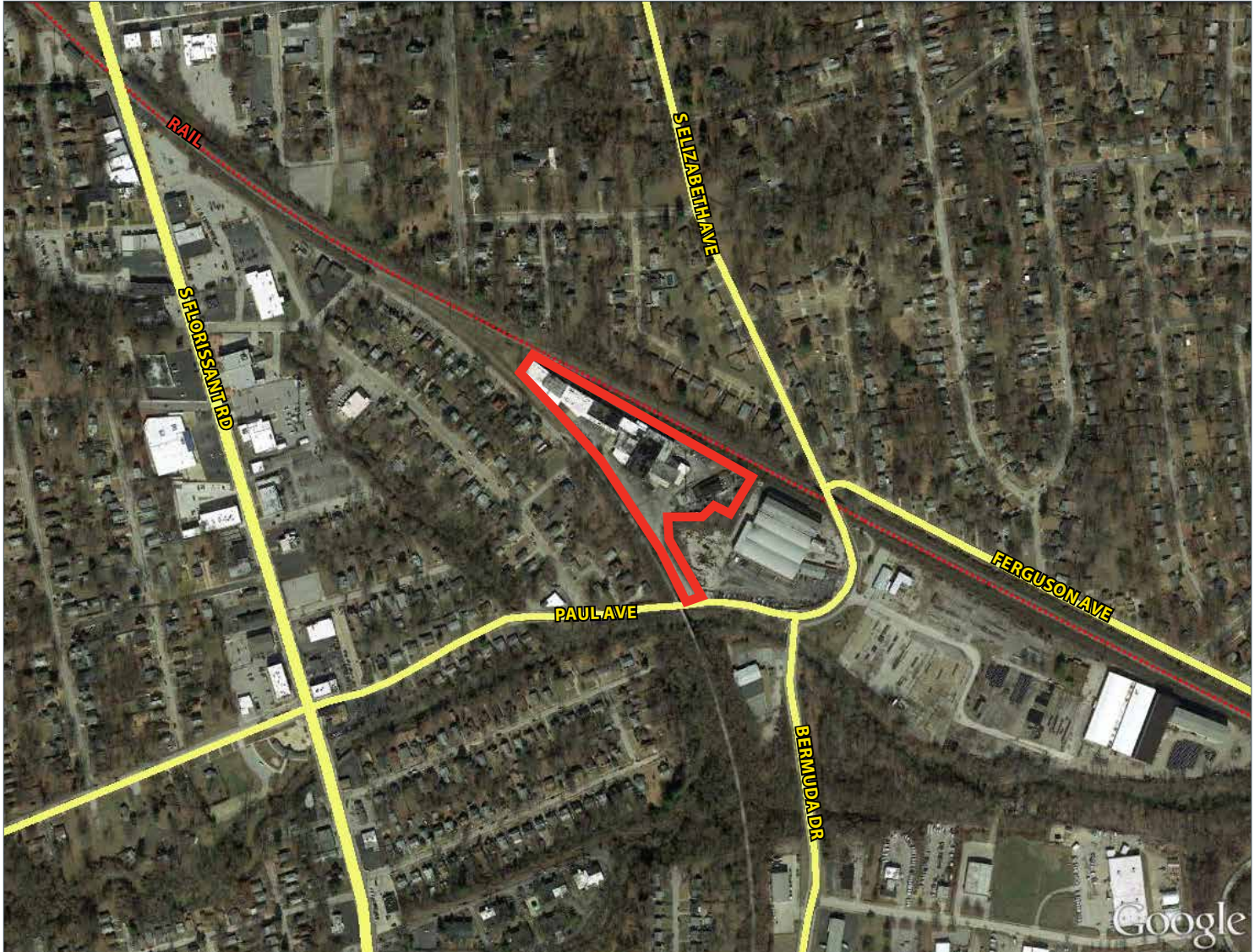
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Aerial Map



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