

# FULLY-RACKED FOODSERVICE WAREHOUSE FOR LEASE

138,281 Square Feet

Heavy Parking & USDA Production Area

St. Louis, Missouri



**FOOD PROPERTIES**  
GROUP



## 3737 NORTH BROADWAY, ST. LOUIS, MISSOURI

- Total Building: 138,281 Square Feet (SF)
- Frozen Storage: 28,002 SF
- Refrigerated Storage: 17,591 SF
- Refrigerated Dock: 23,080 SF
- Dry Storage: 35,663 SF
- USDA Production: 9,777 SF
- Fully-Racked
- 23 Dock Doors
- 28'-36' Ceilings
- 8.59 Acres
- Near I-70, I-44 and I-55

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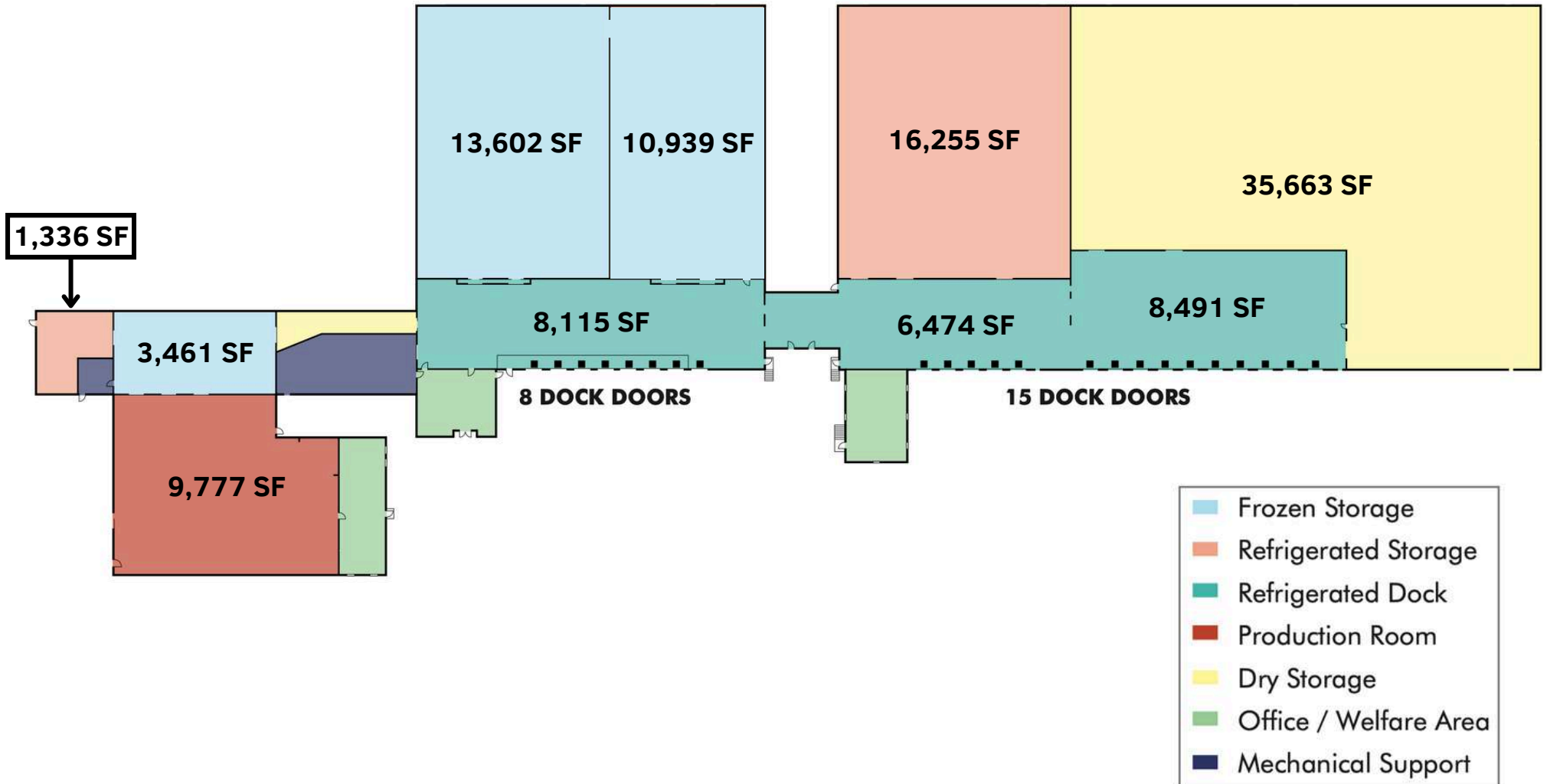
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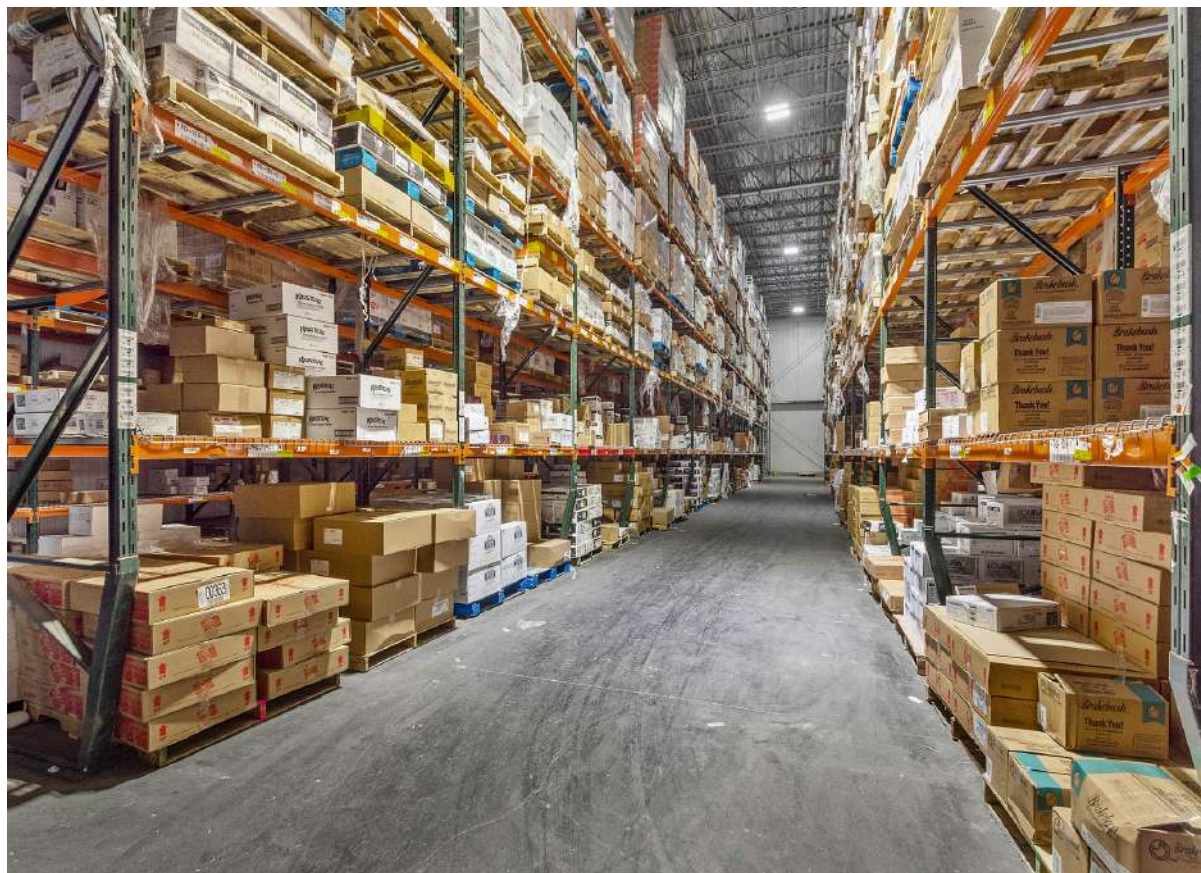
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## SQUARE FOOTAGE ITEMIZATION

- Total Building: 138,281 SF
- Frozen Storage: 28,002 SF
  - Comprised of three rooms
- Refrigerated Storage: 17,591 SF
  - Comprised of two rooms
- Refrigerated Dock: 23,080 SF
- USDA Production: 9,777 SF
- Dry Storage: 35,663 SF
- Total Office: 20,715 SF
  - Primary Office (Two Story): 17,464 SF
  - Dock Office: 1,559 SF
  - USDA Production Office: 1,692 SF

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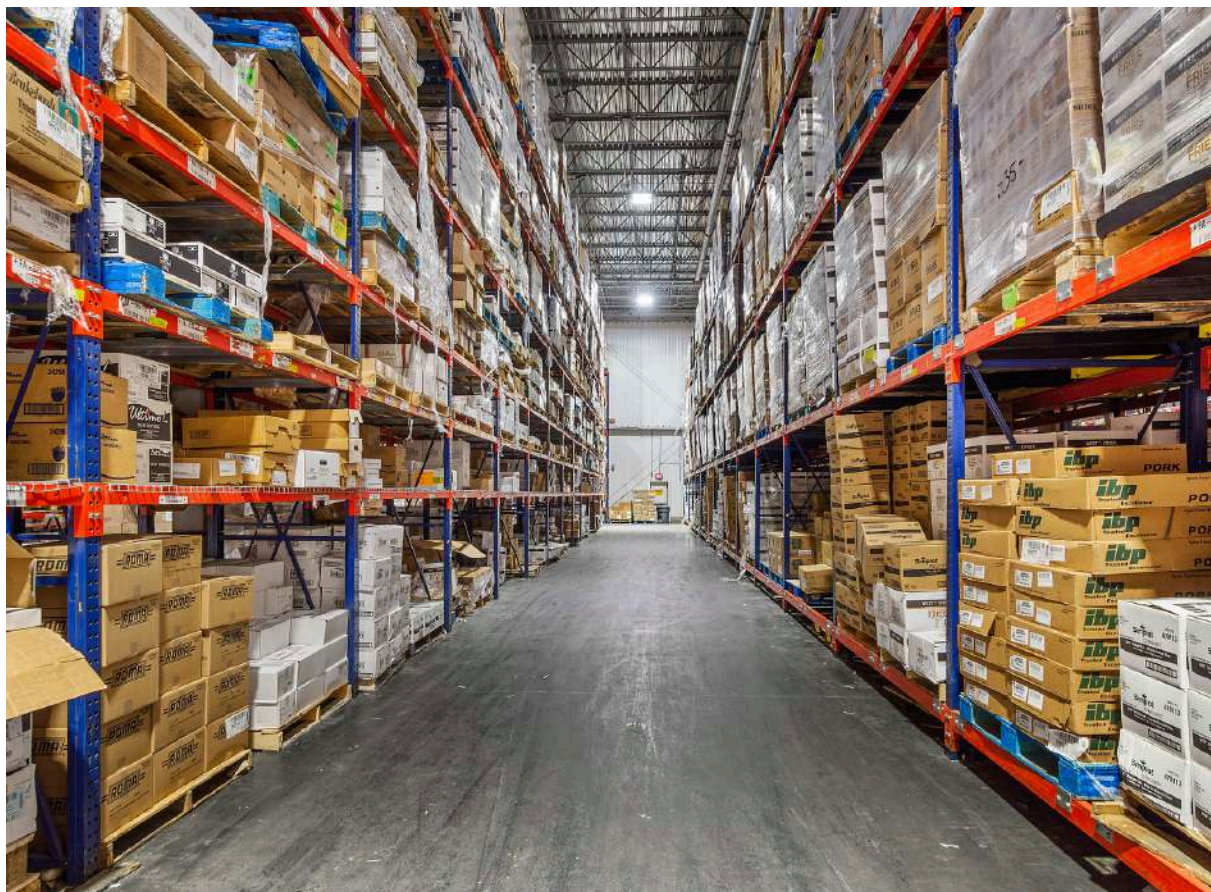
St. Louis, Missouri



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## CONSTRUCTION

- Insulated metal panel construction
- 28'-36' ceiling
- 23 dock doors
- Concrete apron
- Ammonia refrigeration
- Fully-sprinklered
- LED lighting
- Parking:
  - Auto positions. +/- 131 striped
  - Trailer positions. +/- 44,
    - 34 striped (asphalt with concrete dolly strip)
    - +/- 10 unstriped



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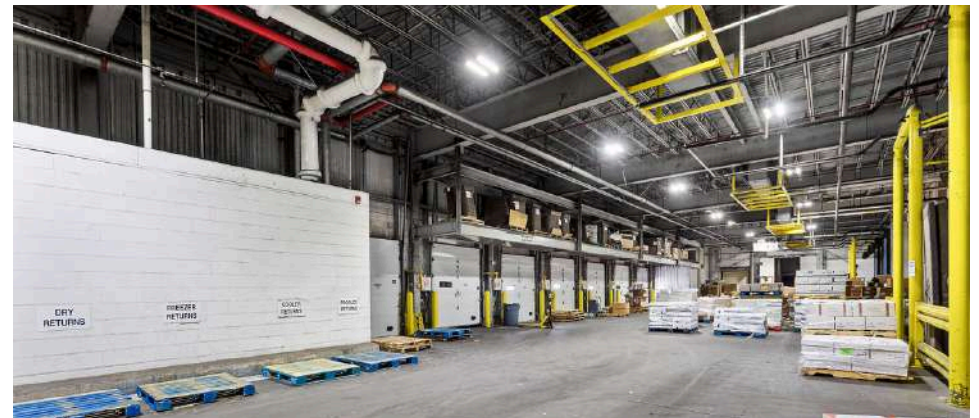
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## SITE

- 8.59 Acres
- Fenced perimeter



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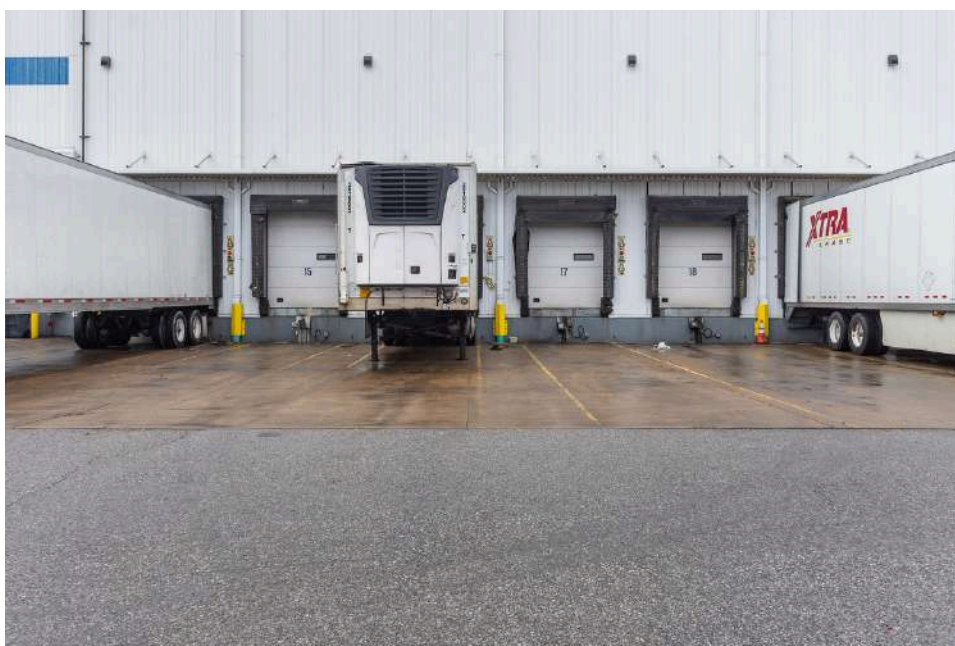
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## OTHER

- Fully-racked
- Near I-70, I-44 & I-55



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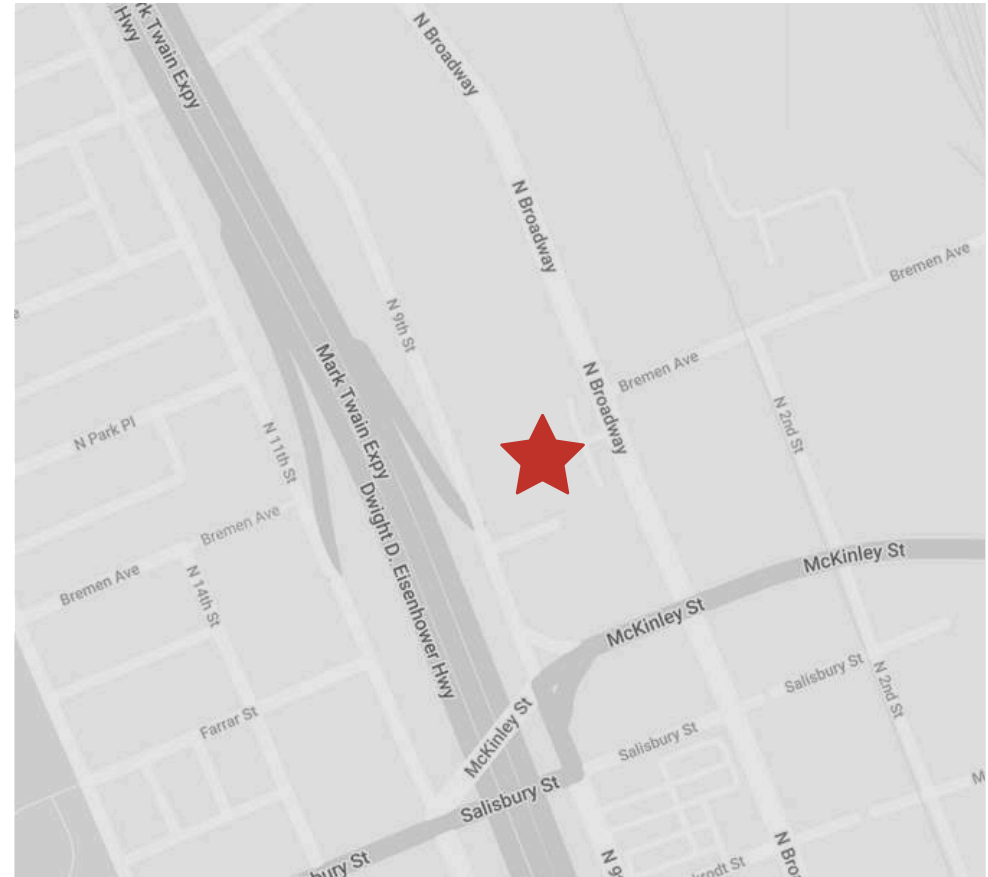
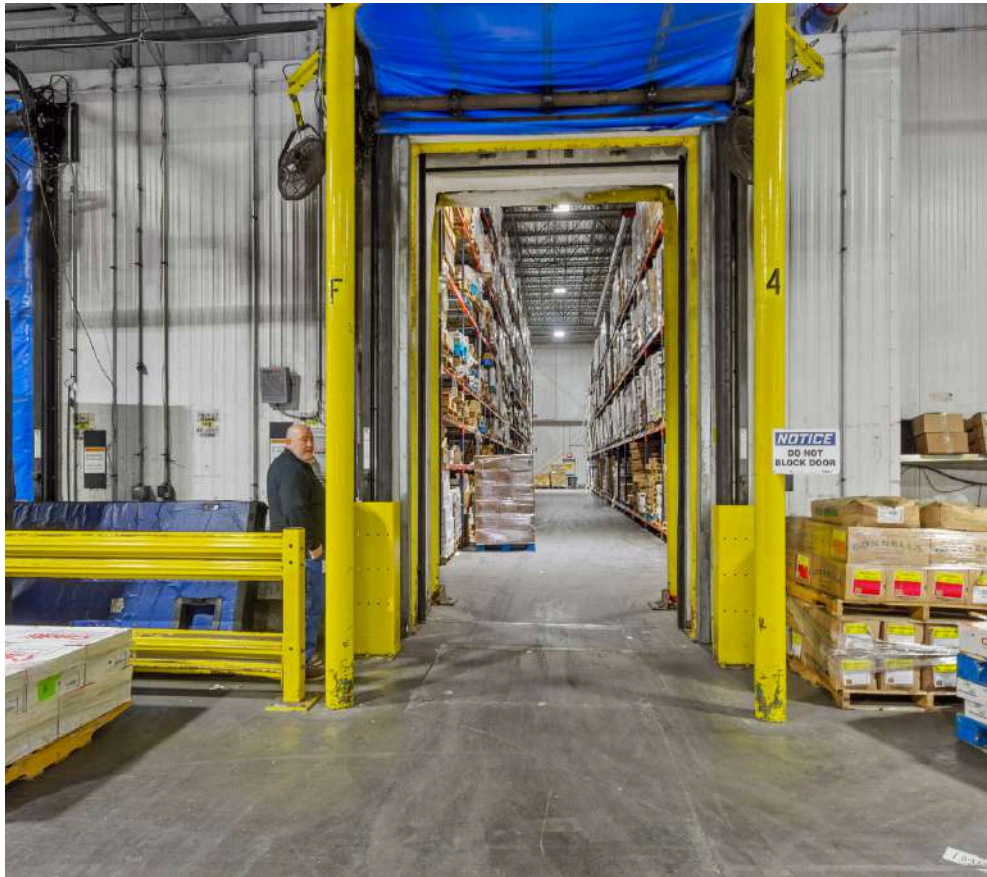
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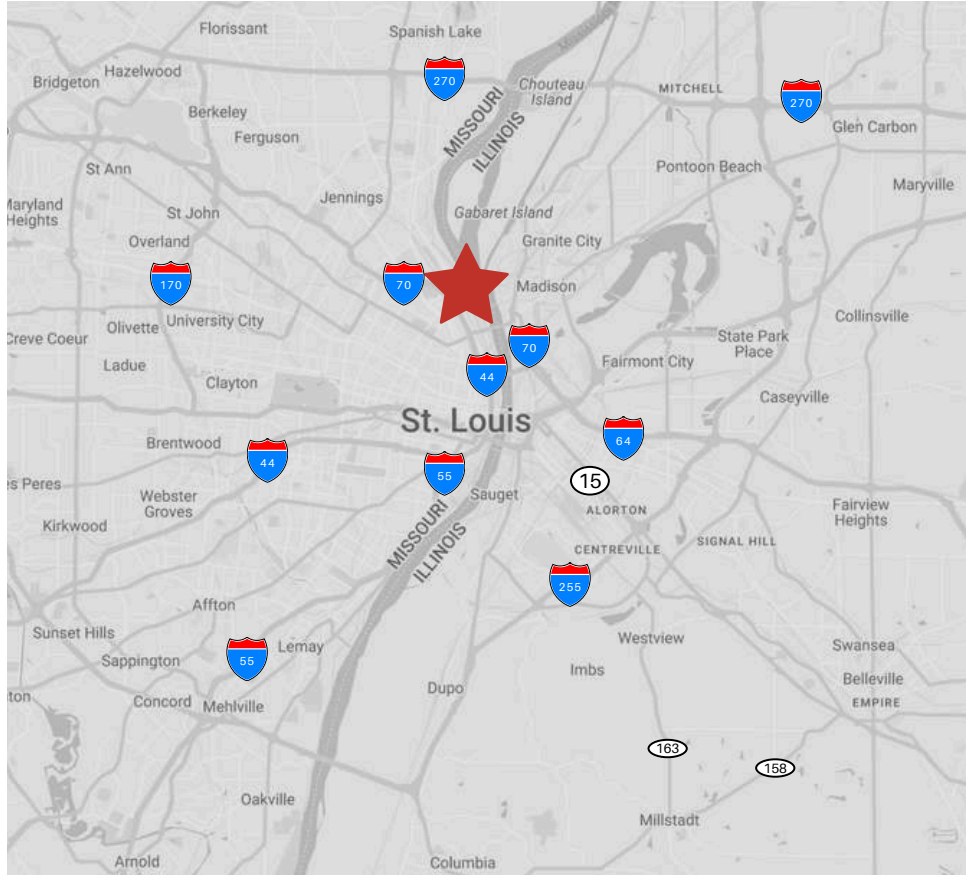
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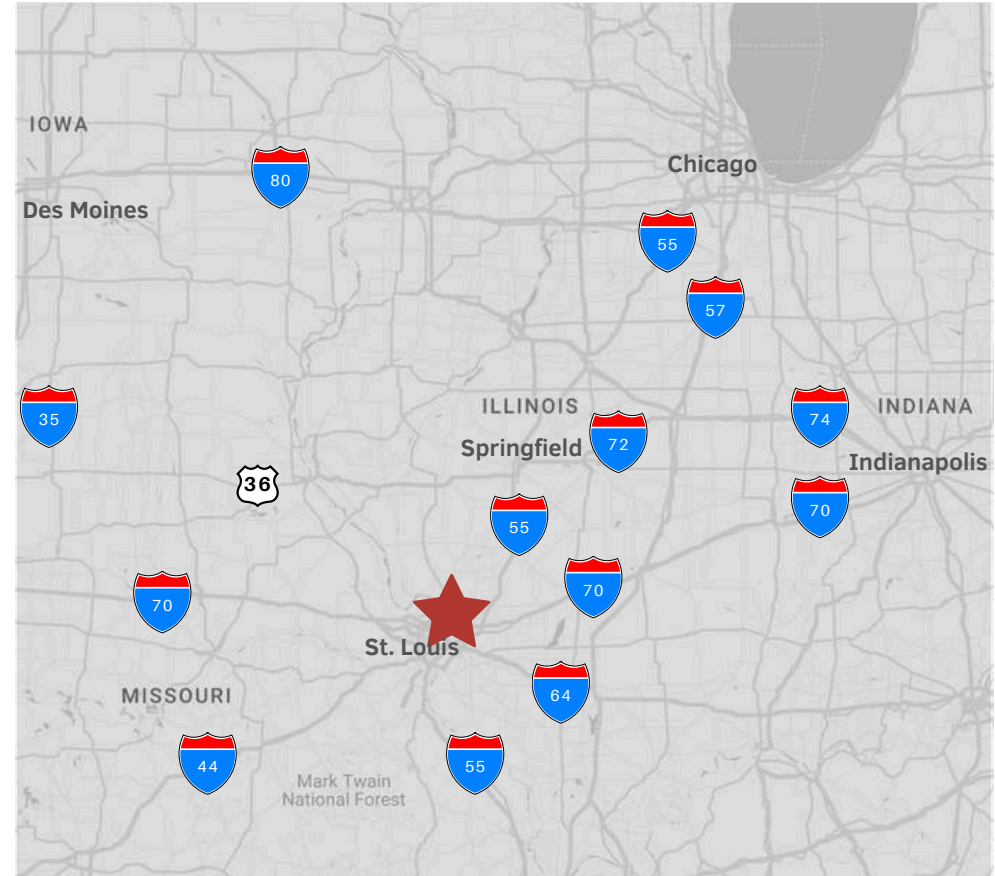
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