

OFFICE/WAREHOUSE FOR SALE or LEASE

EAGLE INDUSTRIAL PARK

9XX Fairway Park Drive, Madison, IL 62060

LEE & ASSOCIATES

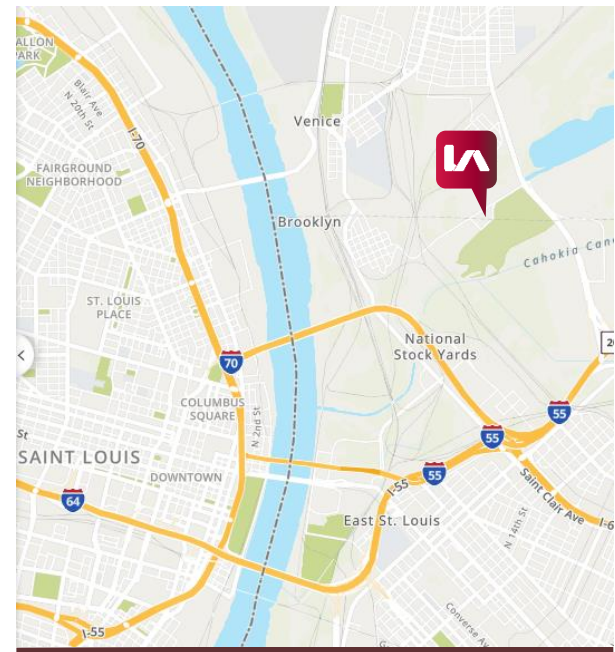
COMMERCIAL REAL ESTATE SERVICES

2020 COMPLETION



PROPERTY INFORMATION

- AVAILABLE SF:** 47,600 SF Divisible to 18,800 SF
- OFFICE SF:** 2,000 SF BTS
- CLEAR HEIGHT:** 20'
- LOADING:** 6 Docks
1 Oversized Drive-in (additional possible)
- SITE:** Masonry Construction with Double-Pitch Standing Seam Metal Roof.
Excellent Access to Hwy 203 & I-70.
Only 10 Minutes from Downtown St. Louis.
Adjacent to Gateway International Raceway and Gateway International Golf Course.
- LEASE RATE:** \$3.95 PSF, MG
- SALE PRICE:** \$1,450,000



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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