

FOR LEASE
Creative-Use Development

**AVISON
YOUNG**

201 Evans Lane, Cool Valley, MO 63121

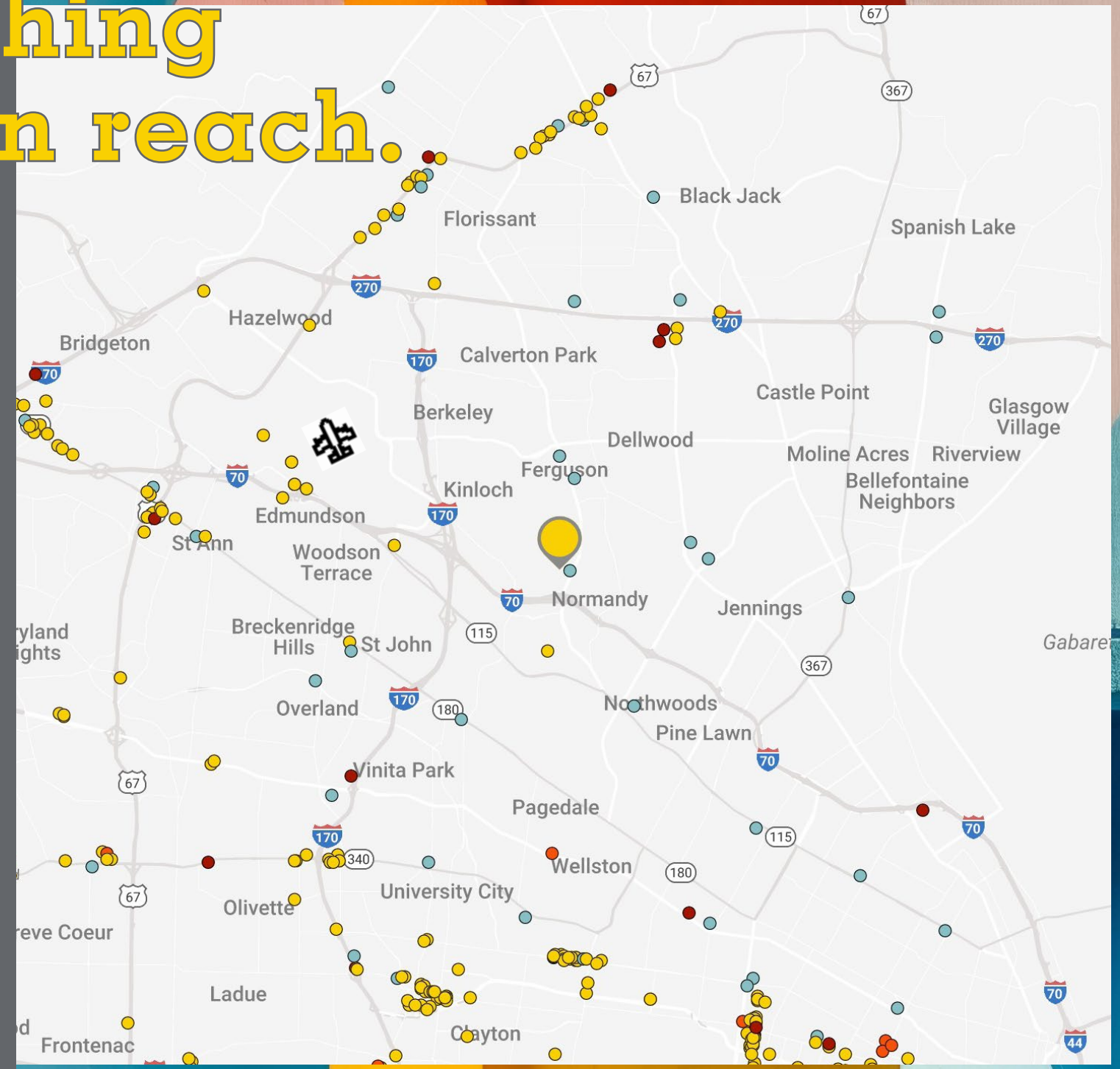


Everything within reach.

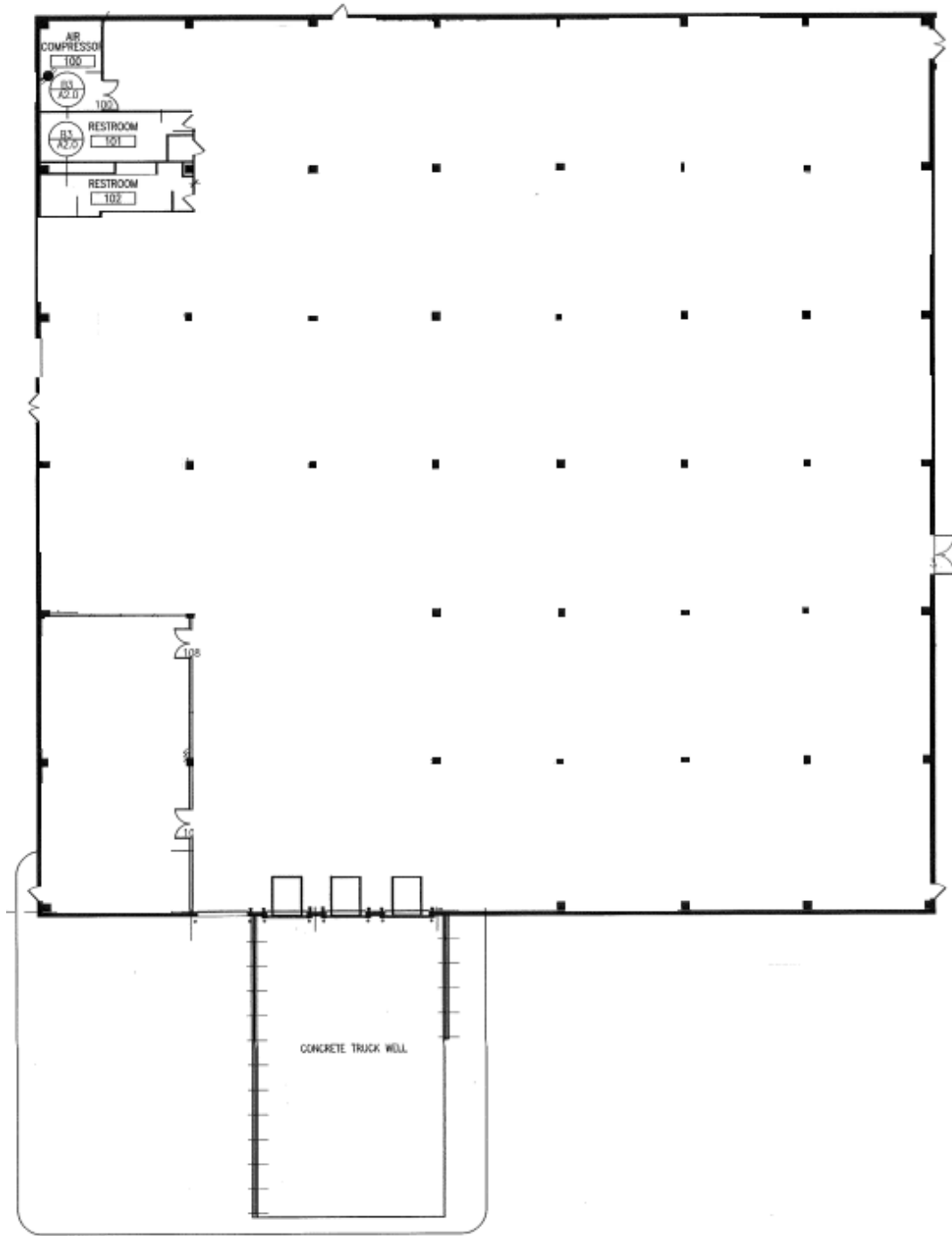
- RESTAURANTS
- FITNESS
- GROCERY
- ENTERTAINMENT

Cool Valley is a small city in St. Louis County with a wide range of industrial uses that contribute significantly to its local economy. Historically known for its manufacturing roots, the city has evolved to support a variety of industries, including light manufacturing, logistics, and advanced technology sectors. Its strategic location near major highways and St. Louis Lambert International Airport makes it an attractive spot for businesses seeking efficient distribution and access to regional markets. The mix of industrial facilities and commercial businesses in Cool Valley reflects its adaptability and growing importance as a key player in the broader economic landscape of Missouri.

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Building 2 Floorplan



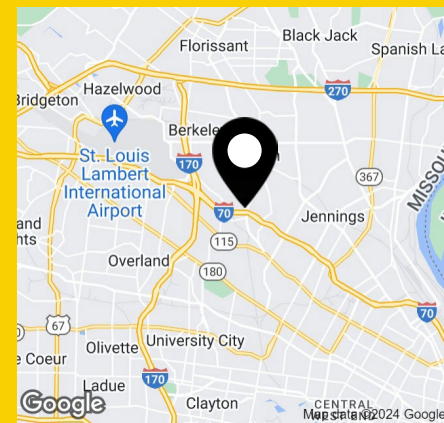
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Offering Summary - Building 2

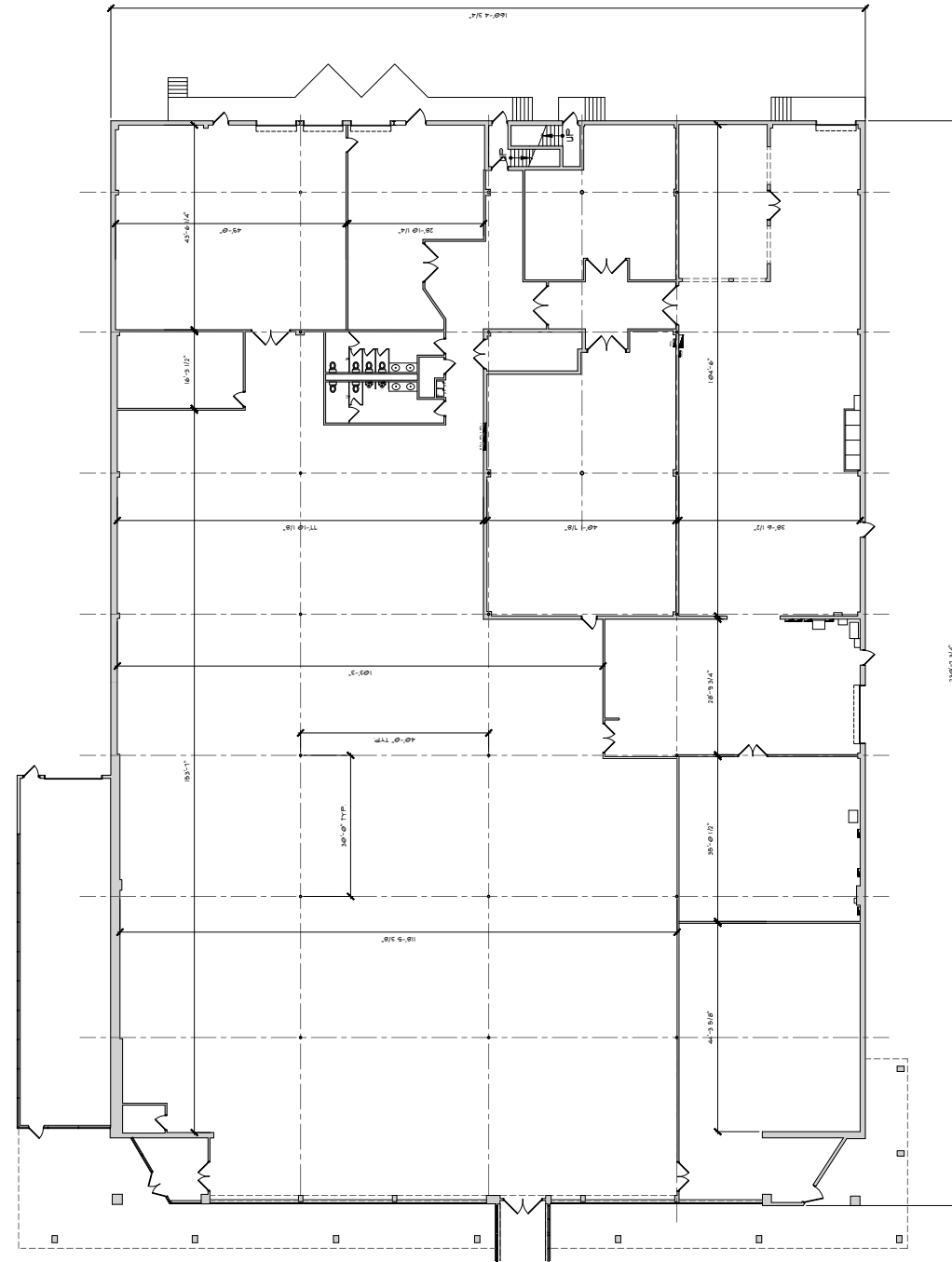
Lease Rate:	\$5.20/SF, NNN
Available Space:	32,400 SF
Outside Storage:	Contact Broker for Details

- 16' clear height
- 3 dock doors
- 1 drive-in door
- 100% climate controlled
- In-place tax incentive may create an opportunity for qualifying tenants that generate sales tax at the property to significantly reduce overall occupancy costs.



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Building 3 Floorplan



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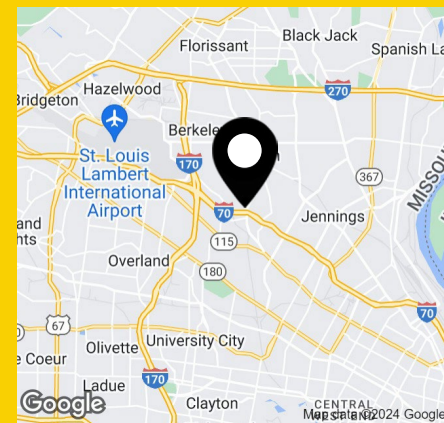
Offering Summary - Building 3

Lease Rate: \$4.95/SF, NNN

Available Space: 36,496 SF

Outside Storage: Contact Broker for Details

- 15' clear height
- 4 dock doors
- 1 drive-in door
- 100% climate controlled
- Heavy power (2,200 amps)
- In-place tax incentive may create an opportunity for qualifying tenants that generate sales tax at the property to significantly reduce overall occupancy costs.



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For more information, please get in touch.

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