



**FOR LEASE OR SALE** | **268,326 SF**  
**6565 WELLS AVENUE** | **ST. LOUIS, MO**

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**LOGISTICS**

*Strategic Real Estate. Applied Technology. Tailored Service.*

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# PROPERTY DETAILS

6565 WELLS AVENUE | ST. LOUIS, MO

AVAILABLE SPACE	268,326 SF
BUILDING 1	158,821 SF
BUILDING 2	109,505 SF
CLEAR HEIGHT	16' - 24'
LOADING DOCKS	2 Existing   8 Proposed
CRANES	Infrastructure in Place
YEAR BUILT	1967
POWER	Heavy Power Potential
PARKING	500+ Spaces   56 Trailer Positions
LAND AREA	14.56 Acres
PARCEL ID	16H222186
RAIL ACCESS	Adjacent to Norfolk Southern Rail Line
OPEX ESTIMATE	\$0.63/SF



## PROPERTY HIGHLIGHTS

 CLOSE PROXIMITY TO I-70 & I-170

 7 MILES FROM ST. LOUIS LAMBERT INTERNATIONAL AIRPORT

 LOCATED IN AN OPPORTUNITY ZONE

 QUALITY WORKFORCE

 POTENTIAL FOR ADDITIONAL DOCKS

 RENOVATED IN 2025

# FLOOR PLAN

6565 WELLS AVENUE | ST. LOUIS, MO



NUMBER	SPACE DESIGNATION	SPACE TOTAL
1	BUILDING 1	158,821 SF
2	BUILDING 2	109,505 SF
<b>TOTAL</b>		<b>268,326 SF</b>

**BUILDING 1**

(6-8) PROPOSED LOADING DOCKS

(2) EXISTING LOADING DOCKS

**BUILDING 2**

56 TRAILER SPACES

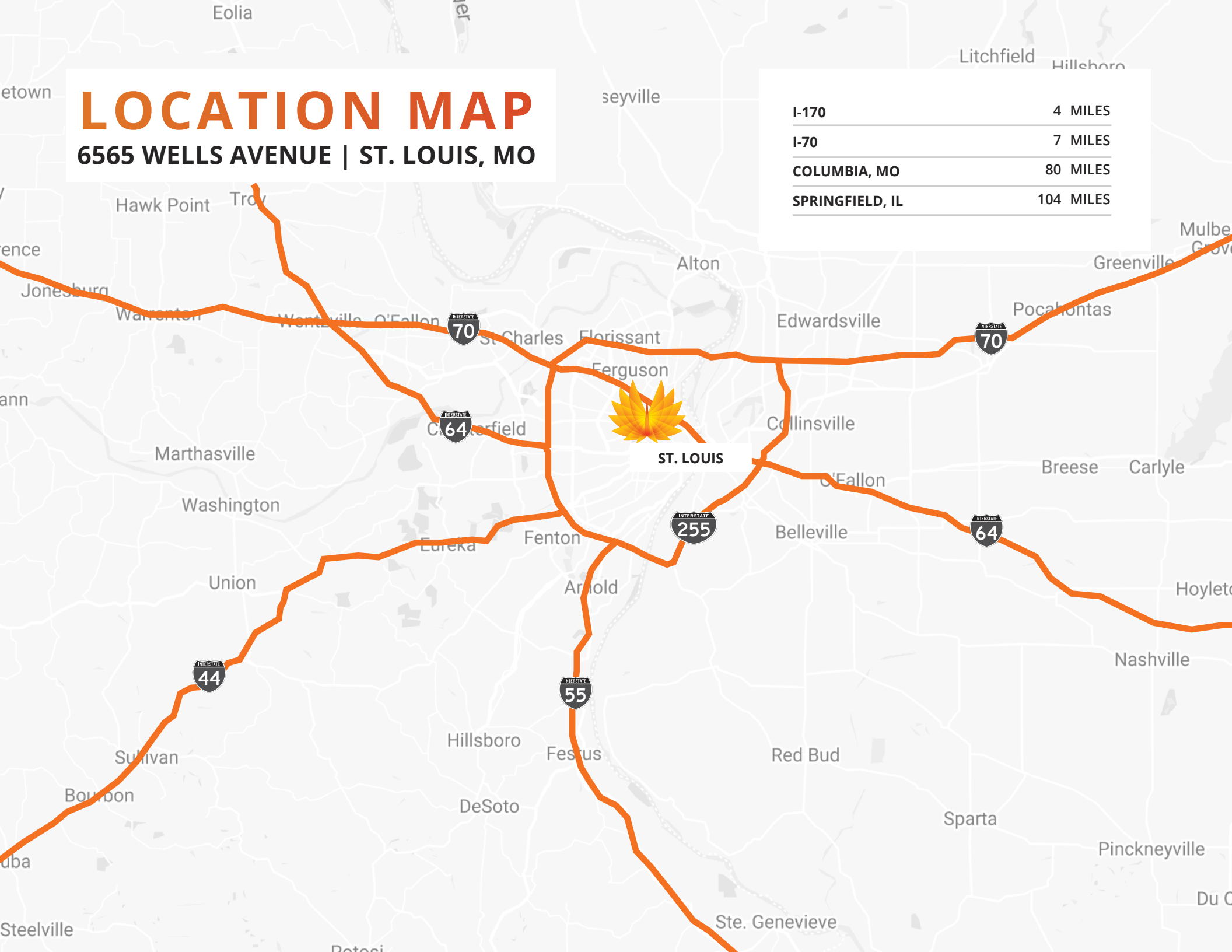
**SITE PLAN**  
6565 WELLS AVENUE | ST. LOUIS, MO



# LOCATION MAP

6565 WELLS AVENUE | ST. LOUIS, MO

I-170	4 MILES
I-70	7 MILES
COLUMBIA, MO	80 MILES
SPRINGFIELD, IL	104 MILES





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