



107 Cherry Street | Wright City, MO 63390

OFFICE / FLEX / WAREHOUSE FOR LEASE



EXTERIOR



RENOVATED OFFICE



CLIMATE-CONTROLLED FLEX

ASKING RENT

\$12.00/SF + NNN

Approx. \$10,050/month base rent at the asking rate.

BUILDING AREA

±10,050 SF

Field measurements calculate approx. 10,015 SF.

SPACE BREAKDOWN

- ±2,280 SF renovated main-level office
- ±2,970 SF main-level flex / warehouse
- ±2,400 SF finished lower level
- ±2,400 SF unfinished lower-level garage / storage
- 5 private offices, reception / foyer and conference room
- Main-level kitchen and bathroom
- Finished lower level with 3 large rooms
- Lower-level kitchenette plus 2 full bathrooms with showers

PROPERTY FEATURES

- Flex / warehouse has central heating and cooling
- Approx. 9.5' average flex / warehouse ceiling height
- Loading dock approx. 2'2" high
- Dock overhead door approx. 6' W x 7' H
- Rear covered ramp provides an accessible entrance
- Main front office entrance is not handicap accessible
- Unfinished lower level has 2 electric heaters
- Four 200-amp electrical panels; total incoming service to be verified
- Public electric, natural gas, water and sanitary sewer
- Gravel parking and public rear alley