



Real Estate  
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FRIEDMAN  
GROUP, LTD

AVAILABLE  
314.367.2800

## 50,000 SF Office/Warehouse With 4,000 SF Office



**5049 Fyler  
St. Louis, MO 63139**

**Lease Price \$2.70 First Year, \$2.95 Thereafter**

- Extremely Clean 50,000 Square Foot Office/Warehouse
- 4,000 Square Foot Office with 5 Private Offices and Alarm System
- 16' Clear Height and 25' x 20' Column Spacing
- Combination of Metal Halide and T-5 Fluorescent Lighting
- 7 Dock Doors— 2 with Truck Levelers and Seals will Accommodate up to 53' Trucks
- Three Phase Electrical Service
- Zoned K
- One Block West of Kingshighway—1.5 Miles to I-44 and 2.5 Miles to I-64

Information contained herein has been obtained from the owner of the property or from other sources and is subject to change without notice. The broker and owner do not guarantee the accuracy of this information. Owners and brokers make no representation as to the environmental or other conditions of the property and recommend that purchaser/tenant investigate fully.

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