



**FOR LEASE**  
**6565 WELLS AVENUE**

**268,326 SF**  
**ST. LOUIS, MO**

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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  |
| TOTAL  |                   | 268,326 SF  |

**BUILDING 1**

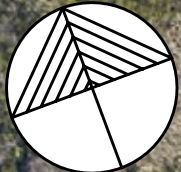
(6-8) PROPOSED LOADING DOCKS

(2) EXISTING LOADING DOCKS

**BUILDING 2**

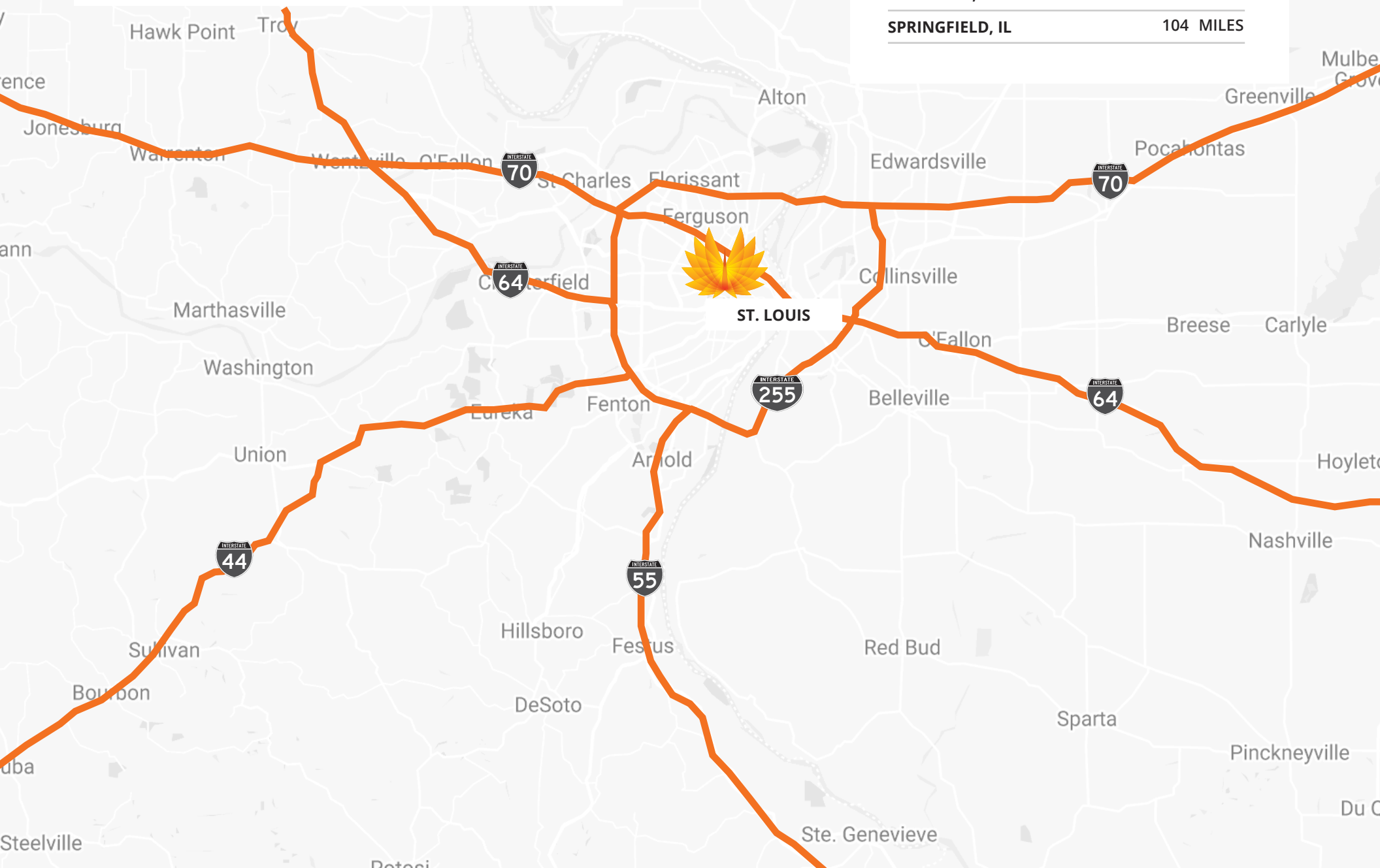
56 TRAILER SPACES

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



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|                        |                  |
|------------------------|------------------|
| <b>I-170</b>           | <b>4 MILES</b>   |
| <b>I-70</b>            | <b>7 MILES</b>   |
| <b>COLUMBIA, MO</b>    | <b>80 MILES</b>  |
| <b>SPRINGFIELD, IL</b> | <b>104 MILES</b> |





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