

BUILDING FOR LEASE 636-296-1510

4700 – 4702 HAPPY LANE, Arnold MO 63010

-all areas & mileage are approximate-

Entire Building - 5 Offices, 4 Lavatory's & 2 Luncheon prep areas
in 1400 sq. ft., Office with ramped entrances,
wide doors, Laminate floors, zoned A/C & Heat
- 1800 sq. ft. of heated Warehouse area 12' to 14' in height
3 Year Lease 2 - 12'w x 10'h overhead doors, straight truck common dock
\$2,975.00 per month 200 amp electrical service with 400 amp available

North Side

(if available) - 2 Offices in 600 sq. ft. area with
2 Lavatory's & Luncheon prep area
- 1000 sq. ft. Warehouse

3 Year Lease 12' x 10' overhead door
\$1,800 per month 200 amp electrical service

South Side

(if available) - 3 Offices in 800 sq. ft area
2 Lavatory's & Luncheon prep area
- 800 sq. ft. Warehouse

3 Year Lease 12' x 10' overhead door
\$1,700 per month 200 amp electrical service

Old Highway 21 frontage South of 141
5 miles to I-55
6 miles to I-270
9 miles to I-44



