

# HUTKIN

DEVELOPMENT COMPANY

# FOR LEASE

Office / Warehouse

4061 - 4073 Wedgeway Court  
St. Louis, MO 63045



- **5,381 & 7,384 Square Feet Available**
  - **4061 Wedgeway**
    - 7,384 square feet
    - 10% office
    - 2 loading docks and 1 drive-in loading
    - **\$4.10 psf, NNN**
  - **4071 Wedgeway**
    - 5,381 square feet
    - 30% office
    - 100% HVAC
    - 2 loading docks
    - **\$5.35 psf, NNN**
- 3-phase, heavy electric
- 16' clear ceilings
- Ample Parking
- Easy access to I-70/I-270/I-370
- Excellent loading and truck turn around area



HUTKIN DEVELOPMENT COMPANY  
10829 Olive Boulevard  
Suite 200  
St. Louis, MO 63141

Telephone 314.872.9140  
FAX 314.872.9001

Visit our website:  
[www.hutkin.com](http://www.hutkin.com)

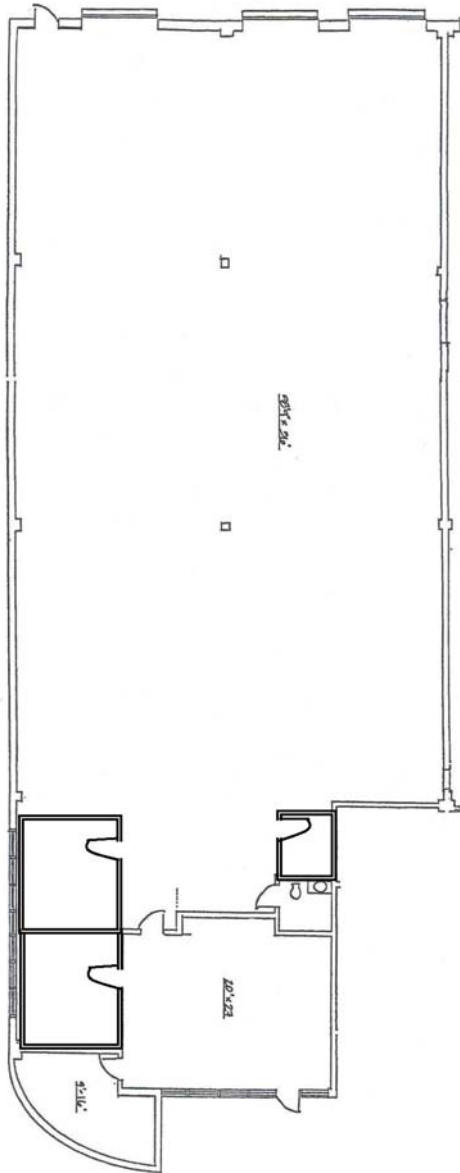
**CONTACT**  
Bo Keefer  
[bkeefer@hutkin.com](mailto:bkeefer@hutkin.com)  
Cell 314.973.1242

*See site plan and floor plan on reverse*

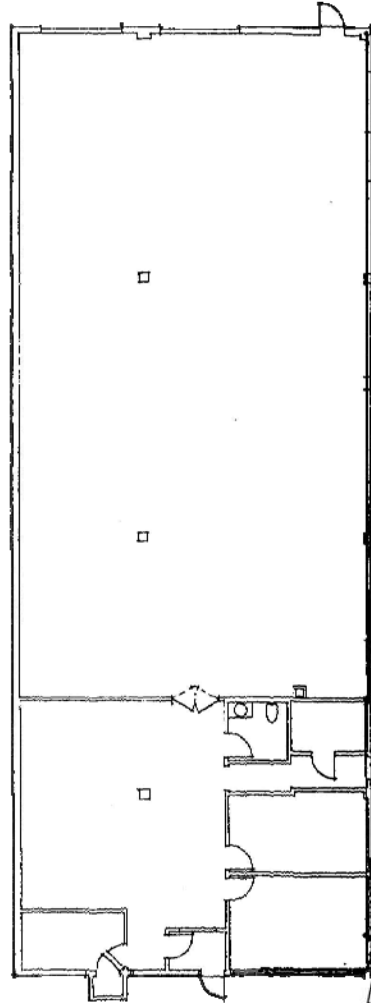
**HUTKIN**  
DEVELOPMENT COMPANY

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*Office/Warehouse*

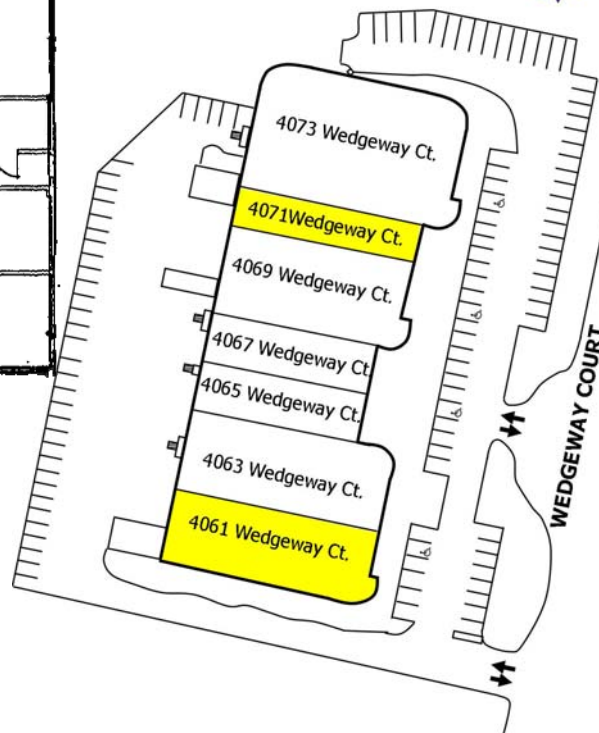
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