

# 11861

WESTLINE INDUSTRIAL DR

ST. LOUIS, MO



## 800-6,000 SF FOR LEASE



11861 WESTLINE INDUSTRIAL DR

## PHOTOS + DETAILS

**TOMMY LEONARD**

314.408.7400 (OFFICE)

314.675.5240 (MOBILE)

Tommy@LCGCap.com

**NICK HARTIG**

314.408.7400 (OFFICE)

314.805.9779 (MOBILE)

Nick@LCGCap.com

**JOSH JENKINS**

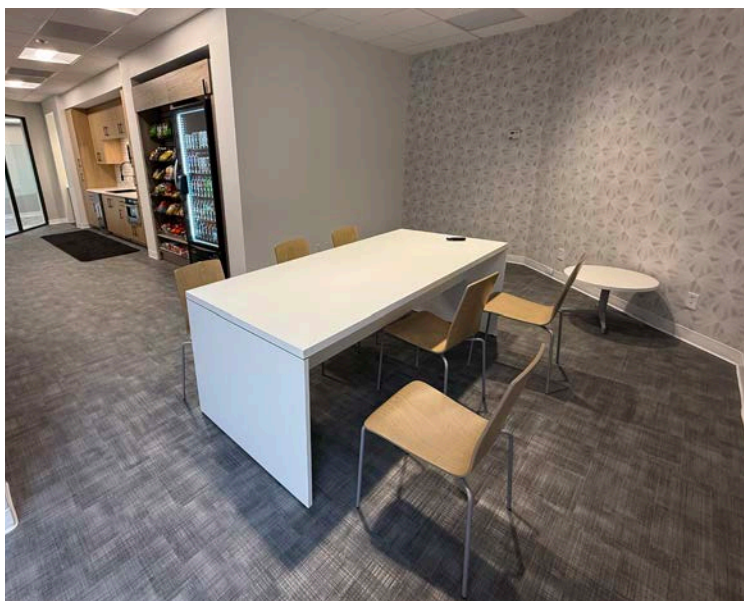
314.408.7400 (OFFICE)

636.328.4828 (MOBILE)

Josh@LCGCap.com



- NEWLY RENOVATED OFFICE & LAB BUILDING WITH EXTERIOR & INTERIOR RENOVATIONS COMPLETED IN 2025
- LANDSCAPE IMPROVEMENTS AND PARKING LOT REFINISHING
- 16 FT CLEAR HEIGHT
- DOCK-HIGH LOADING
- 5 PER 1,000 SF PARKING RATIO
- ASKING: \$17.00 PSF NNN  
NNN = \$3.50 PSF
- AMENITIES INCLUDE:  
CONFERENCE ROOM WITH INTERNET & SMART TV FOR EASY PROJECTION



BREAKROOM/KITCHENETTE AREA WITH TV, TABLE & CHAIRS, EASY PURCHASE MARKET, 2 MICROWAVES AND ICE MACHINE

ADDITIONAL SEATING IN THE LOBBY WITH BOOTH-STYLE SEATING

- THE LAB INCLUDES:  
LABCONCO DISHWASHER  
RO SYSTEM FEEDING WATER  
AUTOCLAVE  
ICEMAKER  
REPHILE WATER SYSTEM  
EMERGENCY SHOWER & EYEWASH  
CABINETS & SHELVING

LCG CAPITAL  
MANAGEMENT

[www.LCGCap.com](http://www.LCGCap.com)

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.



11861 WESTLINE INDUSTRIAL DR

AERIAL

TOMMY LEONARD

314.408.7400 (OFFICE)  
314.675.5240 (MOBILE)  
Tommy@LCGCap.com

NICK HARTIG

314.408.7400 (OFFICE)  
314.805.9779 (MOBILE)  
Nick@LCGCap.com

JOSH JENKINS

314.408.7400 (OFFICE)  
636.328.4828 (MOBILE)  
Josh@LCGCap.com



LCG CAPITAL  
MANAGEMENT

www.LCGCap.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.