



BENHAM SHOP SPACE
7,820 SF AVAILABLE

FOR SALE / LEASE
Retail / Office
Automotive

11755 BENHAM RD.
ST LOUIS, MO. 63136

Asking: \$509,000 or \$7/sf (NN)
Call for Info: 314.580.4095

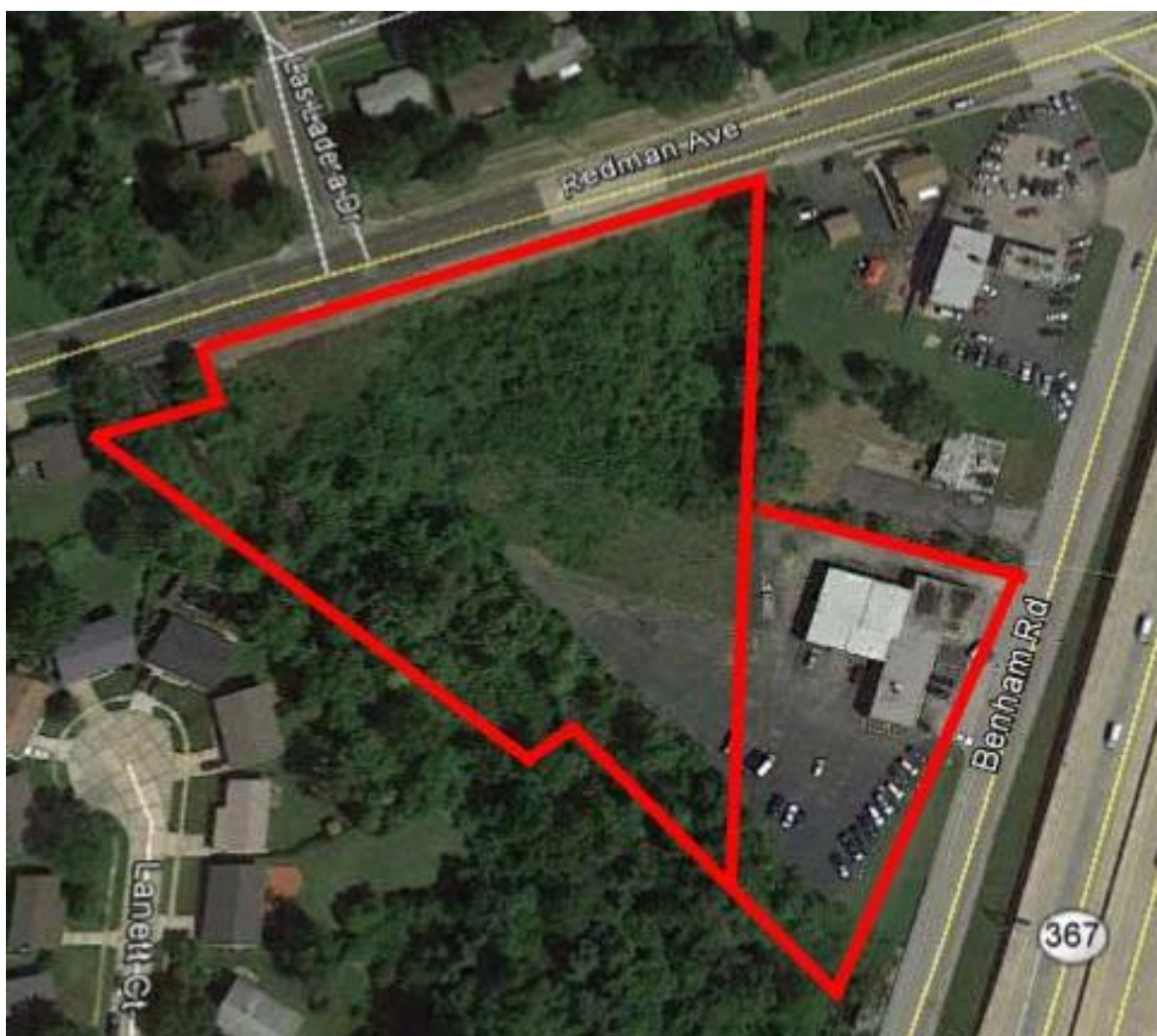
7,820 sqft

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OVERVIEW

This versatile facility offers an impressive 7,820 square feet, featuring a 2,000 sqft showroom, 2,100 sqft office area, and 3,700 sqft of shop space with high ceilings and two convenient drive-in bays—ideal for a thriving auto service or sales operation. Facility is well positioned on a roughly 1-acre parcel, with an additional 4.76-acre parcel available to the rear for expansion—making it ideal for businesses with plans to scale.

- Expansive Showroom
- Functional Office Space
- Spacious Shop
- Site Lighting
- MEP in Good Condition
- Leak Free Roof
- Additional Acreage Avail.
- Accessible Location



PROPERTY SUMMARY

- Asking Price: \$509,000 or \$7/sf (NN)
- Year Built: 1975 w/ Shop Addition in 2012
- Lot Size: up to 5+ Acres
- Building SF: 7,820 sqft

PROPERTY HIGHLIGHTS

- up to 5+ acre site
- 2,958 ADT - West Center
- 20,000+/- ADT - HWY 367
- Great Building Signage Available