

527 Trade Center Blvd

Chesterfield, MO 63005



CLAYTON CAPITAL PARTNERS
COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS

- Built in 2002 - Tilt-up construction w/ 40x40 column spacing
- 10,000 SF office updated in 2023
- New Roof in 2020
- 100% HVAC
- 18' Clear
- 1200 Amp Service
- (1) 5-Ton Crane
- (5) Standard Docks
- (1) Ramped Dock Door

PROPERTY DESCRIPTION

Rare owner-user opportunity in the heart of Chesterfield Valley Industrial. Great visibility at the corner of Trade Center Blvd and Edison Ave.

OFFERING SUMMARY

Sale Price:	\$7,500,000
Lot Size:	3.36 Acres
Building Size:	40,300 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	6	63	575
Total Population	19	196	1,589
Average HH Income	\$359,225	\$319,683	\$286,363

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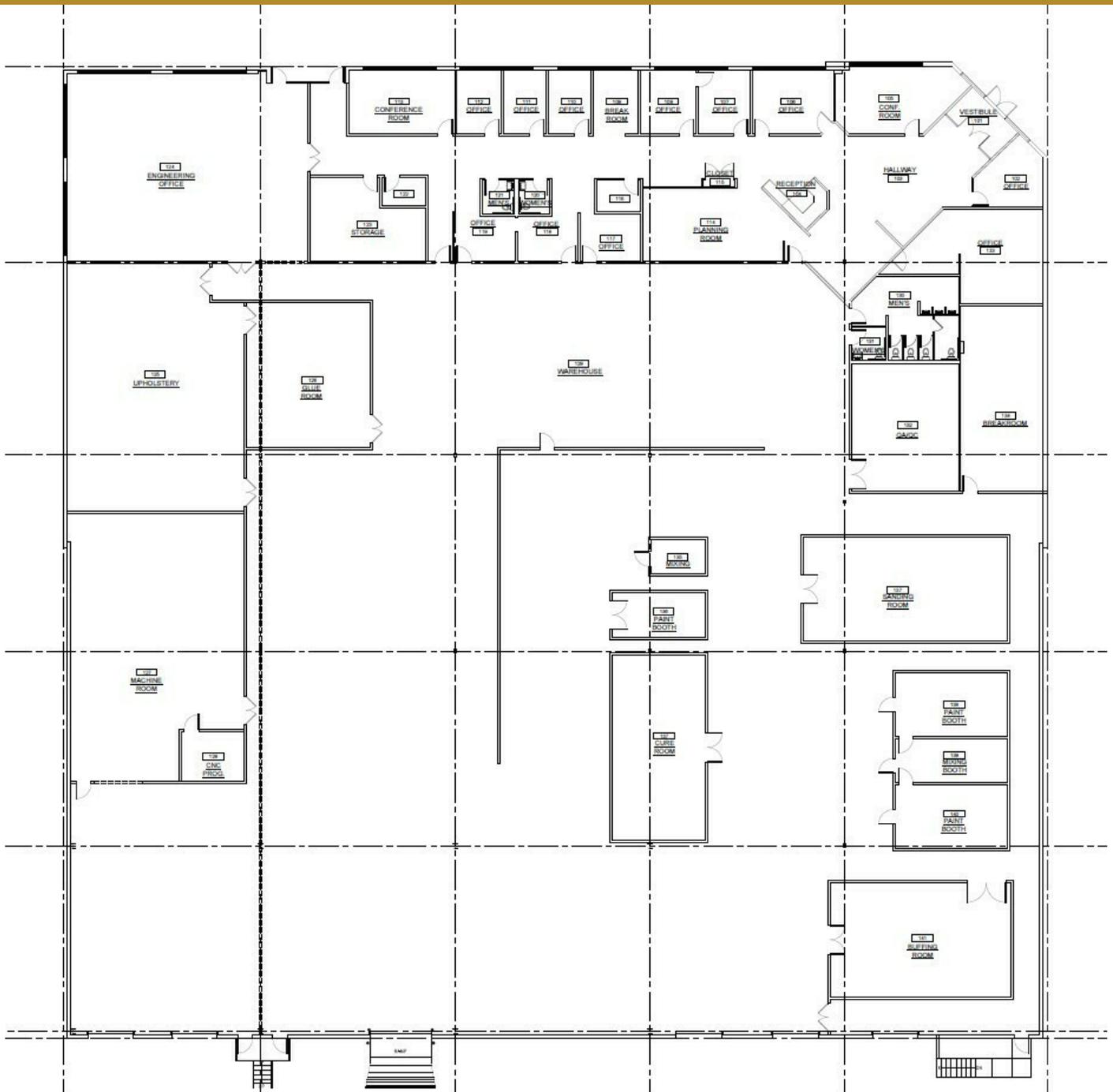
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FOR SALE INDUSTRIAL PROPERTY

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