

INDUSTRIAL BUILDING

FOR SALE | LEASE

9735 Gravois Road
Affton, MO 63123



PROPERTY SUMMARY



PROPERTY DESCRIPTION

For sale is an excellent industrial building in the South County submarket. 9735 Gravois Road is a +/-7,500sf metal building on 0.43 acres with outside storage. The property is loaded with key features such as over-sized drive-in doors, 15'-17' clear heights, 3-phase power at the building, and a dock-high. The building also has a rear drive-in door leading to the outside storage, which could become fenced and secured.

PROPERTY HIGHLIGHTS

- Two 14' Drive-In Doors
- Three 12' Drive-In Doors
- One 12' Dock High
- Outside Storage
- 15'-17' Clear Heights Throughout
- 3-Phase Power at Building
- 0.43 Acre Parcel
- Insulated and Heated with 3 Hanging Gas-Fired Heaters
- Able to Multi-Tenant

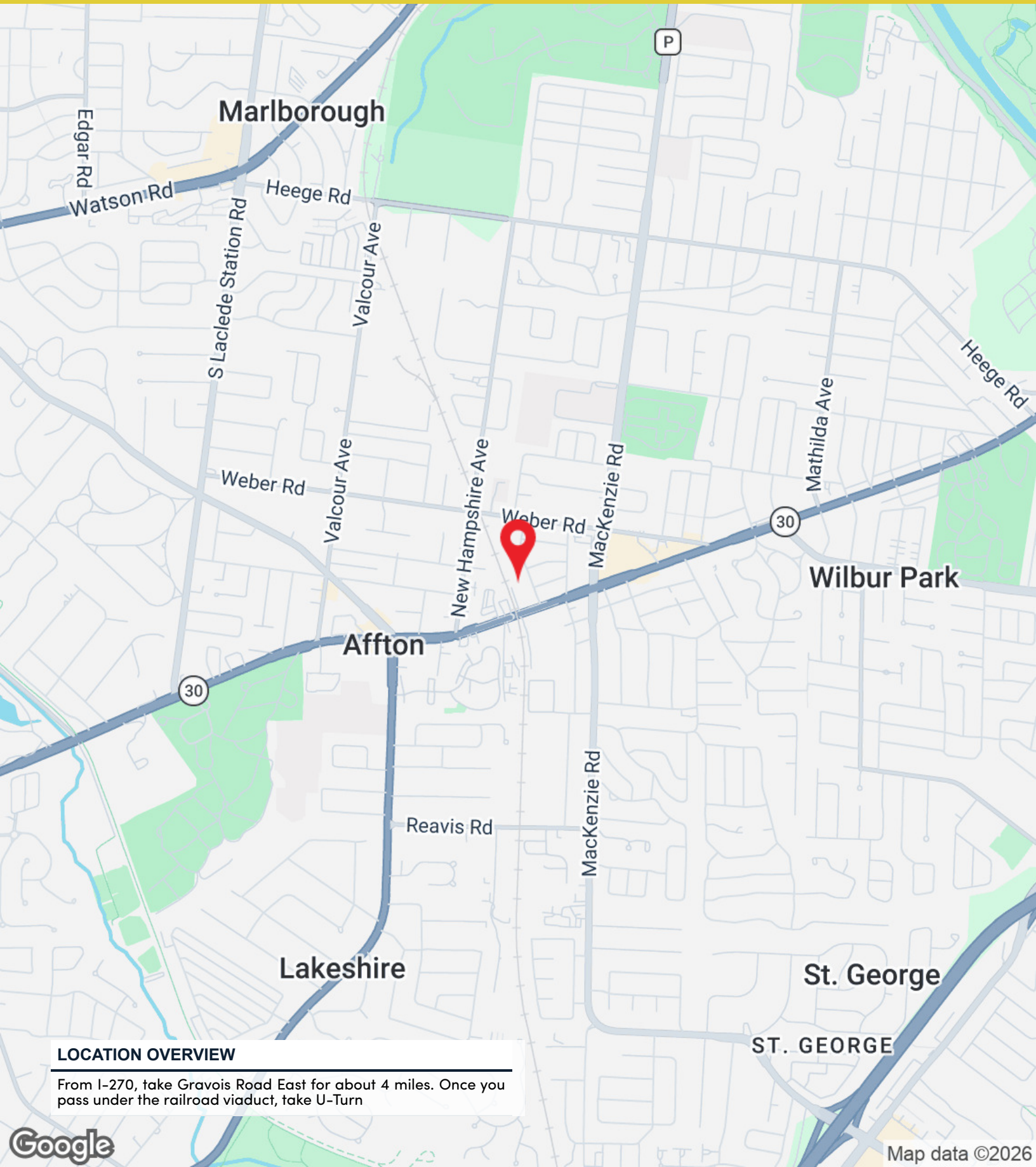
OFFERING SUMMARY

Sale Price:	\$550,000
Lease Rate:	\$6 - 7.50 SF/yr (NNN)
Available SF:	2,500 - 7,500 SF
Building Size:	7,500 SF

INTERIOR PHOTOS



LOCATION MAP



LOCATION OVERVIEW

From I-270, take Gravois Road East for about 4 miles. Once you pass under the railroad viaduct, take U-Turn



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