



**FOR SALE**

**1265 Jefferson Street**

Pacific, MO 63069

**Asking Price:**

**\$1,395,000**  
\$86.15 PSF

**CONTACT US**

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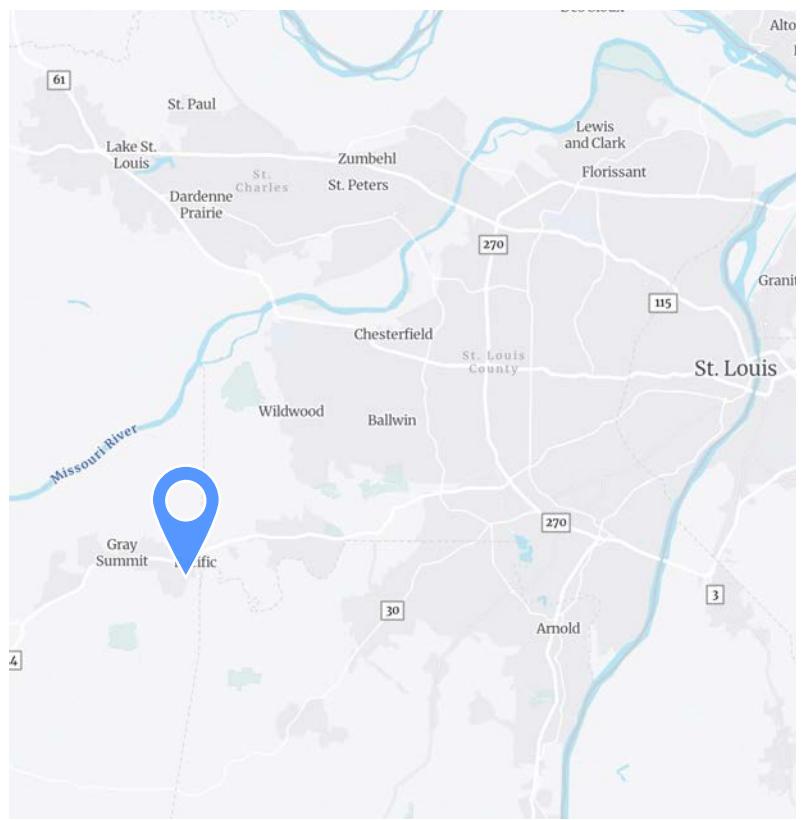
101 South Hanley Road  
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St. Louis, MO 63105  
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[colliers.com/stlouis](http://colliers.com/stlouis)

**Highlights**

- 16,192 SF office/warehouse/manufacturing building
- 2.06-acre lot
- Approximately 3,000 SF office build-out
- 100% air conditioning throughout
- Loading:
  - » Three (3) drive-in loading doors
  - » One (1) dock high loading
  - » Platform loading dock in rear
- Approximate ceiling heights 13' - 14' to beams
- 1,600 amps, 3-phase, 480 volt heavy power
- Built in 1997
- 8,000 SF addition constructed in 2006

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## Property Photos



## LOCATION



Demographics	Population	Households	Avg HH Income	Businesses	Employees
1 Mile	3,655	1,464	\$81,043	149	1,952
5 Miles	17,850	6,784	\$95,445	540	5,960
10 Miles	63,426	23,922	\$129,158	3,655	17,850

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