



West County Office/Warehouse Space FOR SALE



Front of Building Facing Westwood's Drive



16149 Westwood's Unit



Aerial View of Plat & Building



Signature Signage



Front Office



Receptionist Desk at Entry



Full Size Kitchen and Break Area

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West County Office Warehouse Condo in Ellisville, Missouri 16149 WESTWOOD'S BUSINESS PARK

- ATTRACTIVE OFFICE WAREHOUSE CONDOMINIUM. SETTING.
- NEW ROOF WITH 20 YEAR WARRANTY IN 2025.
- TWO (2) DOCKS WITH +/- 2,000 SQ. FT. WAREHOUSE SPACE.
- PROPERTY HAS BEEN WELL MAINTAINED!
- SOLID MASONRY CONSTRUCTION WITH ATTRACTIVE BRICK,
- CONDO FEE \$500.00 PER MONTH FOR WATER, SEWER AND TRASH.
- MEZZANINE IN WAREHOUSE WITH OVER 20' CEILING HEIGHT.
- ZONED M1 LIGHT INDUSTRIAL TO SERVE A VARIETY OF USES.
- 4,000 SQ. FT. OF OFFICE WITH KITCHEN AND CONFERENCE ROOM.
- SOLAR ARRAY AVAILABLE AT ADDITIONAL EXPENSE.
- PRICED AT \$108.00 PER FOOT,



Loading Dock at Rear of Building



Location Map



Rear Mezzanine



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