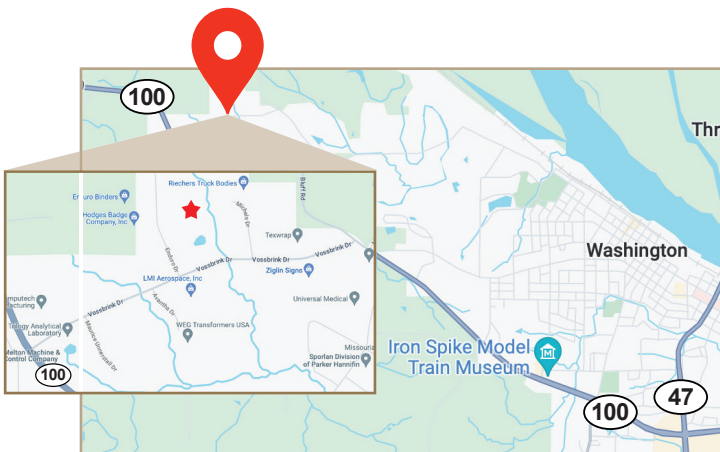




NEW CONSTRUCTION 12,000-24,000 SF WAREHOUSE FOR SALE/LEASE



**6431 MICHELS DRIVE
WASHINGTON, MO 63090**



- Located in Heidmann Industrial Park
- 24,000sf New Construction Warehouse
- Clear Span
- 20' ceiling height
- 2- 8' x 9' docks with Seals and Levelers
- 2- 12' x 12' Drive ins
- Divisible to 12,000sf
- 30,000sf of hard surface parking
- Outdoor Storage Permitted
- 600 Amp 120/208 Three phase Electric

Lease Rate \$8.95 NNN

Sale Price: \$2,300,000

**Joseph Bosse (636) 271-1128
jbosse@neccommercial.com**

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