

# 2258-2294 Weldon Parkway

St. Louis, MO 63146

## OWNER/USER OR INVESTMENT OPPORTUNITY

35,508 SF, Multi-Tenant, Office/Warehouse

Located Near I-270 & Highway 364 (Page Ave)

4,300 SF or 8,222 SF Available for Owner/User



Prepared By:

# 2258-2294 Weldon Pkwy

St. Louis, MO 63146



## Offering

Gershman Commercial Real Estate (the “Broker”) has exclusively been retained to offer qualified investors and/or owner occupiers an opportunity to acquire a 100% fee interest in 2258-2294 Weldon Parkway (the “Building”); a 35,508 square foot office/warehouse building situated on 2.29 acres, located in St. Louis, MO in the Olive-270/Westport submarket. 2258-2294 Weldon Parkway is a unique opportunity for a user to occupy 4,300 square feet or 8,222 square feet, while capitalizing on the existing leasehold interests.

The Olive-270/Westport submarket is home to a wide variety of major employers and industrial users, creating a dynamic ecosystem that supports long-term tenancy and growth. Nearby corporate neighbors include World Wide Technology’s global headquarters, Edward Jones, Charter Communications, and a number of technology, life sciences, and logistics firms clustered in and around Westport Plaza and 39 North AgTech District. Industrial and service-related users benefit from this concentration of businesses, which drives demand for warehouse, flex, and distribution space while providing access to a strong, skilled workforce. With its central location, robust corporate presence, and balanced mix of office, industrial, and hospitality amenities, this submarket continues to attract and retain both regional and national tenants.

**New Offering Price: \$2,950,000 (\$83.00/PSF)**

## Building Overview

<b>Address:</b>	2258-2294 Weldon Parkway St. Louis, MO 63146
<b>County:</b>	St. Louis County
<b>Tax Parcel Number:</b>	150-64-0514
<b>Year Built:</b>	1972
<b>Zoned:</b>	C-8
<b>Lot Size:</b>	2.29 Acres
<b>Rentable Square Footage:</b>	35,508 Square Feet
<b>Percent Leased:</b>	87.9%
<b>Type of Building:</b>	Office/Warehouse
<b>Office Finish:</b>	Approximately 90%
<b>Docks / Drive-Ins:</b>	1 Dock / 5 Drive-Ins
<b>Roof:</b>	Replaced in 2012
<b>Parking:</b>	100 Automobile Spaces



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## Area Amenities

The surrounding area offers a wide variety of retail and financial amenities that enhance convenience for businesses and employees alike. The Building is less than half a mile from Westport Plaza, which serves as a central hub for dining, hospitality, and entertainment, further enhancing the appeal of the location for tenants. Major retailers such as Schnucks, ALDI, Target, Walmart, Home Depot, Lowe's, Walgreens, and CVS are all located within minutes of the property, providing easy access to everyday goods and services. The area is also well served by leading financial institutions, including Bank of America, Commerce Bank, U.S. Bank, Regions Bank, and First Bank, ensuring tenants have ready access to comprehensive banking and business support. Together, these nearby retailers and banks create a strong amenity base that adds everyday convenience and long-term value for industrial users.

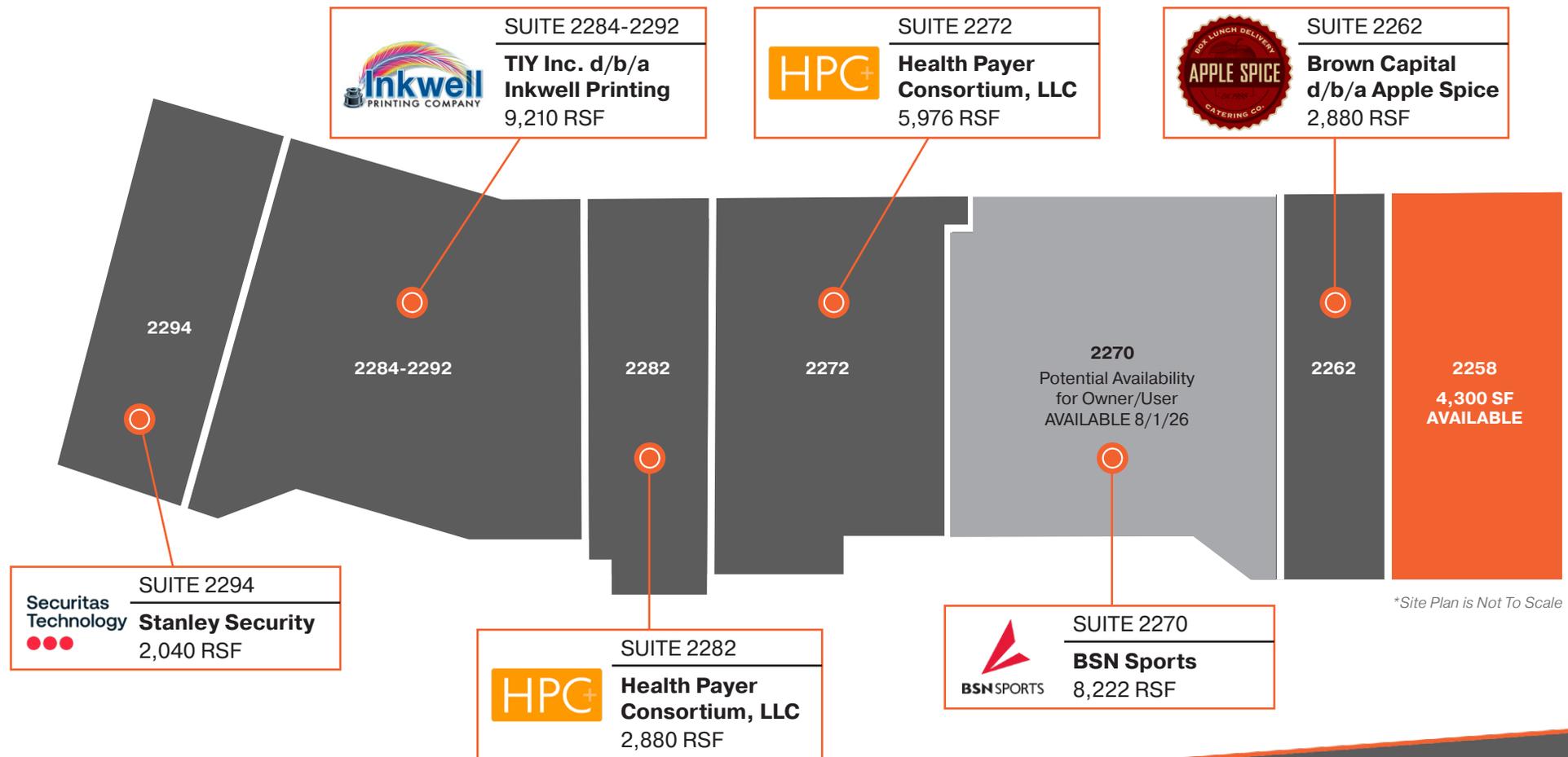


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## TENANCY OVERVIEW





For additional information, please contact:

Tim Balk, MBA  
Senior Vice President  
314-746-1433  
tbalk@gershmancre.com

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