

# FOR SALE OR LEASE

## INDUSTRIAL WITH OUTDOOR STORAGE

### 26,734 SF on 4.84 AC with Rail Spur



**2646 METRO BOULEVARD**  
Maryland Heights, MO 63043



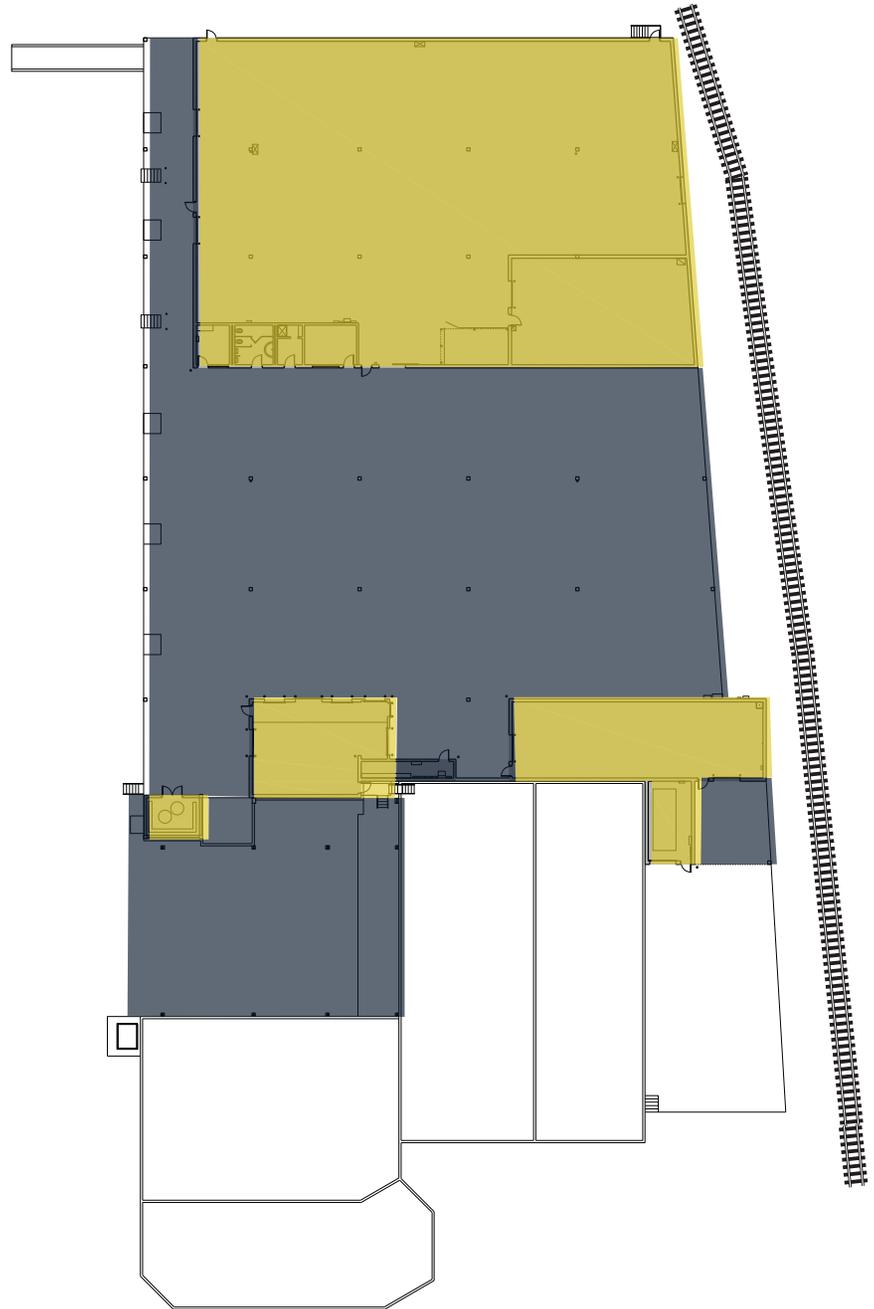
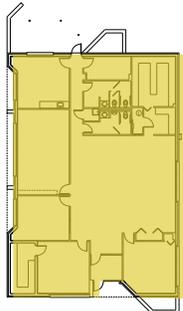
# PROPERTY FEATURES

- 26,734 SF Office/Warehouse Buildings on 4.84 AC
- 2.0 acres of Fully Fenced, Paved Concrete or Asphalt Parking
- 22,734 SF Warehouse
- 18,000 SF of covered loading area (enclosing would immediately create 40,000 contiguous SF)
- 15' clear in Warehouse, Five (5) Docks with Levelers
- 4,000 SF Front Office with 4 Private Rooms, Breakroom, and stalled restrooms
- Rail Access via Union Pacific Railroad
- Heavy Power: 1,000 amp 3-Phase 4-Wire
- Ideally suited for Warehouse and Distribution, Fleet or Vehicle Storage, Fulfillment Centers, Contractors, etc.
- Centrally located in St. Louis County with convenient access to I-270, I-170, Dorsett Rd, and Page Ave



# FLOOR PLAN

-  Covered Area
-  Building Area
-  Rail Spur



# HIGHLIGHTS

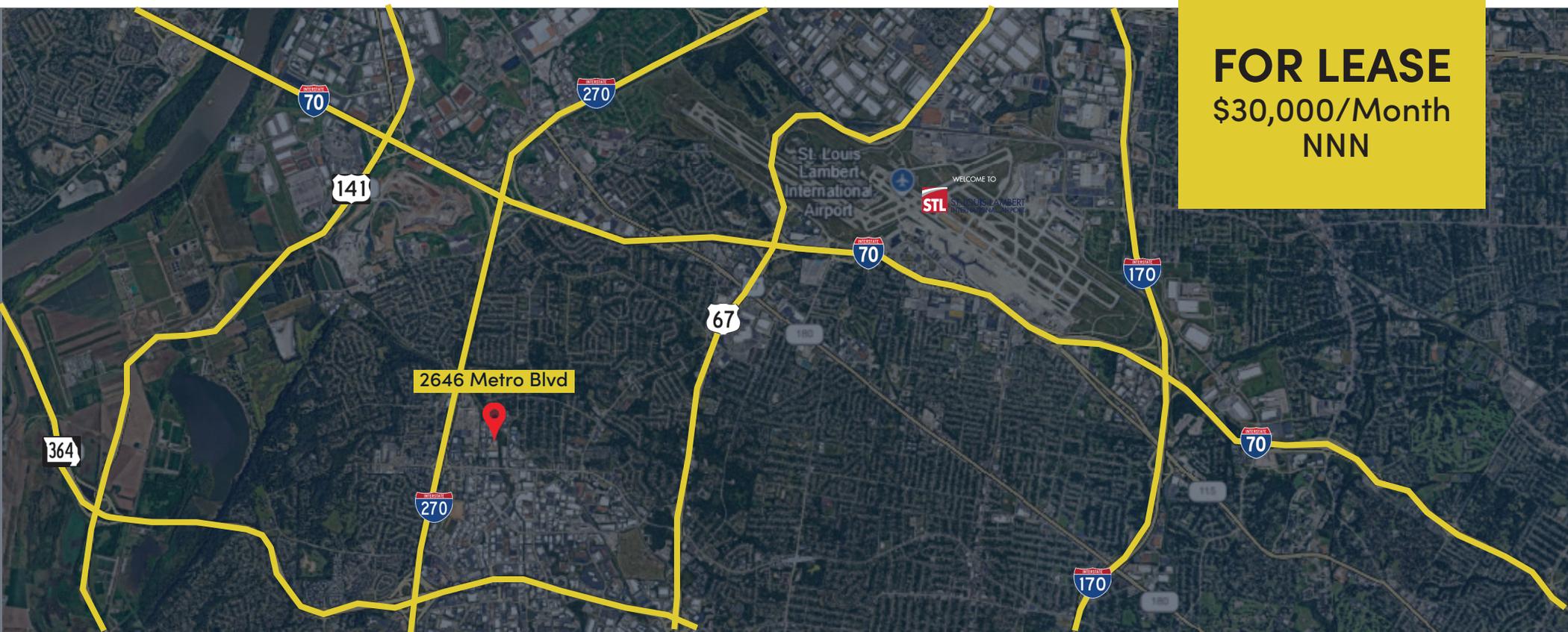
2646 Metro Blvd is a multi-building industrial property located in Maryland Heights. The site sits on approximately 4.84 acres and consists of a masonry office building of roughly 4,000 SF and a masonry warehouse building of approximately 26,734 SF.

The property features fenced concrete and asphalt parking and yard areas and is zoned M-1, allowing for a range of light industrial, warehouse, and service uses.

This property is located in Westport in the Northeast corridor of I-270 and Dorsett Rd. It sits just minutes from Page Ave and I-70, with a close proximity to the Airport and other main thoroughfares.

**FOR SALE**  
Contact Broker  
for Pricing

**FOR LEASE**  
\$30,000/Month  
NNN



# ADDITIONAL PHOTOS



**CONTACT THE BROKER**



**DREW CLARY**

Principal  
(417) 576-8395  
dclary@intcre.com



**AUSTIN DAZEY**

Senior Associate Broker  
(636) 346-3490  
adazey@intcre.com

