

**MULTI-TENANT FLEX
PROPERTY FOR SALE**



SCAN HERE!



BEN CHERRY, CCIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

**2001-2085 WALTON ROAD
OVERLAND, MO 63114
135,074 S.F. | 7.27 ACRES
\$8,950,000 (\$66.26/S.F.)**

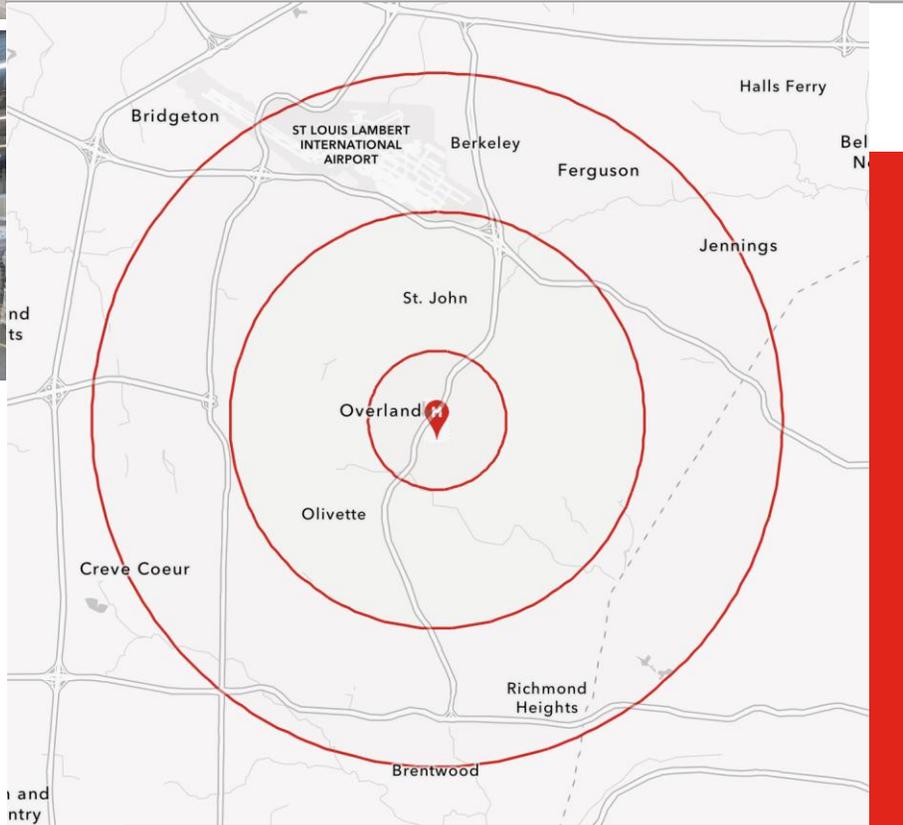
FOR SALE

PROPERTY INFORMATION



- **PRIME 135,000 S.F. FLEX OFFICE WAREHOUSE BUILDING CONSISTING OF 4 UNITS**
- **OPPORTUNITY FOR MULTI-TENANT OR SINGLE USER**
- **100% A/C THROUGHOUT AND FULLY-SPRINKLERED BUILDING (WET SYSTEM)**
- **FEATURES (5) 8' X 9' DOCK DOORS AND (1) 9' X 10' DRIVE IN DOOR**
- **45 MIL TPO ROOF INSTALLED IN 2017 WITH 15-YEAR WARRANTY**
- **CENTRALLY-LOCATED IN OVERLAND, MO WITH FRONTAGE ON I-170**

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		10,521	99,051	249,957
HOUSEHOLDS		4,502	42,332	107,696
AVERAGE HH INCOME		\$66,349	\$97,962	\$103,705



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SITE PLAN



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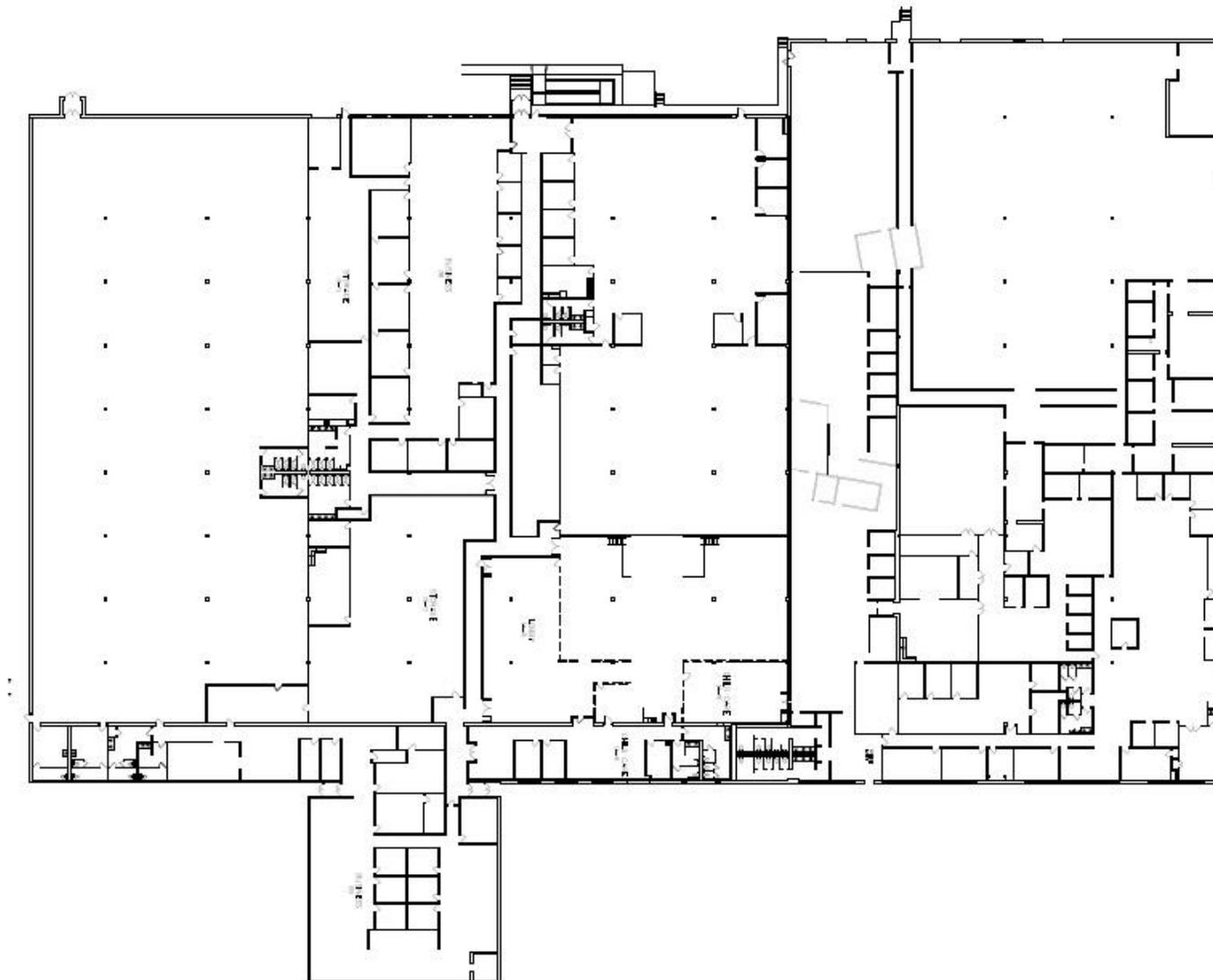
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Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of the property. We recommend Purchaser investigate fully.

FLOOR PLAN



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