

# INDUSTRIAL PROPERTY AVAILABLE

FOR SALE

11445 Warren Rd  
Maryland Heights, MO 63043



# PROPERTY FEATURES



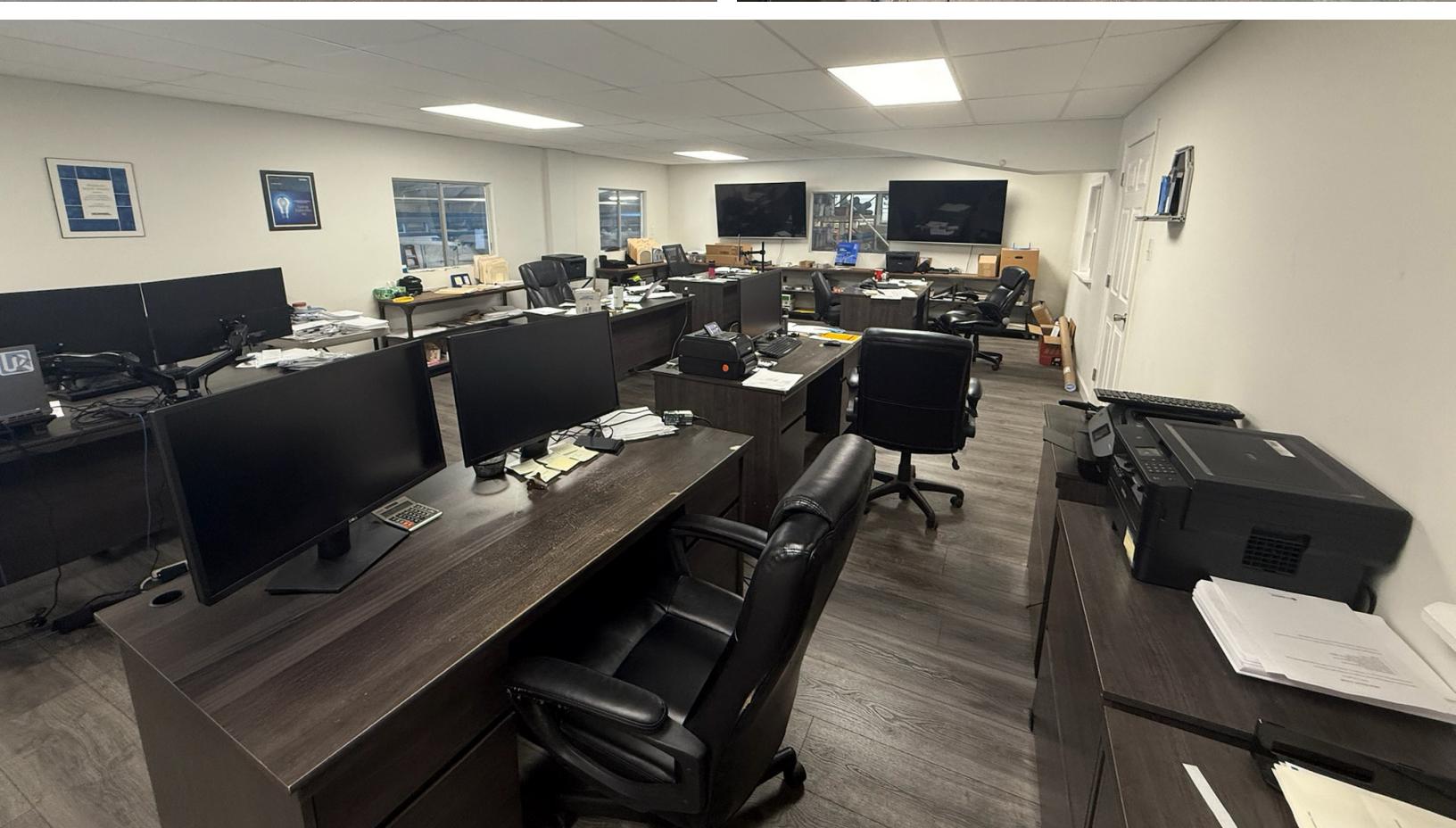
- Single building comprising of 9,504 SF on ±0.44 acre site
- 2 docks & 1 oversized-drive-in, 18' clear, shared covered outside storage
- Contains renovated mezzanine office space
- 3-Phase Power



- Cranes & compressor can remain upon request
- Located just South of Dorsett Rd, 0.5 miles from Lindbergh Blvd & 1.5 miles from I-270
- Zoned M1 - office, service, and light manufacturing district



# WAREHOUSE & OFFICE





**Austin Dazey**

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