

11675 Fairgrove Industrial Blvd.

Maryland Heights, MO 63043



CLAYTON CAPITAL PARTNERS
COMMERCIAL REAL ESTATE



PROPERTY DESCRIPTION

Great owner-user opportunity in a great Westport location

PROPERTY HIGHLIGHTS

- Approximately 5,000 SF office
- 40 parking spaces
- 6 loading docks –East side
- 4 interior loading docks –West side
- New roof in 2014
- New unit heaters in warehouse
- 20' clear height
- Wet sprinklered
- 240 V 3-phase
- Rail access available

OFFERING SUMMARY

Sale Price:	\$3,800,000
Lease Rate:	\$6.25 SF/yr (NNN)
Number of Units:	1
Available SF:	49,950 SF
Lot Size:	2.25 Acres
Building Size:	49,950 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,082	38,282	72,857
Total Population	4,811	82,517	157,263
Average HH Income	\$90,326	\$79,288	\$88,669

Presented By:

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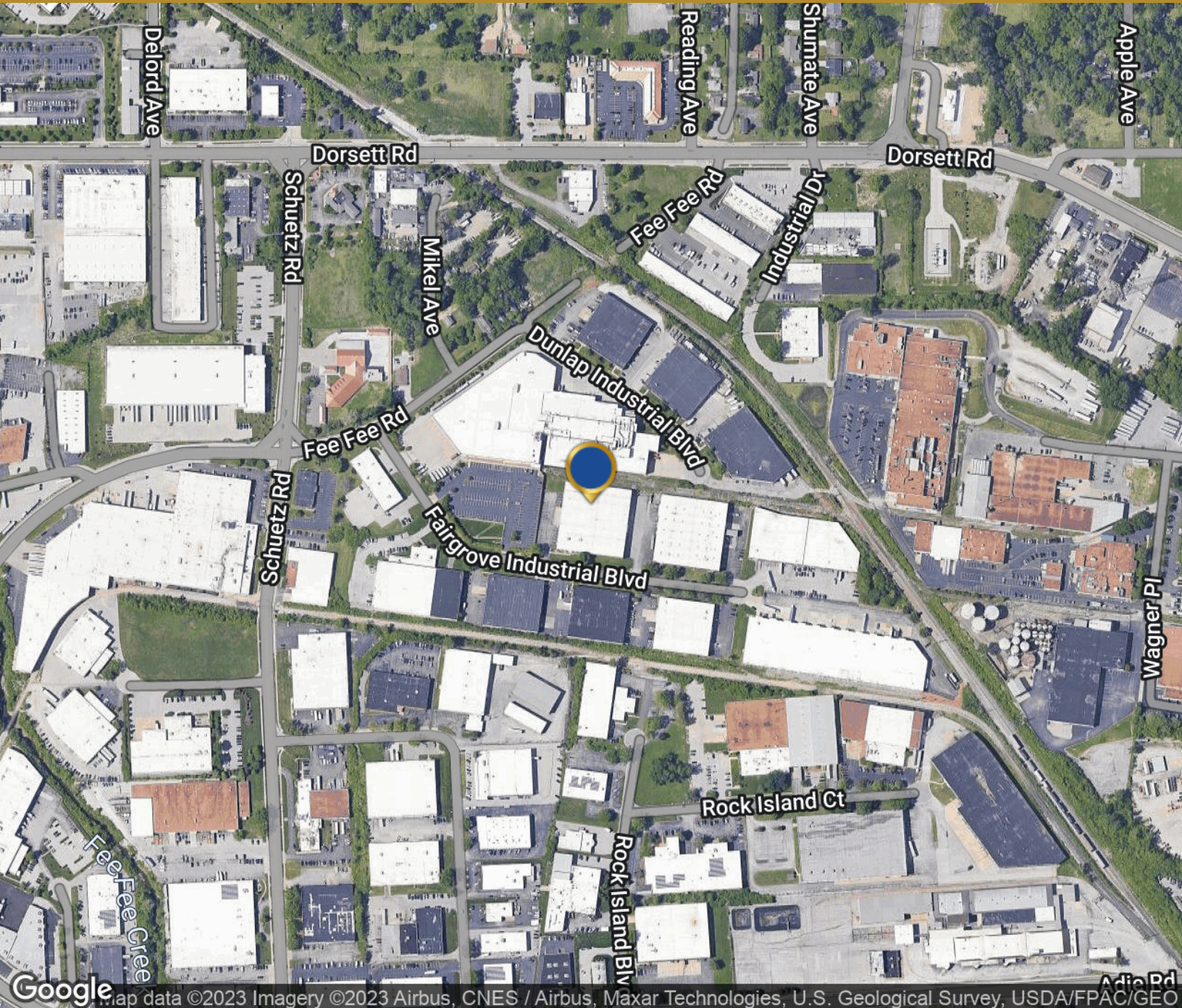
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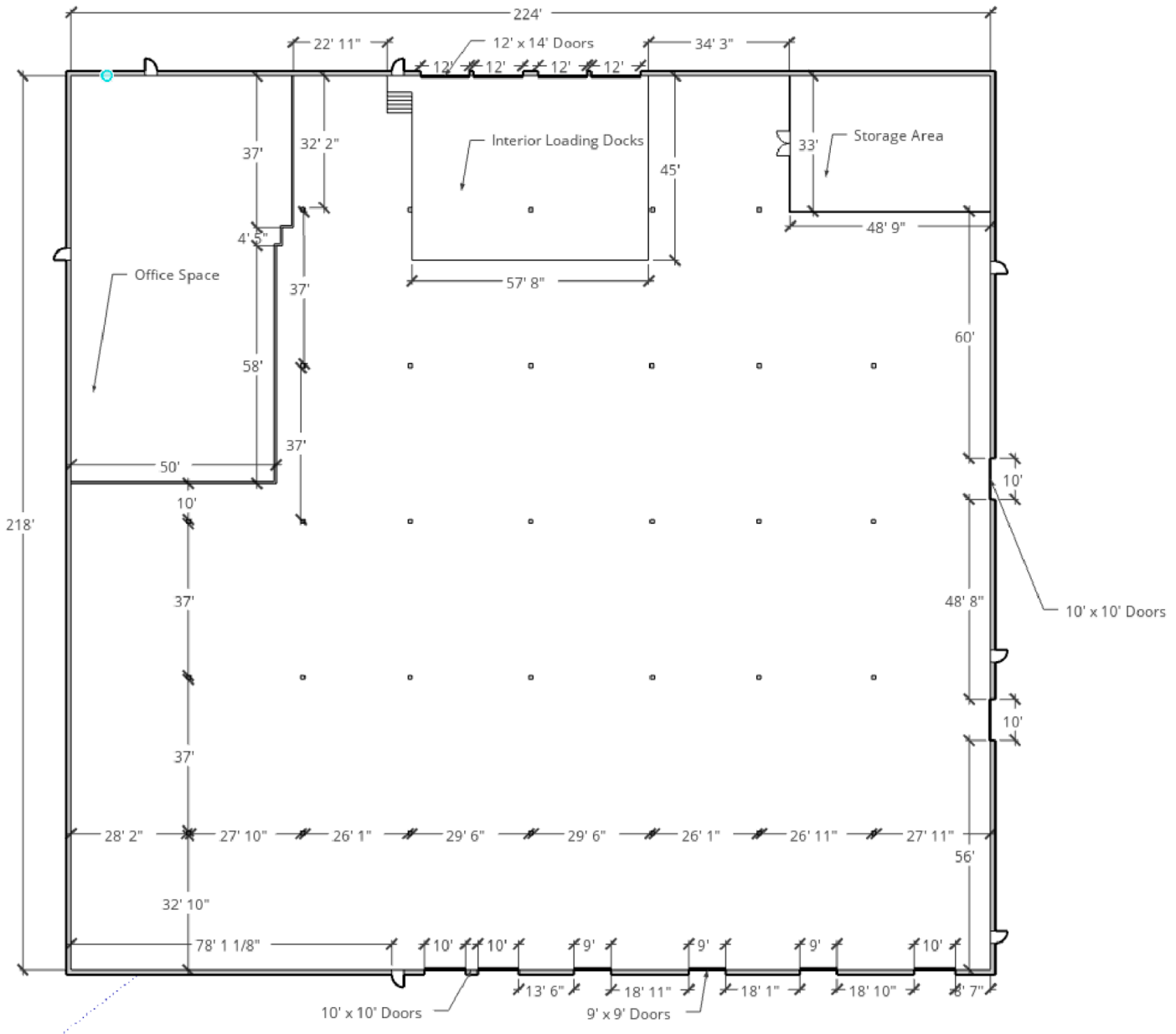
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