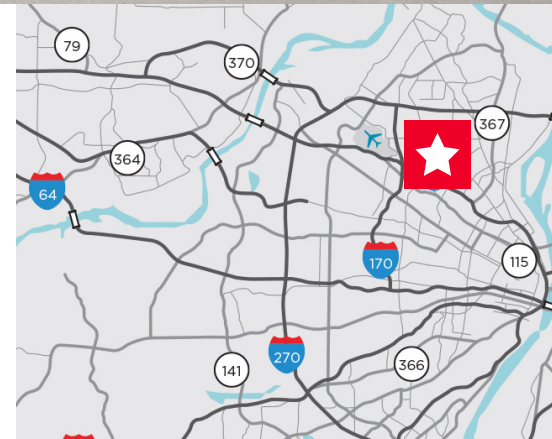




Sale Price: \$2,665,000 (\$50/SF)

Property Highlights

- 53,284 SF Former Retail:
Retail Showroom 15,304 SF
Office/Meeting Rooms 1,732 SF
Warehouse/Stock Area 33,974 SF
- 6.47+/- Acres
- 20' clear heights in the warehouse
- Minimal demo to expand warehouse
- Heavy electrical power
- 4 docks
- Excellent Access at lighted intersection
- Immediately North of I-70 with 4-way access
- Extensive parking field
- Recent CapEx (2023) includes roof and HVAC
- 1990 Construction
- Column Spacing >30' x 30'



Demographics

	1 Mile	3 Miles	5 Miles
Population	8,025	93,734	270,295
Households	3,022	36,060	106,966
Average HH Income	\$49,309	\$50,940	\$56,019

Traffic Counts

S Florissant Rd - 15,777 VPD
I-70 - 79,016 VPD

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Aerial

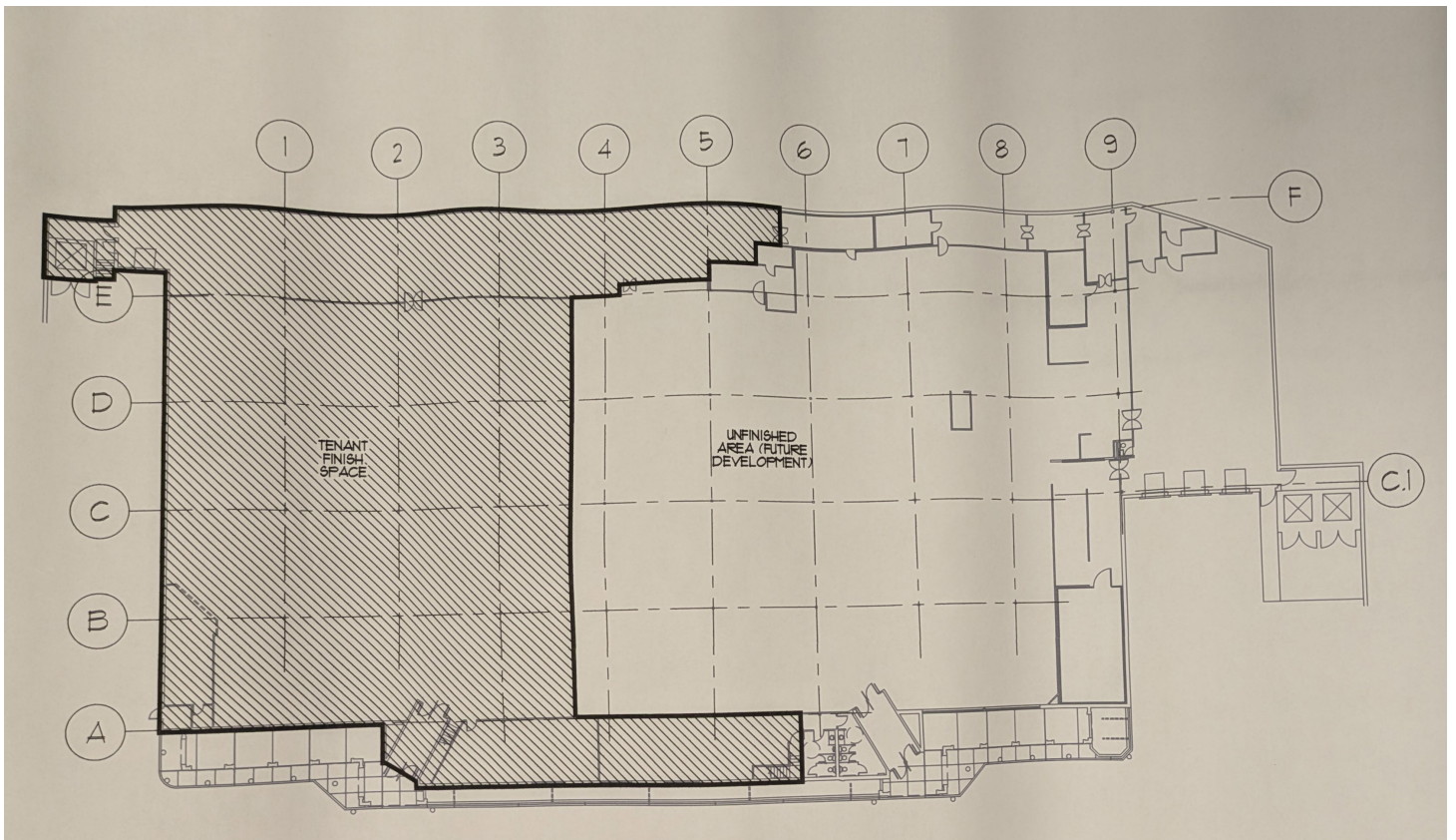


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Floor Plan



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