

**INDUSTRIAL
PROPERTY FOR
SALE**

9730 REAVIS PARK DRIVE

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AFFTON, MO 63123**



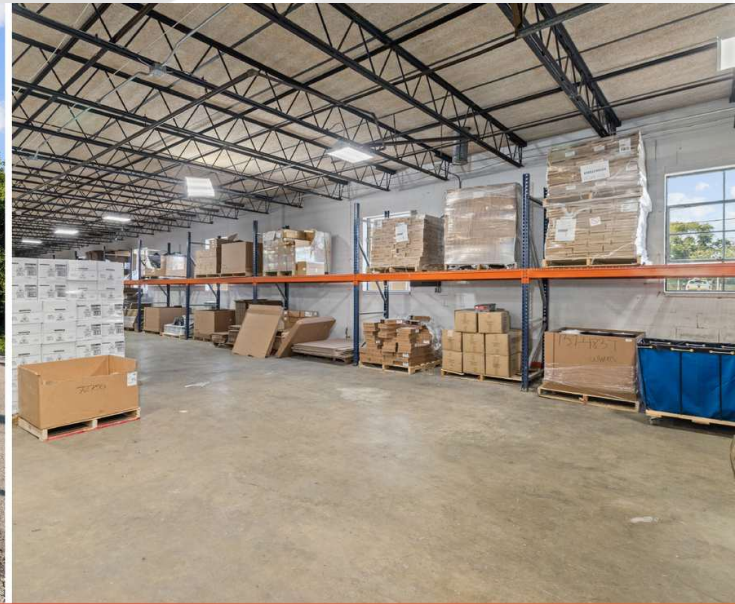
1000 S NEWSTEAD AVENUE | ST. LOUIS, MO 63110
SALIENTREALTYGROUP.COM

RJ HUNT
314.451.7725
RJHUNT@SALIENTREALTYGROUP.COM
ASSOCIATE

TYLER ALMS
314.451.7897
TALMS@SALIENTREALTYGROUP.COM
SENIOR ASSOCIATE

BEN GRUENDER
314.931.0635
BGRUENDER@SALIENTREALTYGROUP.COM
ASSOCIATE

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9730
reavis park dr
st. louis, mo 63123

+/-10,000 sf
warehouse

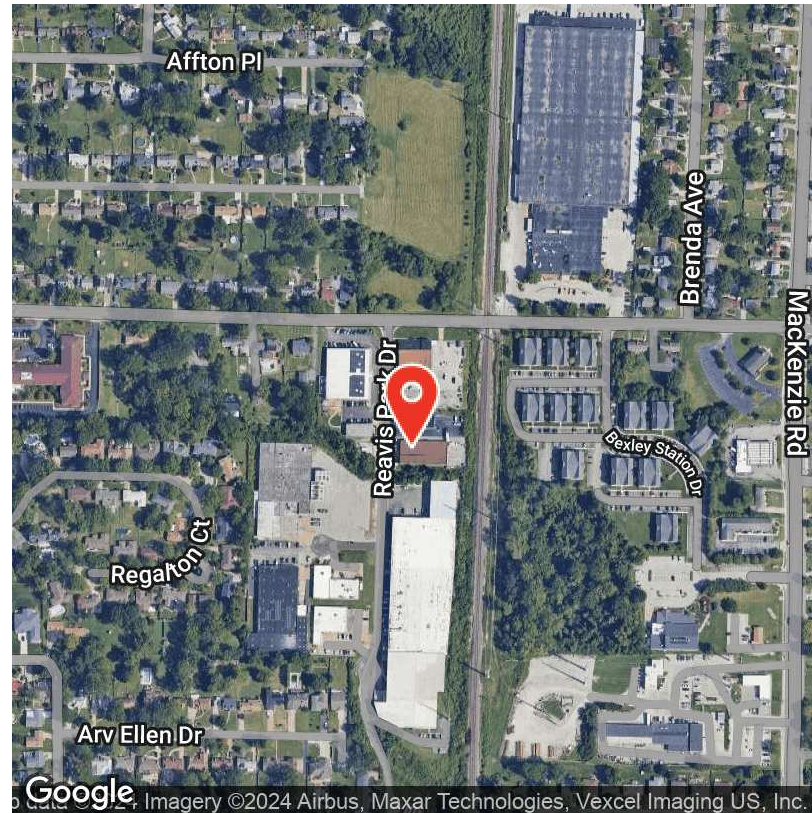
for sale

PROPERTY HIGHLIGHTS

- Owner-User Opportunity
- Single Tenant User - Currently Occupied til 2027
- Ability to Convert to Multi-Tenant Use | (5,000 SF Bays)
- 2,500 SF of Office Space (25%)
- 7,500 SF of Warehouse Space (75%)
- Two Dock Doors - Ideal for Multi-Tenancy
- Two Electric Panels - Separate Meters
- Easy Highway Access to I-55, I-270 & I-44
- 10 Off-Street Parking Spaces

OFFERING SUMMARY

Sale Price:	\$835,000
Price Per Square Foot:	\$83.50/SF
Lot Size:	0.61 Acres
Building Size:	10,000 SF
Clear Height Warehouse:	10-12'



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Building Name	9730 Reavis Park Drive
Property Type	Industrial
Property Subtype	Flex Space
APN	26J140033
Building Size	10,000 SF
Lot Size	0.61 Acres
Year Built	1965
Real Estate Tax	\$2.25/SF
Year Last Renovated	2004
Number of Floors	1
Average Floor Size	10,000 SF

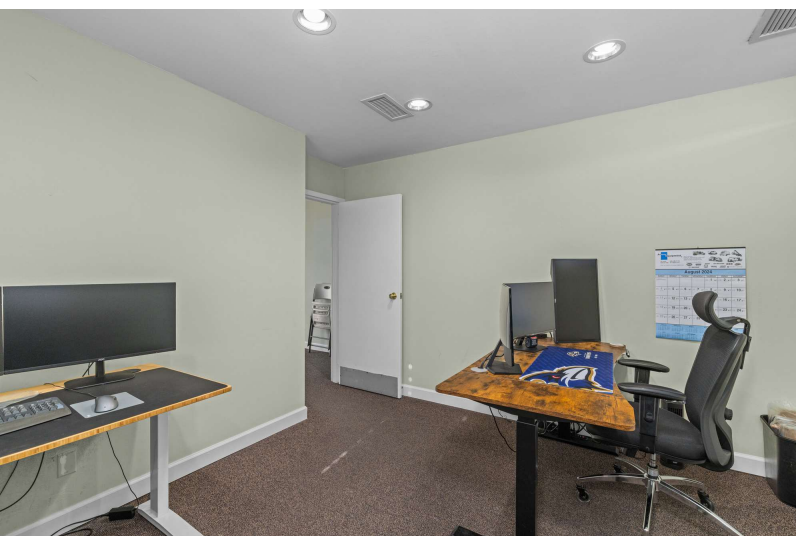
SRG is pleased to offer 9730 Reavis Park Dr in Affton MO, a fantastic investment/owner user opportunity in a great location. The property totals 10,000 SF (25% Office | 75% Warehouse) which is currently occupied by a single tenant user. There is a demising wall that splits the building into two 5,000 SF spaces, which has been opened in the back portion for the tenant to utilize the full 10,000 SF. They are required to repair this wall at the end of their lease term.

Further, the property contains multiple private offices (5+) & has 5 bathrooms (one of which is in the shop). The property is set up nicely for an owner-user. Owership did a number of cosemetic updates in 2020 (New Paint, Carpet in the office, LED Lighting in the warehouse etc.). We are happy to discuss a creative solution if you are an owner occupant looking to operate out of this building.

The tenant has a lease through Dec 31st, 2027 and is currently on a gross lease. They pay approximately \$8.40/SF for the entire space, which is below market rent for this submarket providing an opportunity to raise rents. There are multiple strategies to add value here, whether you convert back to two (5,000 SF) spaces (In High Demand) or converting the lease to a NNN structure to shelter some of your operating costs.

Please reach out to brokers for additional information!



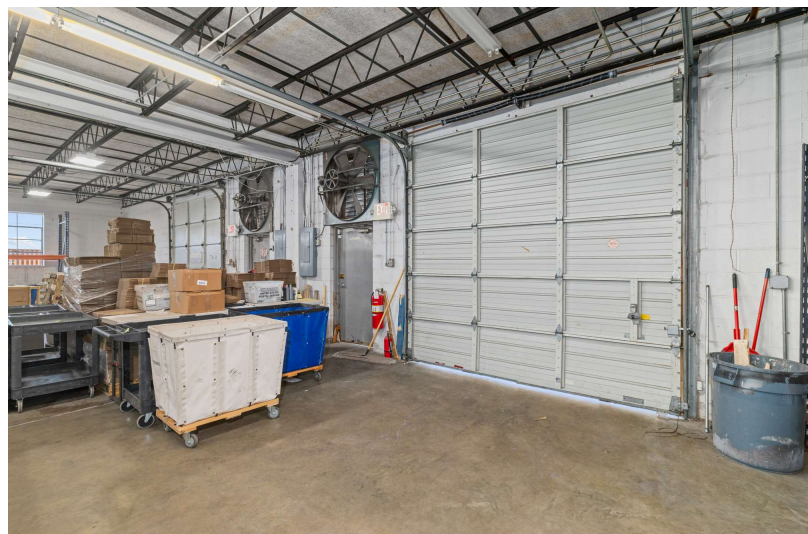


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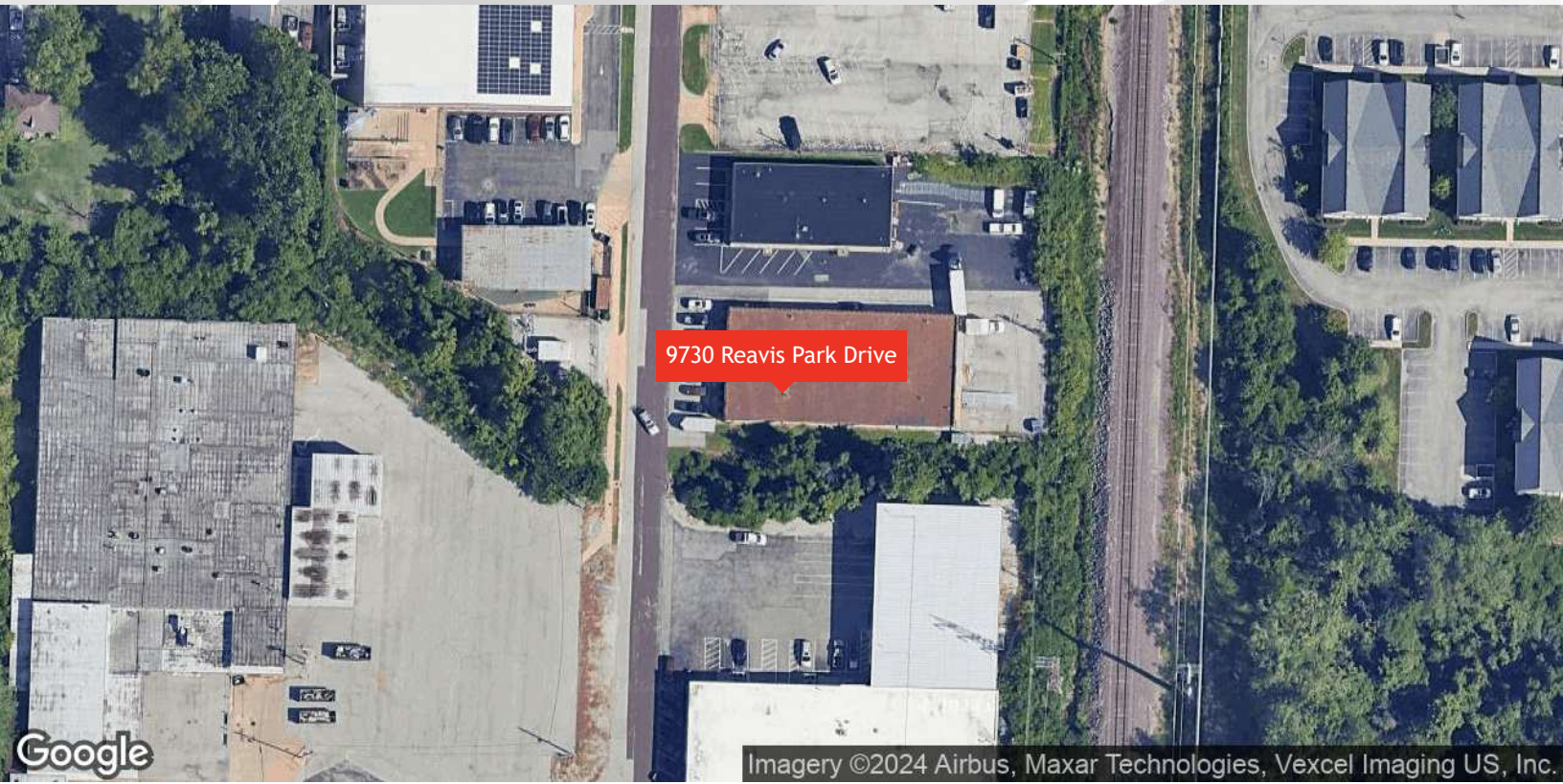
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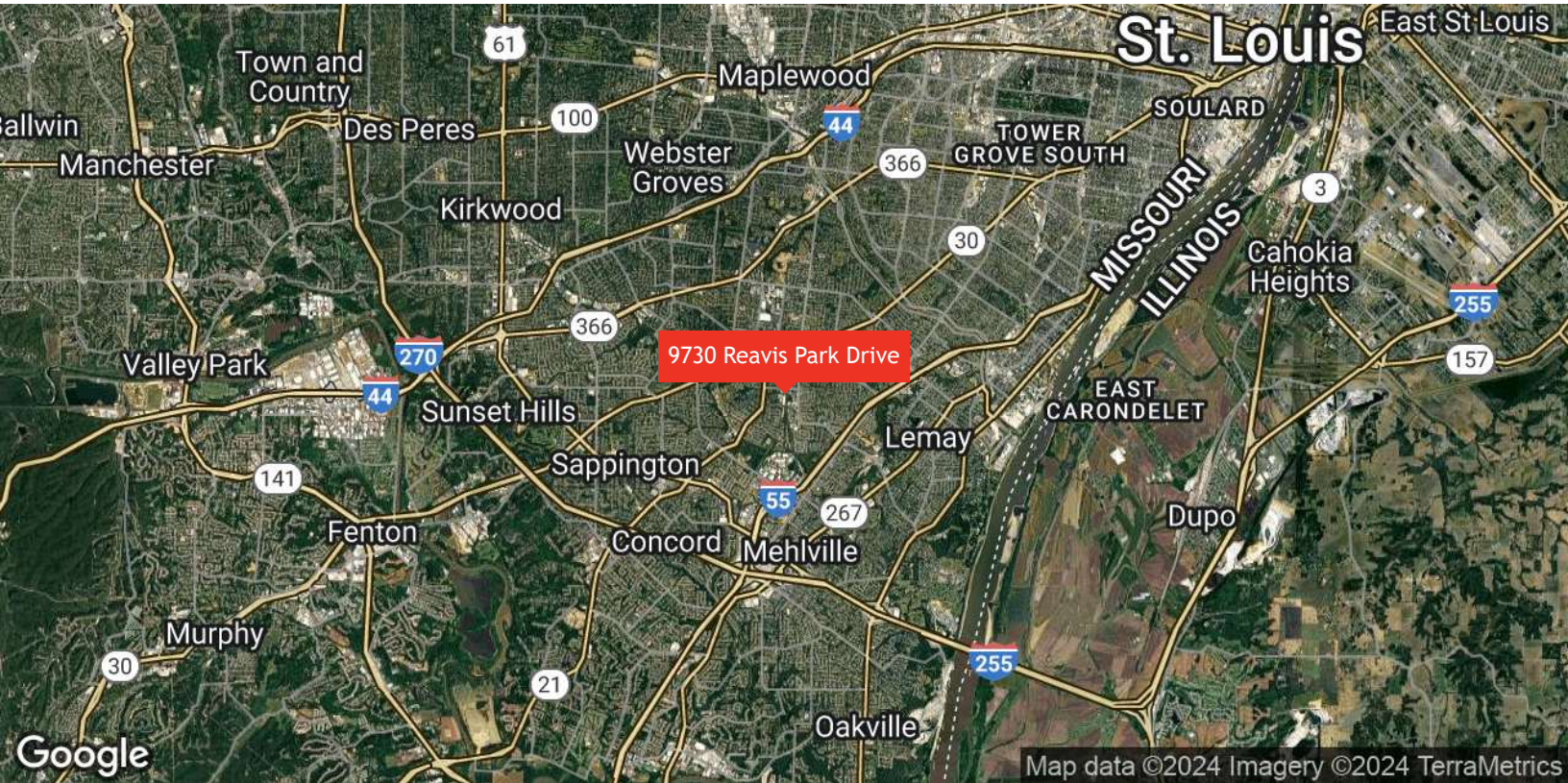
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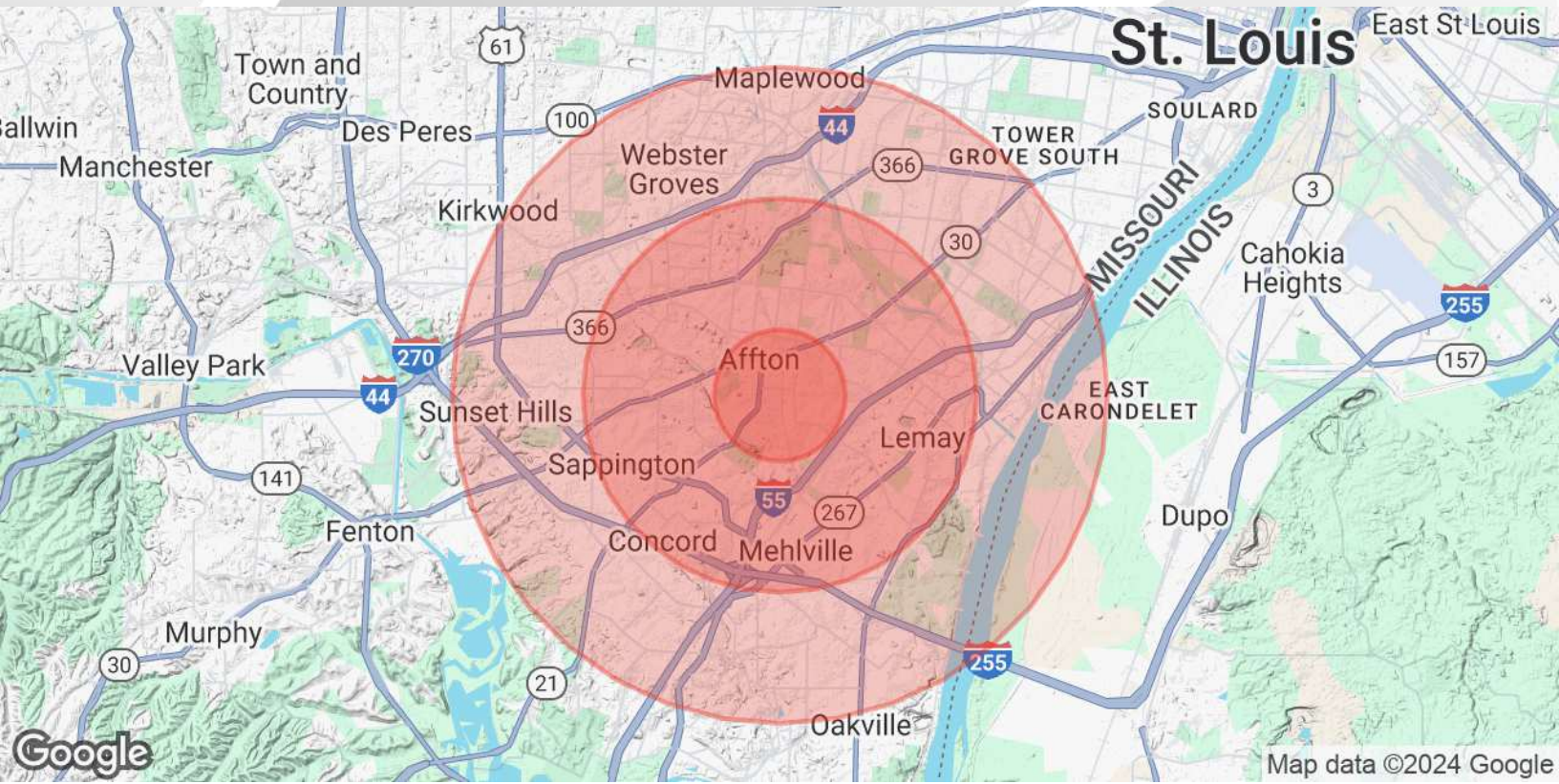


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,796	114,857	281,017
Average Age	43	43	43
Average Age (Male)	41	42	41
Average Age (Female)	44	45	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,357	51,693	126,055
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$85,452	\$90,747	\$101,003
Average House Value	\$234,585	\$251,188	\$302,251

Demographics data derived from AlphaMap



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