

# Single Tenant Investment Property For Sale

**NAIDESCO**

**673 Spirit Valley West Dr**  
Chesterfield, MO 63005



## Property Highlights

**Offering Memorandum**

*Click to complete confidentiality agreement*



**Single Tenant  
Investment Sale**



**Flex Office / Warehouse  
Industrial Condo**



**Fully Occupied by  
Keystone Development, Inc.**



**Sale Price:  
\$2,925,000**

For more information, please contact:



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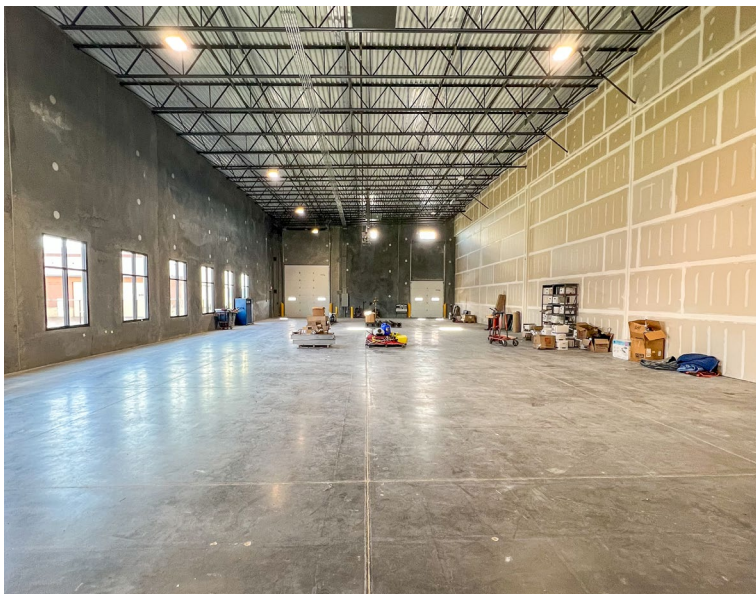
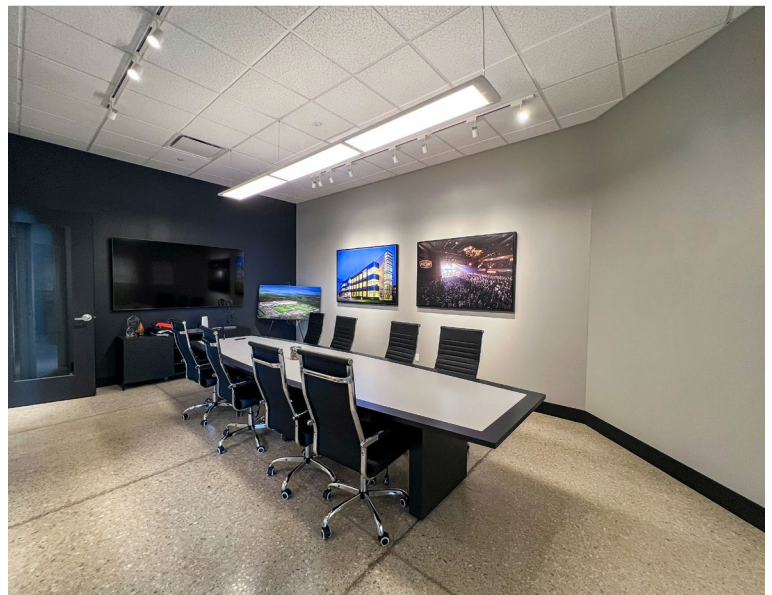
**NAIDESCO**

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## Property Features

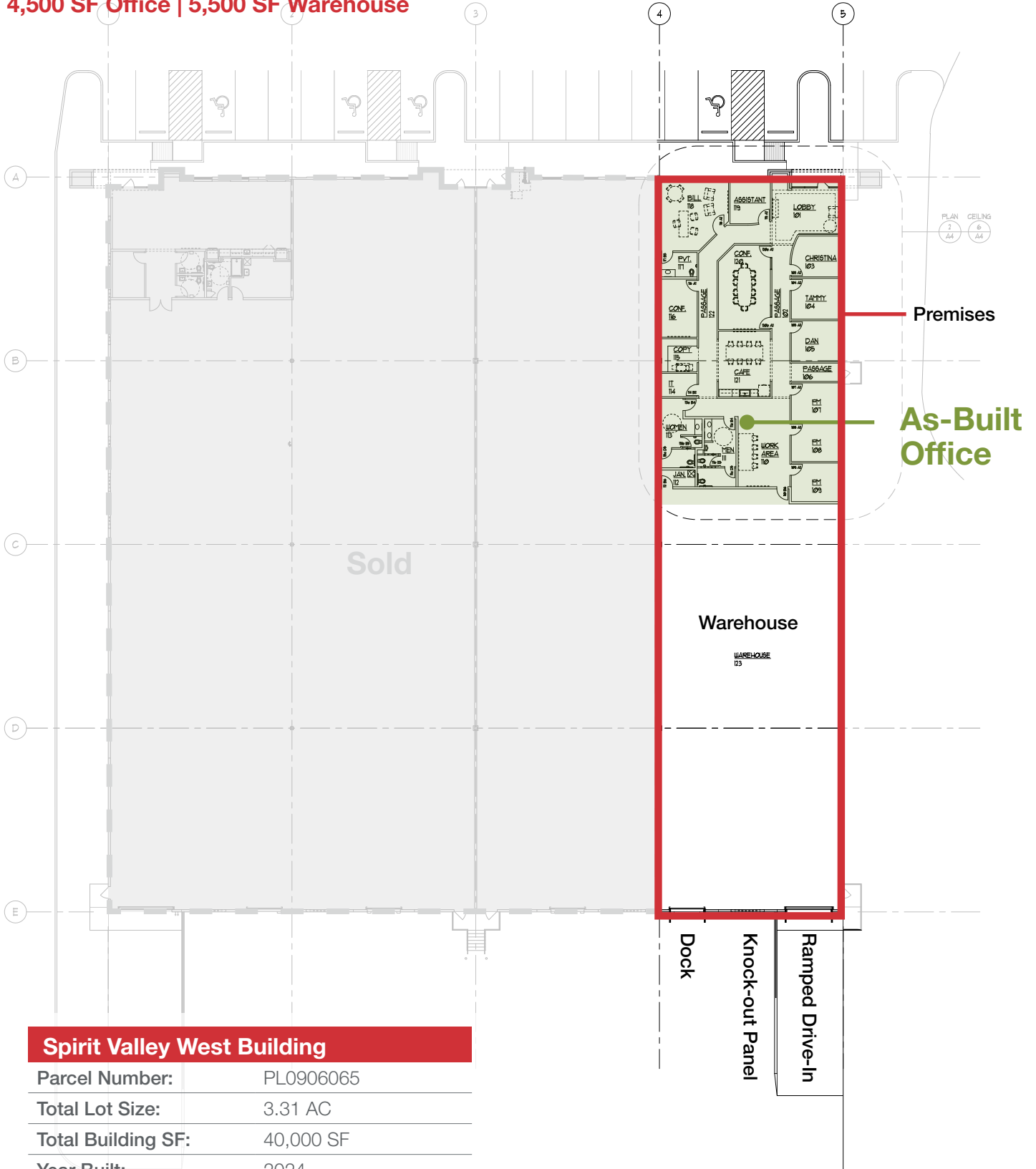
- 10,000 SF flex office/warehouse space; located within a 40,000 SF building
- Fully leased to Keystone Development, Inc. through 6/30/2032
- Absolute NNN lease (excluding roof replacement & structural walls)
- 2024 tilt-up construction with modern aesthetic layout and 45% office finish
- 1 dock-high door, 1 ramped drive-in door, and knock-out panel for future dock
- 24'-25' clear minimum height
- Additional rear parking
- Prime access to I-64, convenient to both St. Louis and St. Charles counties

 **Sale Price: \$2,925,000**





**10,000 SF** (25% of total building 40,000 SF)  
**4,500 SF Office** | **5,500 SF Warehouse**



**Spirit Valley West Building**

Parcel Number:	PL0906065
Total Lot Size:	3.31 AC
Total Building SF:	40,000 SF
Year Built:	2024
Construction:	Concrete Tilt-Up

**St. Louis Premium Outlet**

LUCKY BRAND H&M VANS  
 Wetzel's Pretzels CHARLEYS  
 Fossil zumiez  
 PAC SUN  
 Columbia  
 FINISH LINE  
 EXPRESS  
 carter's  
 SKECHERS  
 MICHAEL KORS  
 AMERICAN EAGLE  
 Bath&BodyWorks

1.4M visitors per year

**The District - Entertainment Venue**

FACTORY MAIN EVENT

**Bayer Corp Science Division**  
2M+ SF Office

**RGA HQ**  
405,000 SF Office

**Pfizer R&D**  
295,000 SF Office

**Chesterfield Valley Business Park**  
700,000 SF Office | 4.2M SF Industrial

**Spirit of St. Louis Airport**

**SITE**

**GATEWAY**  
STUDIOS & PRODUCTION SERVICES  
Largest production & rehearsal facility in the U.S.

**Chesterfield Commons**  
2M+ SF Retail

Walmart, Target, Dick's, Old Navy, Five Below, Golf Galaxy, PetSmart, IHOP, Dunkin', Starbucks, Sonic, Lowe's, Dollar Tree, Home Depot, Harbor Freight, Ace Hardware, Home Depot, Ace Hardware, Home Depot, Ace Hardware

SUBWAY SEPHORA

**Downtown Chesterfield**

Circle K, Total Wine, US Bank, Mobil, McDonald's, Trader Joe's, Commerce Bank

**Downtown Chesterfield**

crumbl, Barnes & Noble, MassageLuxe, Talbots, Chico's

ME, Control Bank, Pure Barre, Papa John's, Micro, Siens Warehouse, Noodles



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