

INDUSTRIAL PROPERTY AVAILABLE

FOR SALE

11445 Warnen 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

**For Sale:
\$974,000**



WAREHOUSE & OFFICE





Austin Dazey

Senior Associate | Brokerage

636.346.3490

adazey@intcre.com



Drew Clary

Principal

314.744.8978

dclary@intcre.com

