

821 & 830



WESTWOOD INDUSTRIAL PARK DR.

WELDON SPRING,
MO 63304



830 Westwood Industrial Park Dr.



821 Westwood Industrial Park Dr.

TWO BUILDINGS FOR SALE

106,957 SF
TOTAL

PROPERTY HIGHLIGHTS

821 Westwood Industrial Park Drive

- 50,621 SF
- 2.35 Acres
- 100% Warehouse
- Glass front entrance and utilities roughed in for future office buildout
- 24' Clear Height
- 50' x 50' Column Spacing (70' x 50' loading bays)
- 600 Amp 277/480 volt 4 wire service
- 2 Loading Docks
- 2 Oversized Drive-In Doors (18' wide x 16' tall)
- 24 striped parking spaces (additional street parking)
- Built in 2008
- New TPO Roof in 2016 (20 year warranty)
- Easy access to I-40/64, Hwy 94, and Hwy 364 (Page Extension)
- Zoning: LI - Light Industrial
- Outdoor Storage Permitted

830 Westwood Industrial Park Drive

- 56,336 SF
- 2.59 Acres
- 47,034 SF Warehouse
- 9,302 SF Office Space (5,069 SF on 1st Floor / 4,233 SF on 2nd Floor)
- 24' Clear Height
- 50' x 50' Column Spacing (54' x 50' loading bays)
- 400 Amp 277/480 volt 4 wire service
- 2 Loading Docks
- 2 Oversized Drive-In Doors (18' wide x 16' tall)
- 30 striped parking spaces (additional street parking)
- Built in 1999
- New TPO Roof in 2016 (20 year warranty)
- Easy access to I-40/64, Hwy 94, and Hwy 364 (Page Extension)
- Zoning: LI - Light Industrial
- Outdoor Storage Permitted

Price: \$4,995,000 (\$98.67/SF)

Price: \$6,495,000 (\$115.29/SF)

SOLD TOGETHER OR SEPARATE!

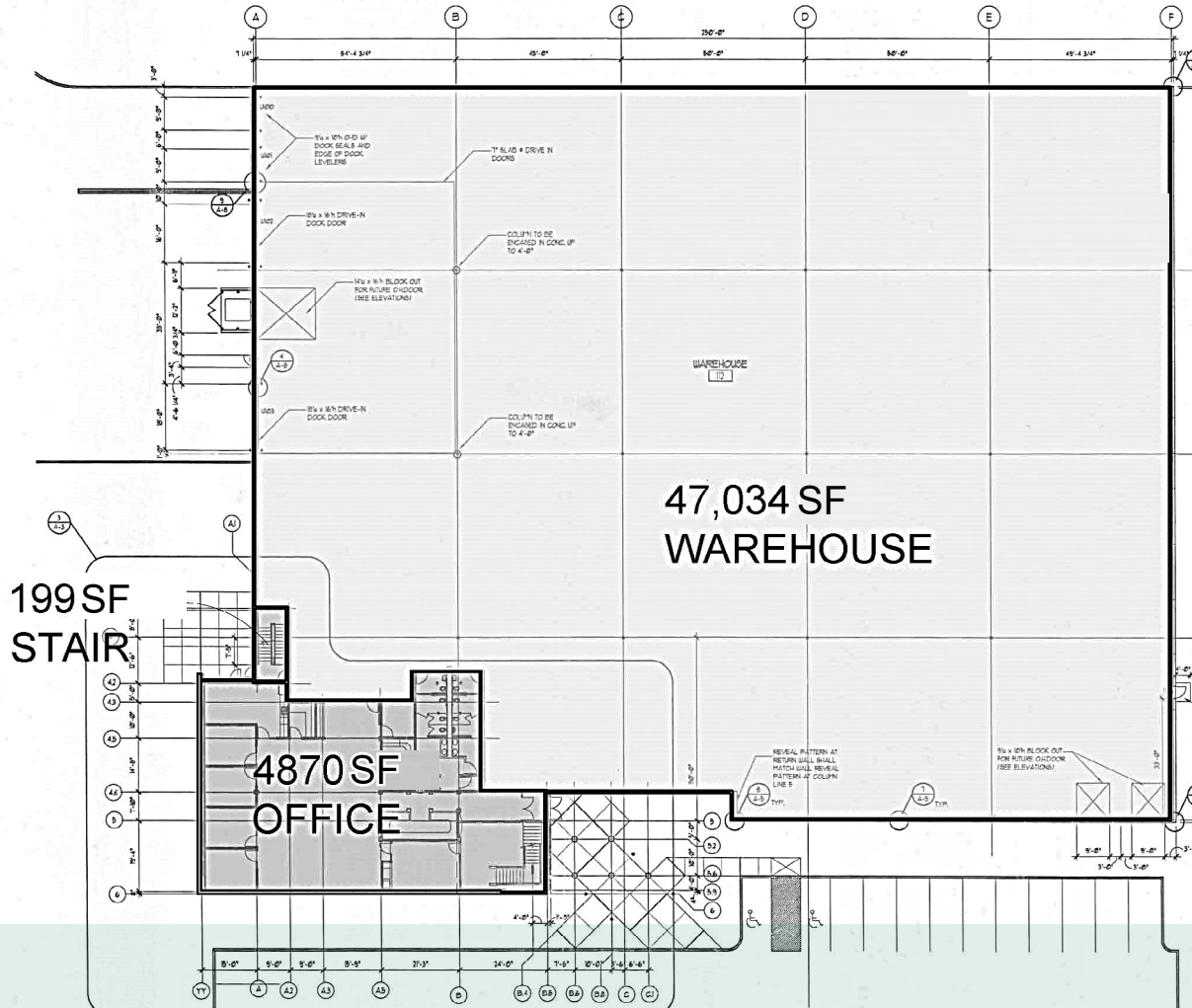
PROPERTY OUTLINE



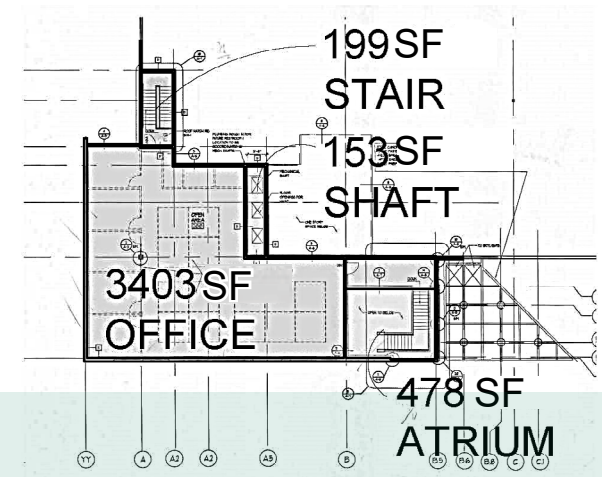
FLOOR PLAN

830 WESTWOOD INDUSTRIAL PARK DR.

52,103 SF
MAIN LEVEL

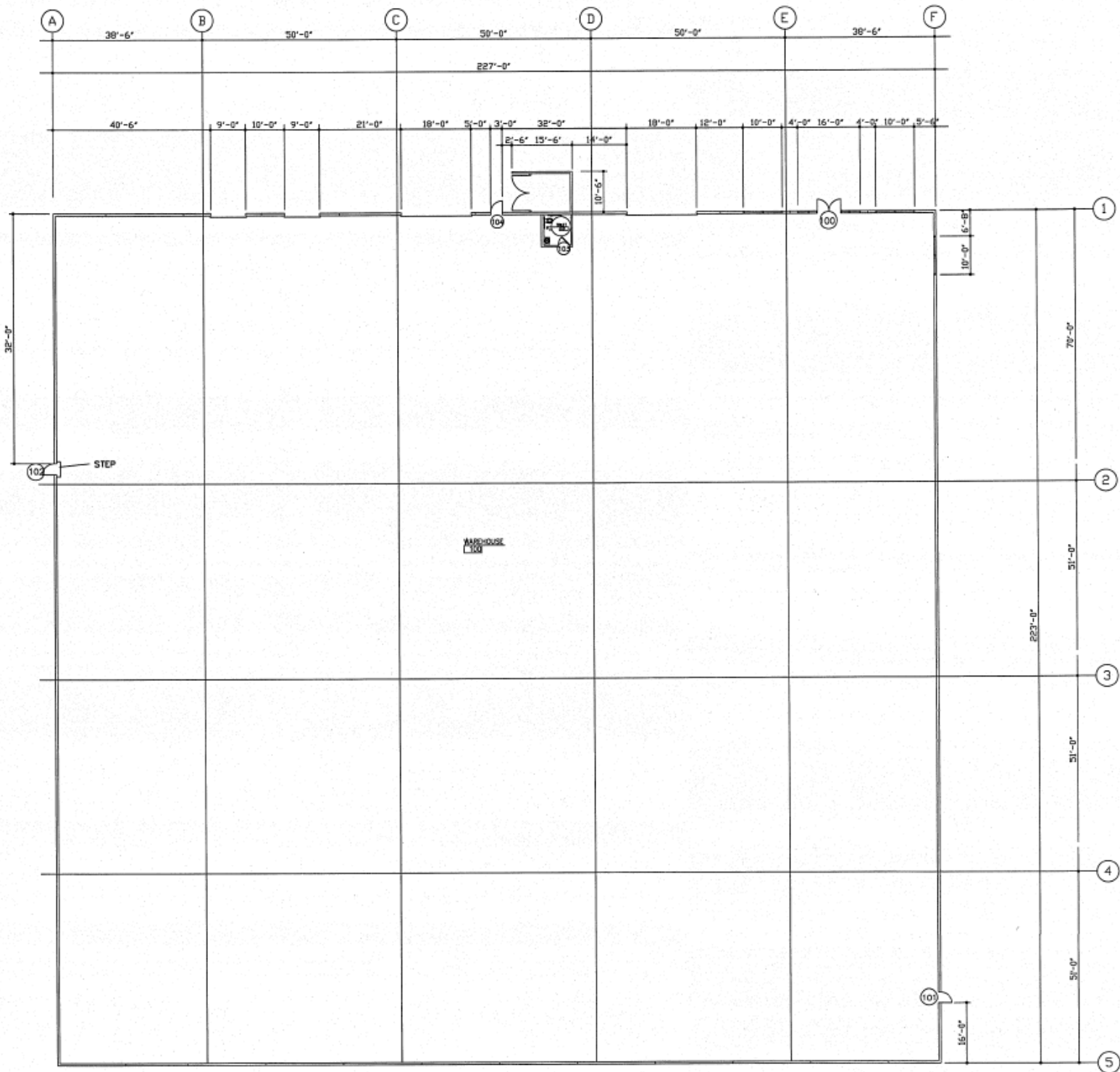


4,233 SF MEZZANINE



FLOOR PLAN

821 WESTWOOD INDUSTRIAL PARK DR.



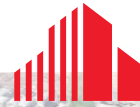
AERIAL MAP

WELDON SPRING LOCATION

Weldon Spring, Missouri



821 & 830



**CUSHMAN &
WAKEFIELD**

WESTWOOD INDUSTRIAL PARK DR.



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