

For Sale & Lease

Maryland Heights, MO

2441- 2445

NORTHLINE INDUSTRIAL



2441 Northline Industrial

PHOTOS + DETAILS

EMILY ACKLEY

314.408.7400 (Office)
816.560.6386 (Mobile)
Emily@LCGCap.com

NICK HARTIG

314.408.7400 (Office)
314.805.9779 (Mobile)
Nick@LCGCap.com

JOSH JENKINS

314.408.7400 (Office)
636.328.4828 (Mobile)
Josh@LCGCap.com



Building Highlights

- Sale Price: \$3,250,000
- For Lease: \$6.85 psf NNN
- 42,090 SF Industrial Warehouse on 1.98 Acres
- Functional Class B Industrial Facility
- Masonry Construction – Built to Last
- 20' Clear Height Warehouse
- Efficient 32' x 30' Column Spacing
- Upgraded T5/LED Lighting Throughout
- Reliable 6AF Membrane Roof • 11 Years Warranty Left
- Heavy Power: 400A • 480/277V • 3-Phase

Loading / Access

- 4 Dock-High Doors + Multiple Drive-In Options
- Ramped Drive-In & Box Truck Access
- Two Rail-Adjacent, Rail-Potential Loading Doors
- Ideal for Distribution, Storage & Light Manufacturing

Site Features

- Ample Parking – 30 Surface Spaces
- Secure, Flexible 1.98 AC Lot
- M-1 Zoning (Light Manufacturing) – Highly Flexible Uses
- Excellent for Warehousing & Storage Services



2441 Northline Industrial

DEMOGRAPHICS

EMILY ACKLEY

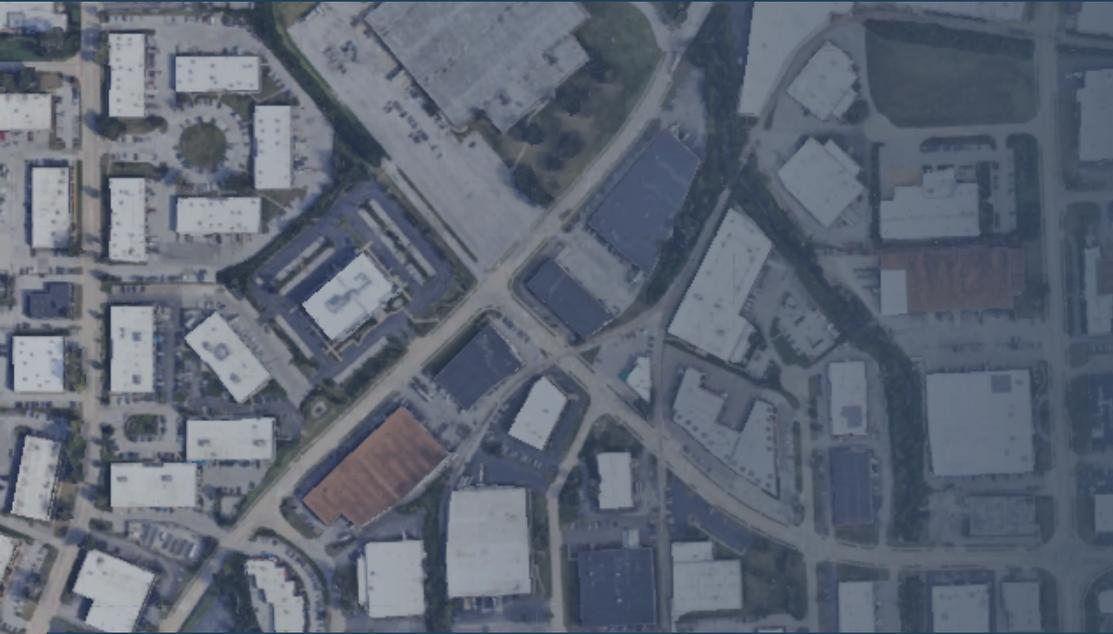
314.408.7400 (Office)
816.560.6386 (Mobile)
Emily@LCGCap.com

NICK HARTIG

314.408.7400 (Office)
314.805.9779 (Mobile)
Nick@LCGCap.com

JOSH JENKINS

314.408.7400 (Office)
636.328.4828 (Mobile)
Josh@LCGCap.com



Maryland Heights continues to rank as one of the most sought-after industrial submarkets in the St. Louis region, driven by its central location, robust highway access, and deep existing industrial inventory. The area sits at the intersection of I-270, I-70, and Route 364, making it a natural logistics hub that attracts distributors, contractors, flex users, and last-mile operators. Offering 42,090 SF of highly functional warehouse space with efficient site layout and excellent loading. This includes 5-10% existing office and quality control square footage. large enough to support meaningful warehouse or production operations, yet small enough to appeal to a wide pool of owner-users, investors, and multi-market industrial occupiers. Regional industrial listings show steady demand for buildings within the 25,000–50,000 SF range, with a variety of comparables actively trading and leasing across Maryland Heights and adjacent corridors.

DEMOGRAPHICS	1 mi	3 mi	5 mi
Population	9,960	65,719	175,996
Median HH Income	\$63,810	\$69,106	\$69,006
Population Median Age	35.9	36.3	36.9
Households	4,313	27,314	71,923



The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your need

www.LCGCap.com



2441 Northline Industrial

AERIAL

EMILY ACKLEY

314.408.7400 (Office)
816.560.6386 (Mobile)
Emily@LCCap.com

NICK HARTIG

314.408.7400 (Office)
314.805.9779 (Mobile)
Nick@LCCap.com

JOSH JENKINS

314.408.7400 (Office)
636.328.4828 (Mobile)
Josh@LCCap.com

