# **FOR LEASE OR SALE – Industrial Warehouse**

## 505 Route 66 Business Parkway

Pacific, MO 63069



#### RENT

• \$10.50 PSF, NNN

#### **SELLING PRICE**

• \$1,750,000

### **PROPERTY FEATURES**

- 12,000 Square Foot Manufacturing Facility
- Location and Accessibility: The property is strategically located near Interstate Highway 44 and is accessible via two railroads, Union Pacific and BNSF, making it ideal for distribution.
- <u>Demographics</u>: The area has a population of 2,330 within 1 mile and 9,271 within 3 miles, with median household incomes of \$49,906 and \$58,221, respectively.



For More Information: BOB HAGEN 314-650-6690 bhagen@dcmstl.com



DCM GROUP 8300 Eager Road, Suite 601 St. Louis, MO 63144 314-727-9300 dcmstl.com

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