

REDUCED PRICE!

Colliers



FOR SALE OR LEASE

530 Workman Road

Eureka, MO 63025

Asking Price:

~~\$3,850,000~~

\$3,500,000

Lease Rate:

~~\$9.95~~

\$8.95 PSF, NNN

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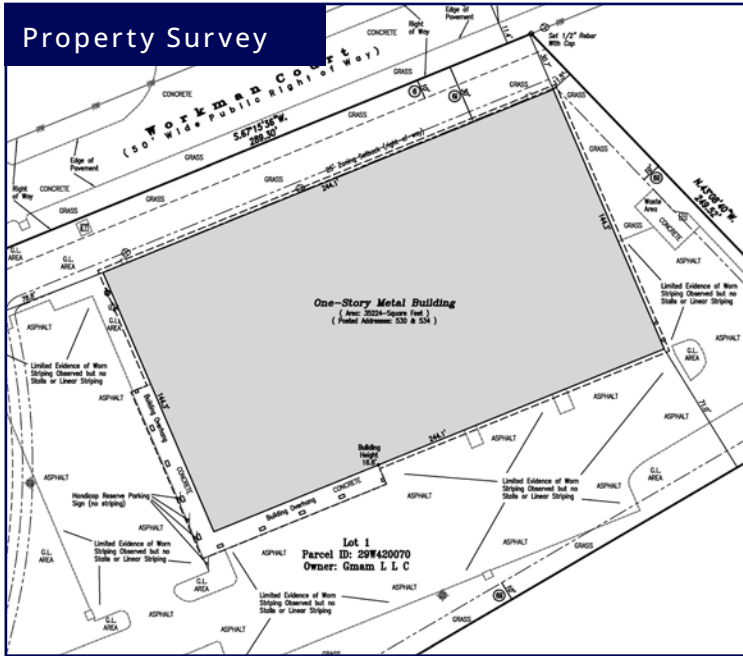
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**35,224 SF Building Available
For Sale or Lease in Eureka**

Property Highlights

- 35,224 SF building available for sale or lease
- Divisible to ±10,000 SF for multi-tenant or single-tenant occupancy
- 2.67-acre lot
- 12' - 14' clear height
- 100% air-conditioned
- 80 auto parking (recently resurfaced and striped lot)
- One (1) grade level drive-in door*
**ability to add up to two (2) dock-high loading doors (included in asking lease rate)*
- Multiple uses possible (retail, light industrial, etc.)
- Excellent highway access to I-44

Property Survey



Great Visibility



Nearby Businesses & Amenities



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