

# Investment Property For Sale

NAIDESCO

673 Spirit Valley West Dr  
Chesterfield, MO 63005



## Property Highlights

### Offering Memorandum

*Click to complete confidentiality agreement*



Investment Sale  
10,000 SF



Flex Office / Warehouse  
Industrial Condo



Fully Occupied by  
Keystone Development, Inc.



Sale Price:  
\$2,925,000

For more information, please contact:



**Michelle Goodwin, CCIM**  
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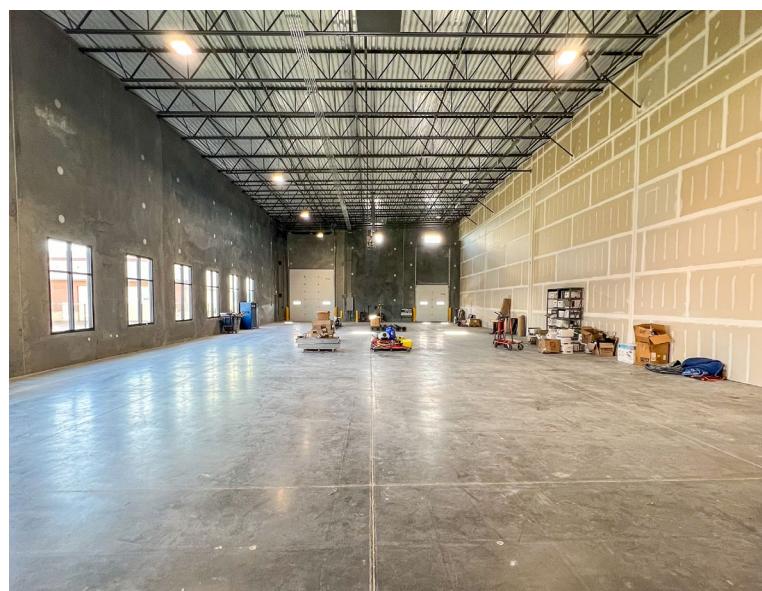
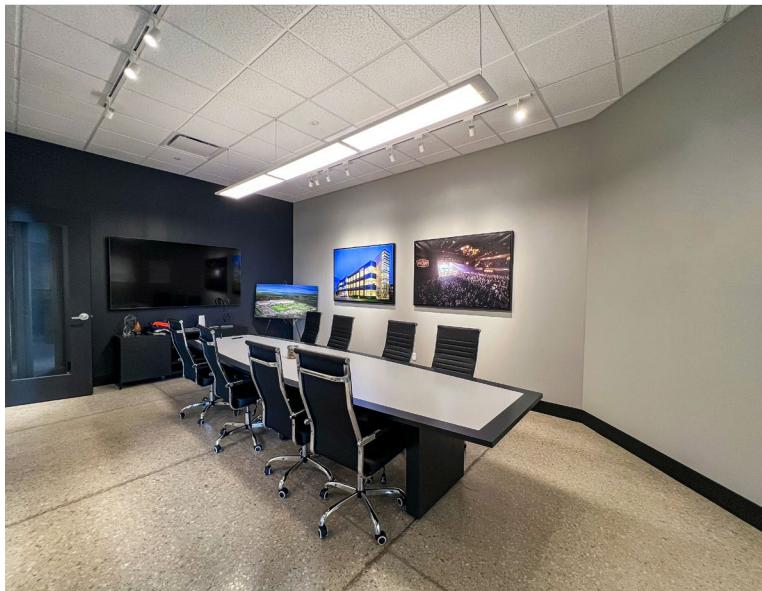
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## Property Features

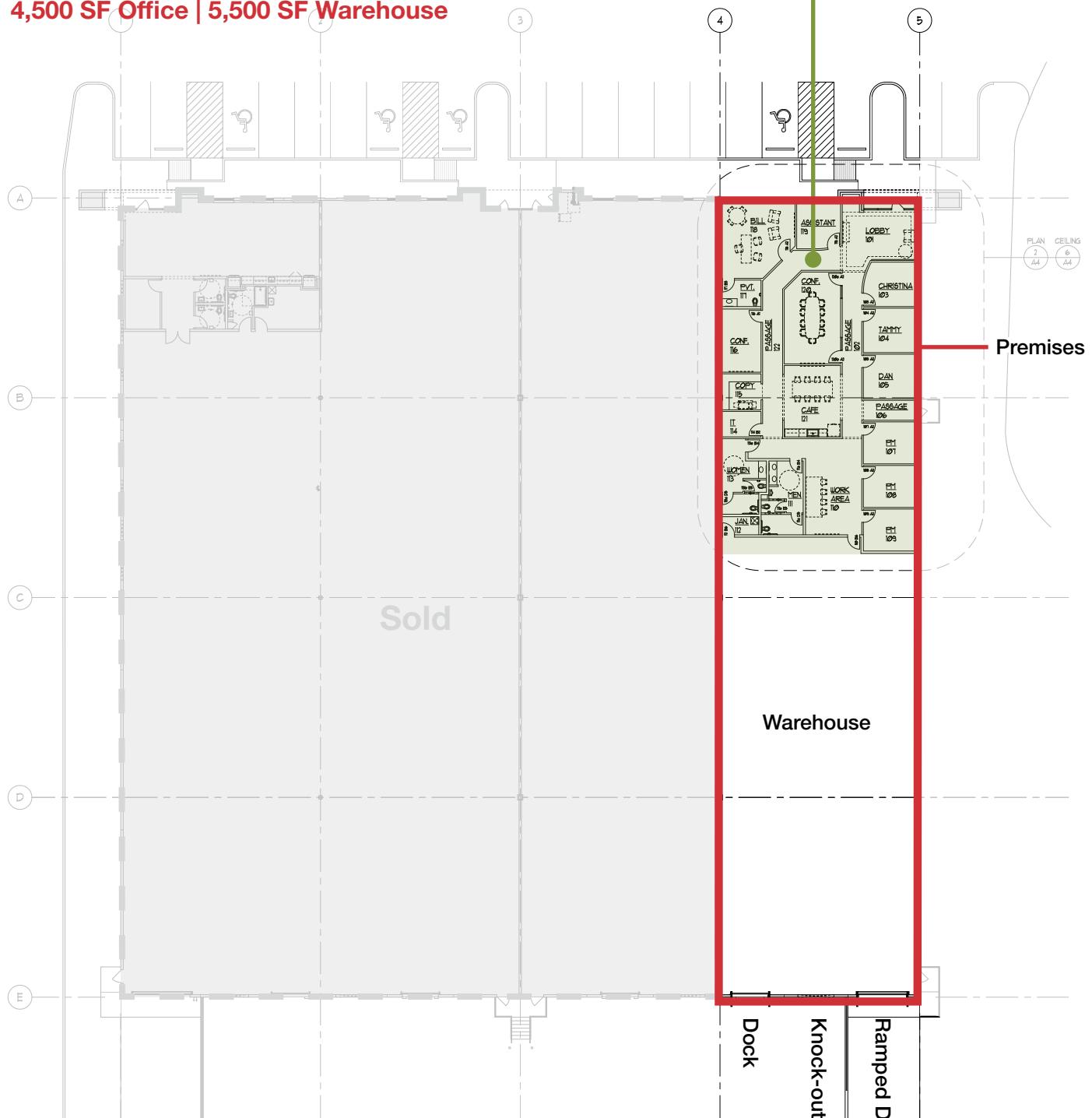
- 10,000 SF flex office/warehouse space; located within a 40,000 SF building
- Fully leased to Keystone Development, Inc. through 6/30/2032
- Absolute NNN lease (excluding roof replacement & structural walls)
- 2024 tilt-up construction with modern aesthetic layout and 45% office finish
- 1 dock-high door, 1 ramped drive-in door, and knock-out panel for future dock
- 24'-25' clear minimum height
- Additional rear parking
- Prime access to I-64, convenient to both St. Louis and St. Charles counties

 **Sale Price: \$2,925,000**



## Site Plan

**10,000 SF (25% of total building 40,000 SF)  
4,500 SF Office | 5,500 SF Warehouse**



### Spirit Valley West Building

Parcel Number:	PL0906065
Total Lot Size:	3.31 AC
Total Building SF:	40,000 SF
Year Built:	2024
Construction:	Concrete Tilt-Up



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A circular portrait of Mark A. Johnson, CEO of Johnson & Johnson. He is a middle-aged man with a full, light-colored beard and mustache, and is wearing a dark suit jacket over a white shirt and a dark tie.



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