



**FOR SALE OR LEASE**

**732-756 Goddard Avenue**

Chesterfield, MO 63005

**Asking Price:**

**\$4,665,220**  
(\$140.00 PSF)

**Lease Rate:**

**\$12.95** PSF, NNN

**CONTACT US**

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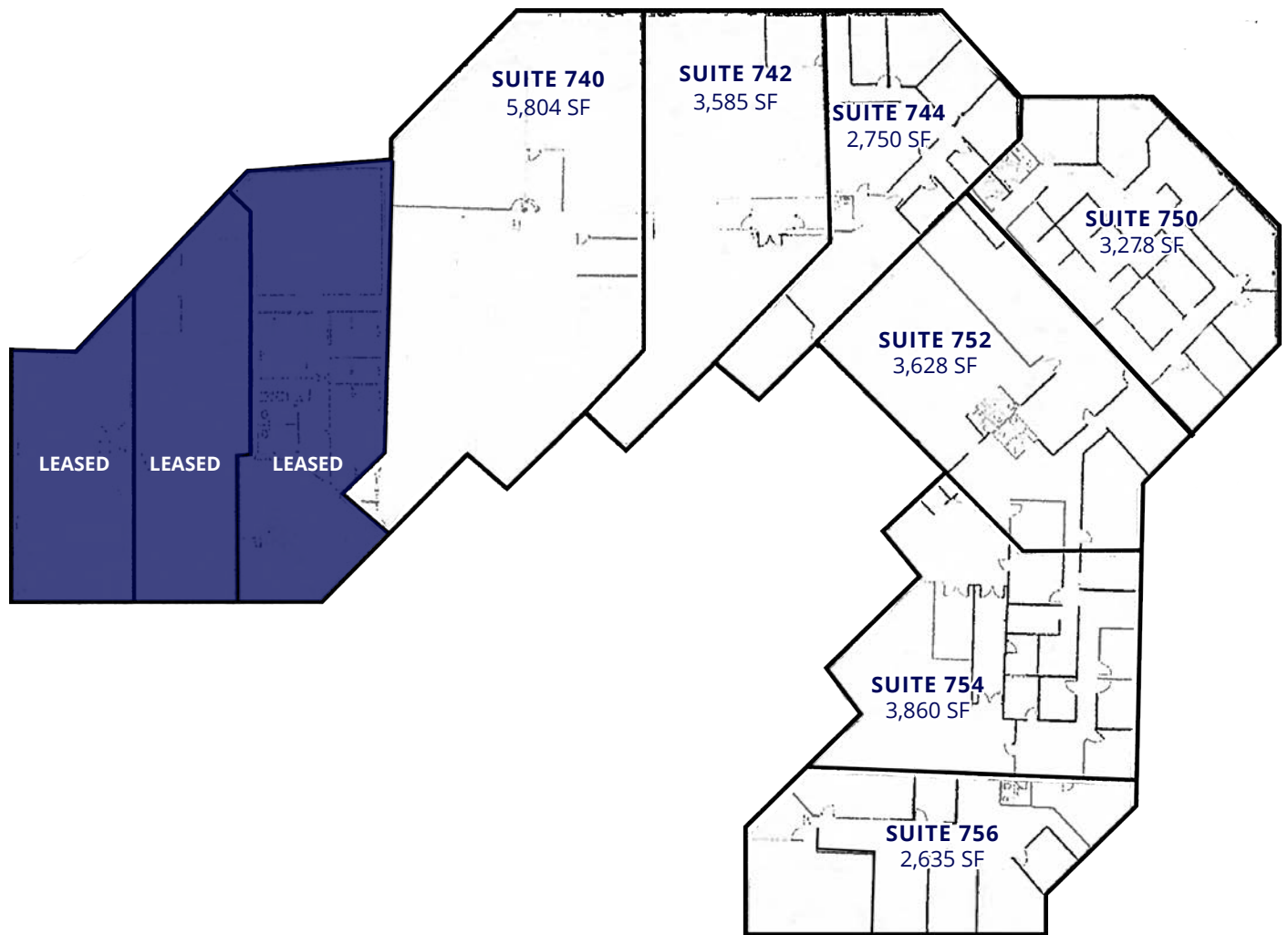
## Flex/Office Warehouse Available in Chesterfield Valley

**Highlights**

- 33,323 SF flex/office warehouse building
- Up to 25,540 SF available for lease or owner/user opportunity
  - Suite 740 - 5,804 SF
  - Suite 742 - 3,585 SF
  - Suite 744 - 2,750 SF
  - Suite 750 - 3,278 SF (office only)
  - Suite 752 - 3,628 SF
  - Suite 754 - 3,860 SF
  - Suite 756 - 2,635 SF
- 14' clear ceiling heights
- Dock-high loading and drive-in available
- Fully air-conditioned units available
- 3.5/1,000 SF parking ratio
- Highway visibility to I-64



## FLOORPLAN





## LOCATION



Demographics	Population	Households	Avg HH Income	Businesses	Employees
2 Miles	2,847	879	\$268,366	1,196	15,769
4 Miles	30,298	11,254	\$208,282	1,961	29,061
6 Miles	120,199	45,487	\$174,528	5,270	71,857

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