



**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**

**Joseph Hill, CCIM, SIOR**

Executive Vice President  
+1 314 584 6213  
joseph.hill@colliers.com

**Daniel Bamberger, SIOR**

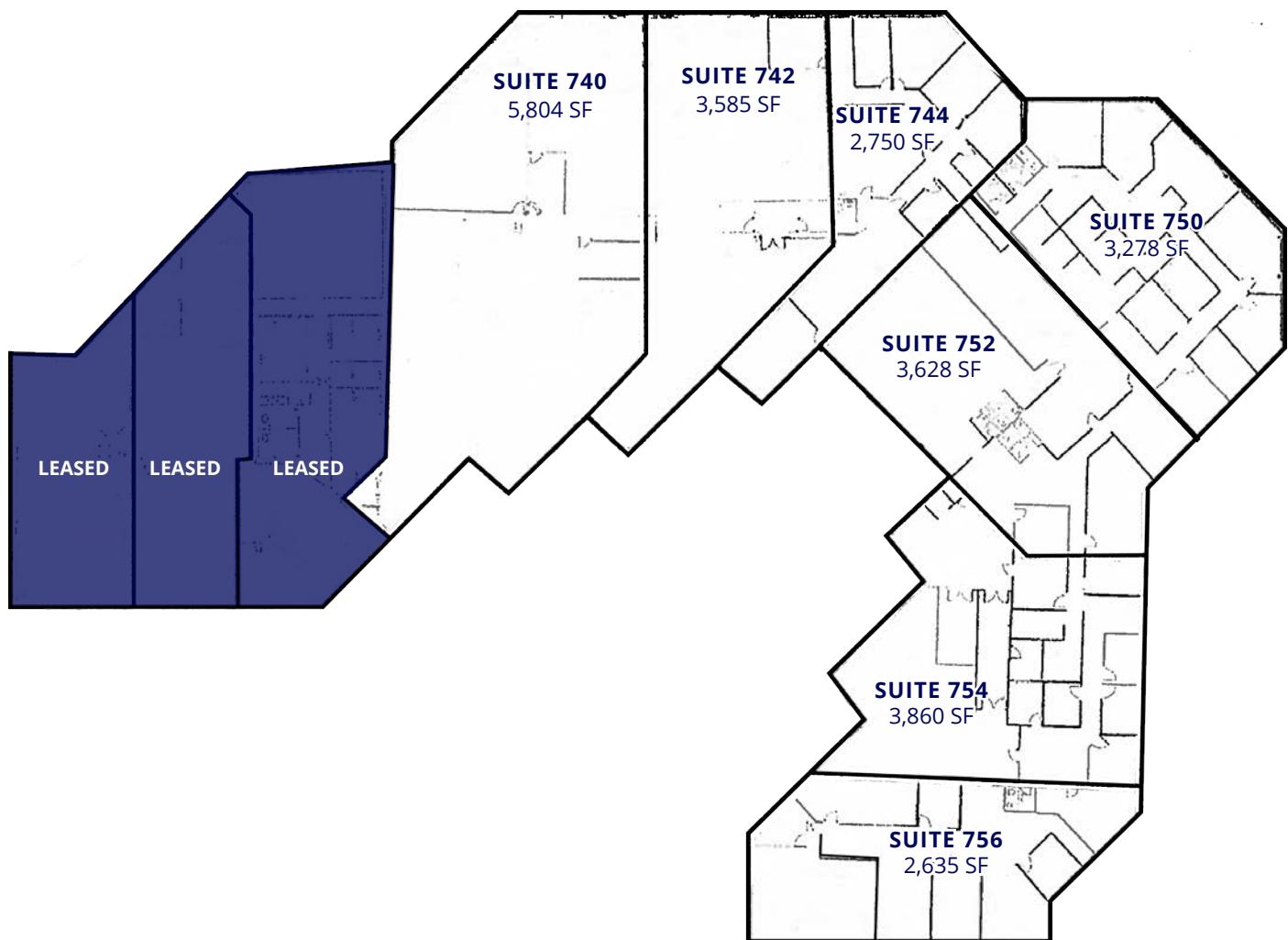
Executive Vice President  
+1 314 584 6226  
daniel.bamberger@colliers.com

## 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

## CONTACT US

**Joseph Hill, CCIM, SIOR**  
 Executive Vice President  
 +1 314 584 6213  
 joseph.hill@colliers.com

**Daniel Bamberger, SIOR**  
 Executive Vice President  
 +1 314 584 6226  
 daniel.bamberger@colliers.com

**Colliers**  
 101 South Hanley Road  
 Suite 1400  
 St. Louis, MO 63105  
 +1 314 863 4447  
 colliers.com/stlouis



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). ©2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.