



FOR SALE | INVESTMENT OPPORTUNITY

12,255 SF OFFICE/WAREHOUSE CONDO

616 Trade Center Blvd, Chesterfield, Missouri 63005

INVESTMENT SUMMARY

ADDRESS
616 Trade Center Blvd
Chesterfield, Missouri 63005

PROPERTY SIZE
12,255 SF

OCCUPANCY
100% occupied

TENANT
National Distribution Service, Inc. (NDS)

LEASE EXPIRATION
July 31, 2034

LEASE STRUCTURE
NNN Lease

SALE PRICE
\$2,350,000

CAP RATE
8%



Revel Commercial Real Estate, as exclusive representative for Owner, is pleased to present this opportunity to purchase 616 Trade Center Blvd (the "Property"), a 12,255 SF office/warehouse condominium in the Chesterfield Valley.

Located in an industrial park-like setting, the Property benefits from easy access to I-64 and Spirit of St. Louis Airport. The Chesterfield Industrial submarket continues to demand higher rents than the St. Louis Industrial market average creating a strong surrounding area.

The Property is 100% leased to National Distribution Service, Inc. (NDS) with a lease expiration of July 31, 2034. This location has served as NDS' world headquarters since 2008. As of August 1, 2025, Tenant's rent increased by 5.4%. The lease includes additional annual rent increases.

NDS is a full-service warehouse and delivery firm that serves clients throughout the United States, Canada, and Puerto Rico. Founded in 1983, NDS provides clients primarily in the restaurant, retail, hospitality, senior living, and medical industries with the logistics services needed to open, renovate, relocate or close facilities. Services include project planning, receiving, storage, delivery and other handling services as well as access to online information.



PROPERTY DETAILS

PROPERTY SIZE

12,255 SF

BUILDING CLASSIFICATION

Office/warehouse

OFFICE SPACE

±92%

YEAR BUILT

2001

ZONING

Planned Industrial District, City of Chesterfield

HVAC

100% air conditioned

DOCK DOORS

1 (potential for more)

CEILING HEIGHT

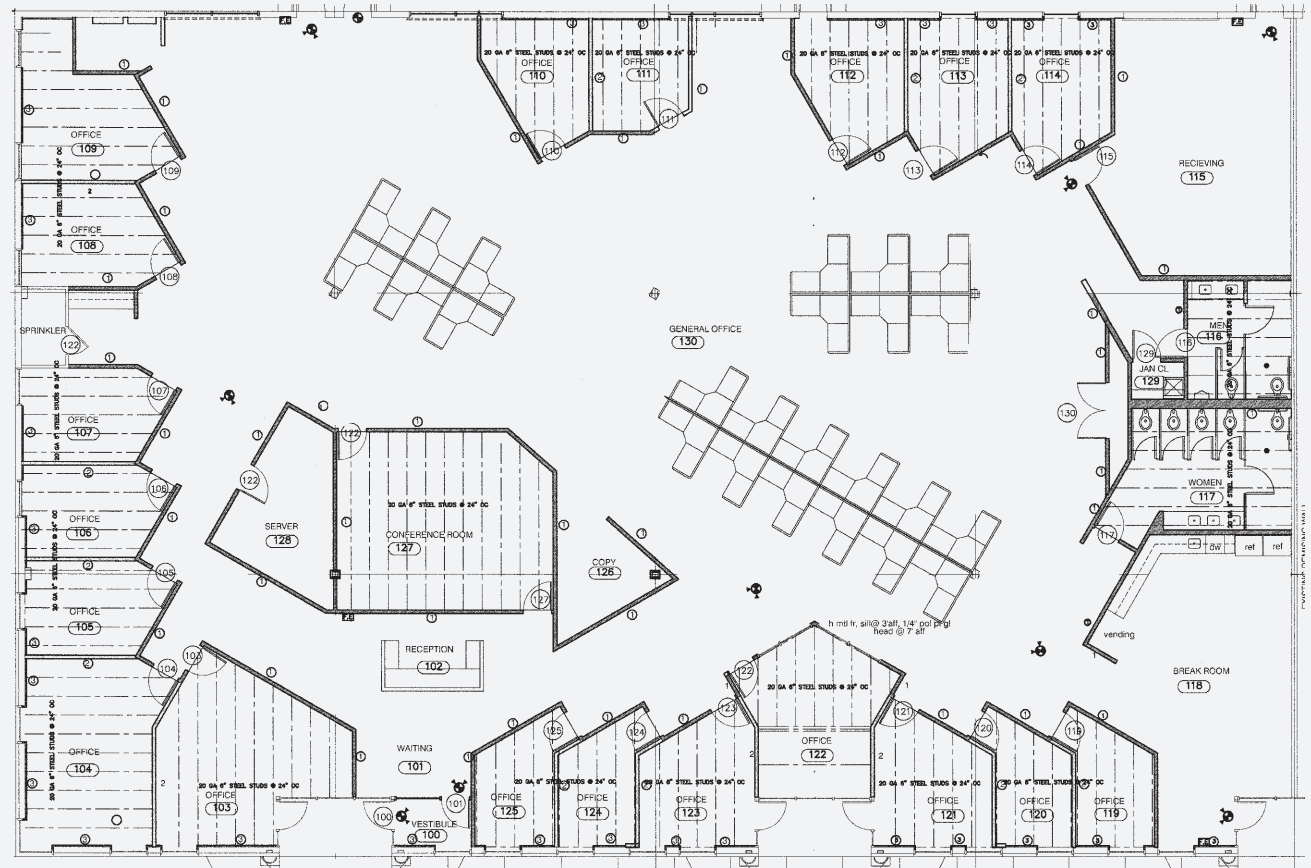
20'

PARKING

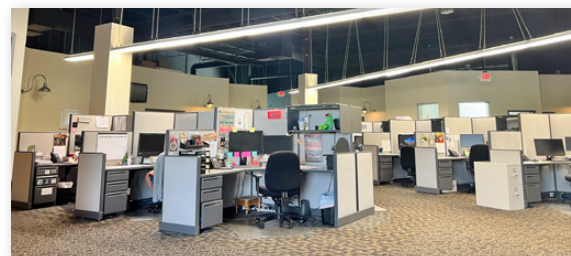
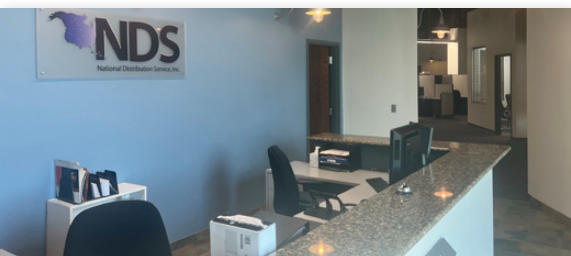
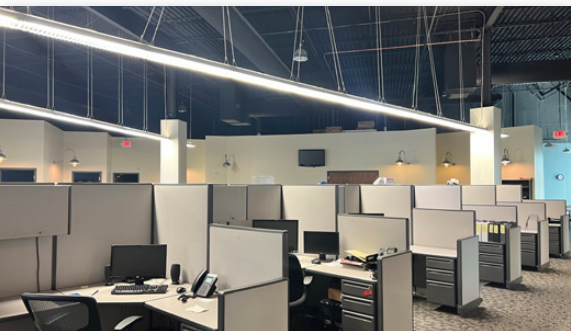
2.98/1,000 SF

ROOF

New in 2019



PROPERTY PHOTOS



AERIAL MAP



CHESTERFIELD, MISSOURI



Approximately 25 miles west of Downtown St. Louis, the City of Chesterfield has population of over 50,000. Situated along the I-64/U.S. Highway 40 corridor, the city benefits from an attractive demographic profile and diverse economic climate. Chesterfield is home to St. Louis' largest retail power center at over one million square feet and Spirit of St. Louis Airport.

Over 900 office, retail, and industrial users are doing business in Chesterfield. With several notable developments proposed or under construction, Chesterfield continues to be an economic hub in the St. Louis region.



42,000 workers

Chesterfield is a major employment hub in the St. Louis region



8.9M SF

office space located in Chesterfield



133

restaurants and bars



15+

hotels



19,000+

households



1.0%

10-year population growth

MAJOR EMPLOYERS IN CHESTERFIELD



NOTABLE DEVELOPMENTS



Chesterfield Village Mall

(under construction)

Plans call for mixed-use development with multi-family units, office space, and retail



Wildhorse Village

(partially delivered/under construction)

676 residential units, 35 single-family residences, ±1M SF of office, retail, and restaurant space



The District

(delivered)

Entertainment destination with over 500,000 SF includes a concert venue, Top Golf, and Main Event



Chesterfield Sports Complex

(delivered)

97,000 SF youth sports facility expected to have over 900,000 visitors annually



Gateway Studios

(delivered)

32-acre, \$150 million tour/production facility for touring musical acts



The Lumiere of Chesterfield

(delivered)

\$35.2M 150-unit senior living facility with large visiting areas, libraries, a wine room, and coffee bistros

CONTACT INFORMATION

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Revel Commercial Real Estate ("Agent") has been engaged by Ownership ("Owner") as the exclusive agent for the sale of 616 Trade Center Blvd (the "Property").

The Property is being offered for sale, in whole or in part, in an "as-is, where-is" condition and Owner and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Owner.

The enclosed materials are being provided solely to facilitate the prospective purchaser's own due diligence, for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Owner or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein and any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Owner shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

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