

FOR LEASE
FREESTANDING 6,000 +/- SF FLEX OFFICE WAREHOUSE/
SERVICE ON 1.45 ACRES

**CLICK HERE FOR BUILDING
TOUR**



PROPERTY HIGHLIGHTS

- **Building Highlights:**
 - ⇒ 6,000 +/- SF Flex Office Warehouse on 1.45 +/- Acres
 - ⇒ 50% Office | 50% Warehouse/Shop
 - ⇒ Two (2) 12' wide by 14' high Overhead Drive-In Doors
 - ⇒ 17' Clear Span Warehouse with No Interior Columns
 - ⇒ Heated Floors in Office and Warehouse
 - ⇒ Four (4) Offices, Breakroom, and Two (2) Bathrooms
- **Prime Location:**
 - ⇒ Situated on near the heavily trafficked S Highway Drive and Smizer Station Road
 - ⇒ Multiple points of ingress and egress with easy access from I-44 Ramp/S. Outer Drive including controlled stop light access at Smizer Mill Rd and Valley Drive
 - ⇒ Convenient proximity to major highways, including I-44 and HWY 141, ensuring quick and easy connectivity to the greater St. Louis area
- **Visibility, Signage, & Parking:**
 - ⇒ Unimpeded visibility to Interstate 44
 - ⇒ Large Billboard style Pylon Sign
 - ⇒ Abundant asphalt parking field
- **Zoning:**
 - ⇒ "C-2" Commercial District
- **For Lease:**
 - ⇒ \$81,000/Year plus RE Taxes, Insurance & Tenant Self-Maintains CAM

TRAFFIC COUNTS & PROPERTY DEMOGRAPHICS

Traffic Counts

- Interstate 44: 95,374 VPD
- Highway 141: 51,019 VPD

of Daytime Employees

- 1-Mile : 6,588
- 3-Mile: 29,956
- 5-Mile: 73,717

Population

- 1-Mile : 4,539
- 3-Mile: 49,659
- 5-Mile: 129,502

Households

- 1-Mile : 1,820
- 3-Mile: 20,167
- 5-Mile: 51,688

Ave Household Income

- 1-Mile : \$125,964
- 3-Mile: \$114,361
- 5-Mile: \$120,351

AERIAL



PROPERTY PHOTOS

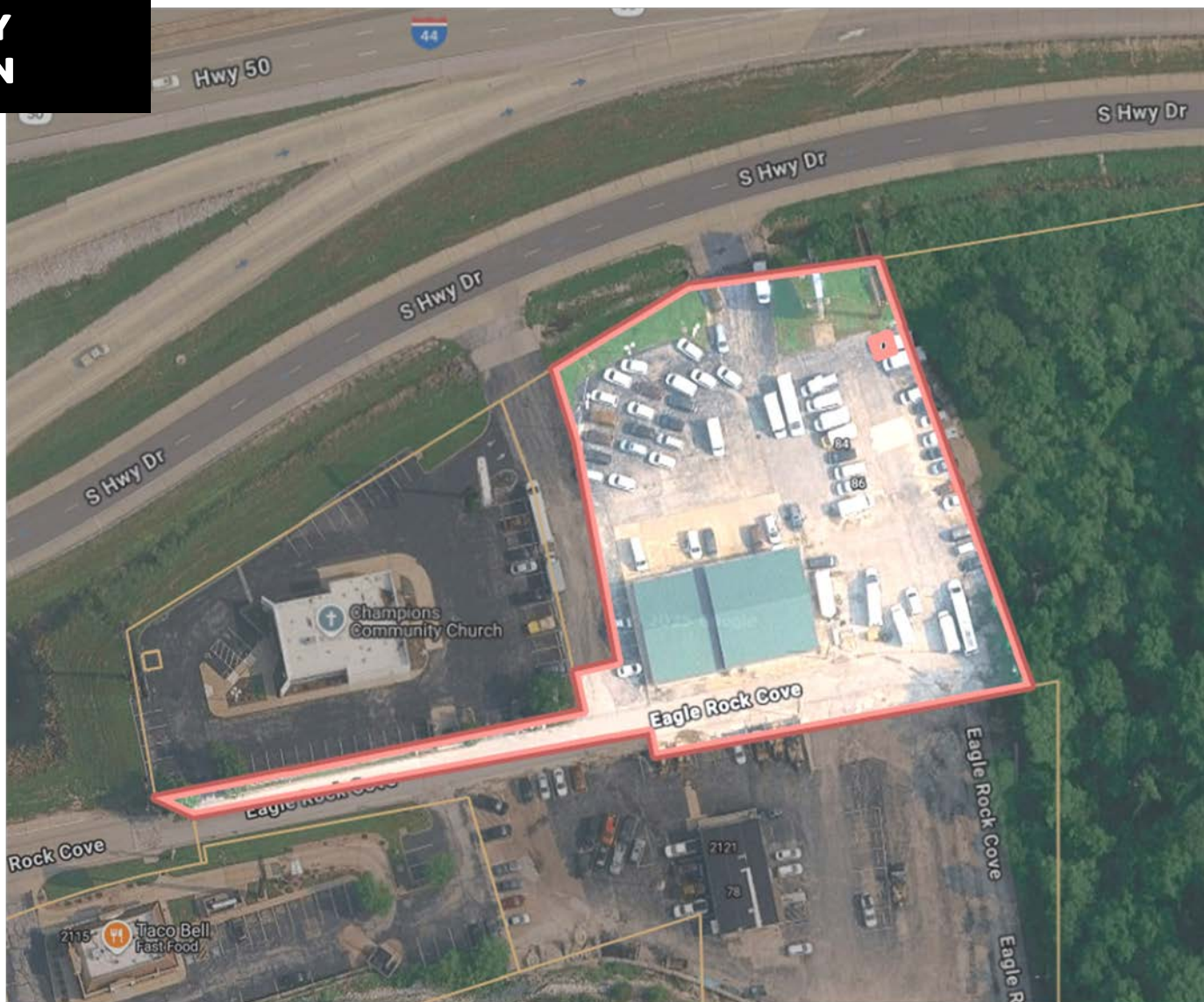


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**80 S Highway Drive
Valley Park, MO 63088
Former Southern Bus & Mobility
6,000 +/- SF on 1.45 Acres**

**PROPERTY
DEPICTION**





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FOR MORE INFORMATION

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INFORMATION DISCLOSURE: The information contained herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of the information. Sellers and brokers make no representation as to the environmental or other condition of the property and recommend that purchaser/tenant investigate fully.

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