



# West County Office Building FOR SALE

+/- 7,000 Square Foot



Front of 16388 Westwood's Building



Front Door Access



Hard Wood Flooring



Kitchen Area



Break Room Area



Expansive Circular Parking Lot



Directional Monument Signage



Conference Room w Coffered Ceiling



Large Open Air Office or Warehouse

\$1,275,000.00

## Attractive Office Space with Warehouse Possibilities

### 16388 WESTWOOD'S BUSINESS PARK

- MI LIGHT INDUSTRIAL ZONING WITHIN THE CITY OF ELLISVILLE.
- BUILDING IS SOLID SPLIT BLOCK MASONRY CONSTRUCTION.
- ORNATE HARDWOOD FLOORING THROUGHOUT THE OFFICE BUILDING.
- NEW ROOF INSTALLED IN 2018.
- SIX NEWER MATCHING HVAC EQUIPMENT UNITS FROM 2018 - 2021 .
- 1.81 TOTAL ACRES WITH LARGE PARKING LOT WITH EASY DOCK ACCESS.
- 12,800 SQUARE FEET OF PARKING LOT AREA WITH CIRCLE DRIVE.
- +/- 7,000 SQUARE FEET OF BUILDING WITH WAREHOUSE POSSIBLE.
- MONUMENT SIGN AT BUILDINGS CUL-DE-SAC ENTRANCE IN WESTWOOD'S.
- MULTIPLE OFFICE CONFIGURATION WITH OPEN AREA OFFICE POSSIBLE.
- PRIVATE LOCATION POSITIONED AT END OF CUL-DE-SAC.
- ATTRACTIVE LANDSCAPING WITH BACK OUTDOOR PATIO.
- FURNITURE AND TRADE FIXTURES AVAILABLE SEPARATELY.
- MULTIPLE FUNCTIONAL USES FROM OFFICE TO SERVICE RELATED.
- RECEPTION AREA, CONFERENCE ROOM AND KITCHEN BREAK ROOM.
- 25 KW BACKUP GENERATOR INSTALLED 2017.
- PRIVATE OFFICE BUILDING SURROUNDED BY ORNATE LANDSCAPING.
- SPRINKLERED COMMON YARD AREAS FOR LANDSCAPING.

For more information or tours please call Charles St. Onge, CCIM (314) 591-6606



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