



Colliers

**FOR SALE OR LEASE**

**530 Workman Rd**

Eureka, MO 63025

**Asking Price:**

**\$3,850,000**

(\$110.00 PSF)

**Lease Rate:**

**\$9.95** PSF, NNN

**CONTACT US**

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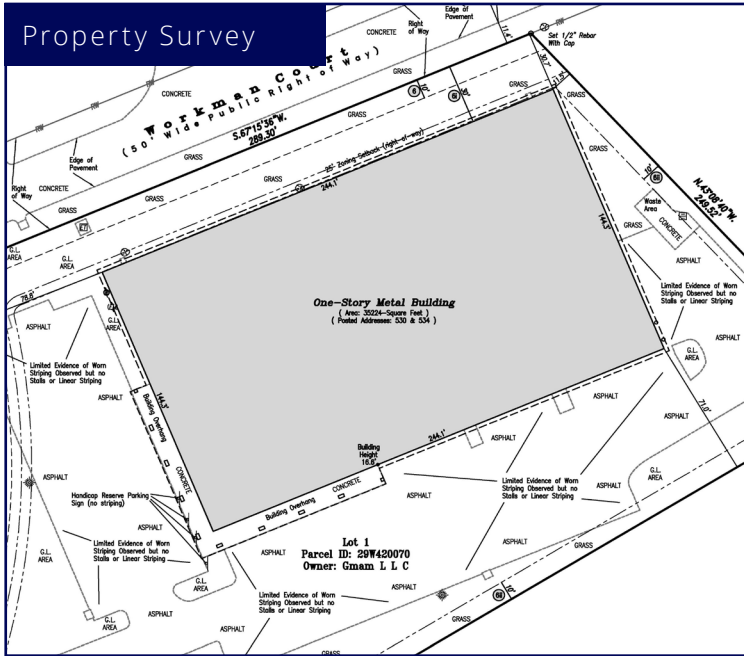
## **35,224 SF Building Available in Eureka**

### **Property Highlights**

- 35,224 SF building available for sale or lease
- Total Acreage: 2.67 acres
- Ceiling Height: 12'-14' clear
- 100% Air Conditioned
- Tenancy: Single or Multi-Tenant
- Auto Parking: 80 (recently resurfaced and striped lot)
- Loading: One (1) grade level drive-in door — ability to add more
- Zoning: M-1, Light Industrial
- Excellent highway access to I-44

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## Property Survey



## Great Visibility



## Nearby Businesses & Amenities



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