



FOR SALE OR LEASE

1940 Craigshire Drive

St. Louis, MO 63146

CONTACT US

Daniel Bamberger, SIOR
Executive Vice President
+1 314 584 6220
daniel.bamberger@colliers.com

Chad Burkemper, SIOR
Executive Vice President
+1 314 584 6279
chad.burkemper@colliers.com

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

Office/Warehouse/Flex Building For Sale or Lease in Westport

Property Highlights

- 35,595 SF building
 - 17,595 SF office
 - 18,000 SF warehouse
- Divisible to 20,500 SF suite
 - 2,500 SF office
 - 18,000 SF warehouse
- Seven (7) dock-high loading doors
- One (1) drive-in door
- 14' - 18.5' clear ceiling heights
- Great opportunity for Owner/User
- Located in the Westport submarket

Sale Price:

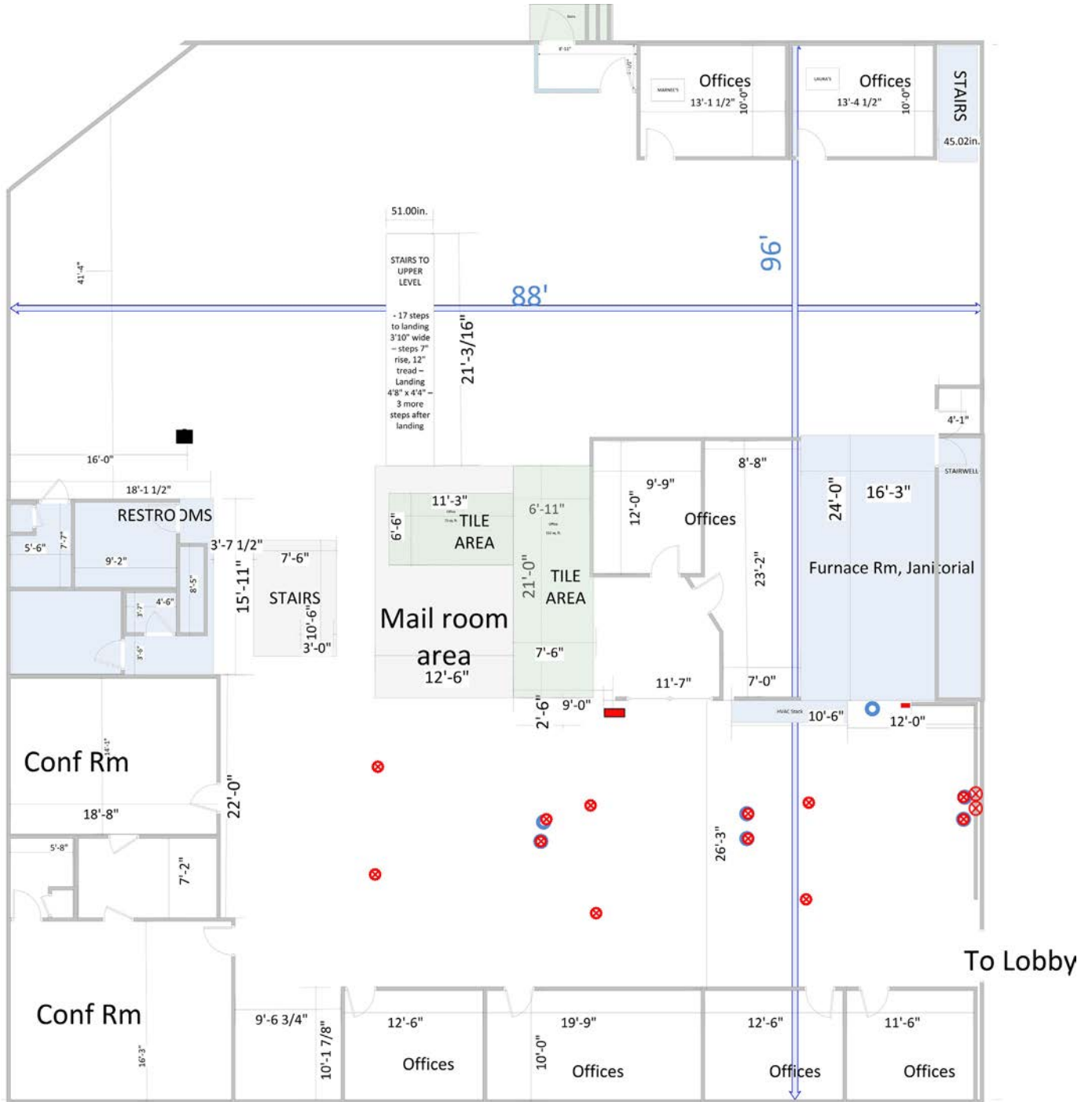
\$3,310,149
\$92.99 PSF

Lease Rate:

FULL BUILDING
\$9.75 PSF, NNN

20,500 SF OFFICE/WAREHOUSE
\$6.95 PSF, NNN

MAIN LEVEL OFFICE

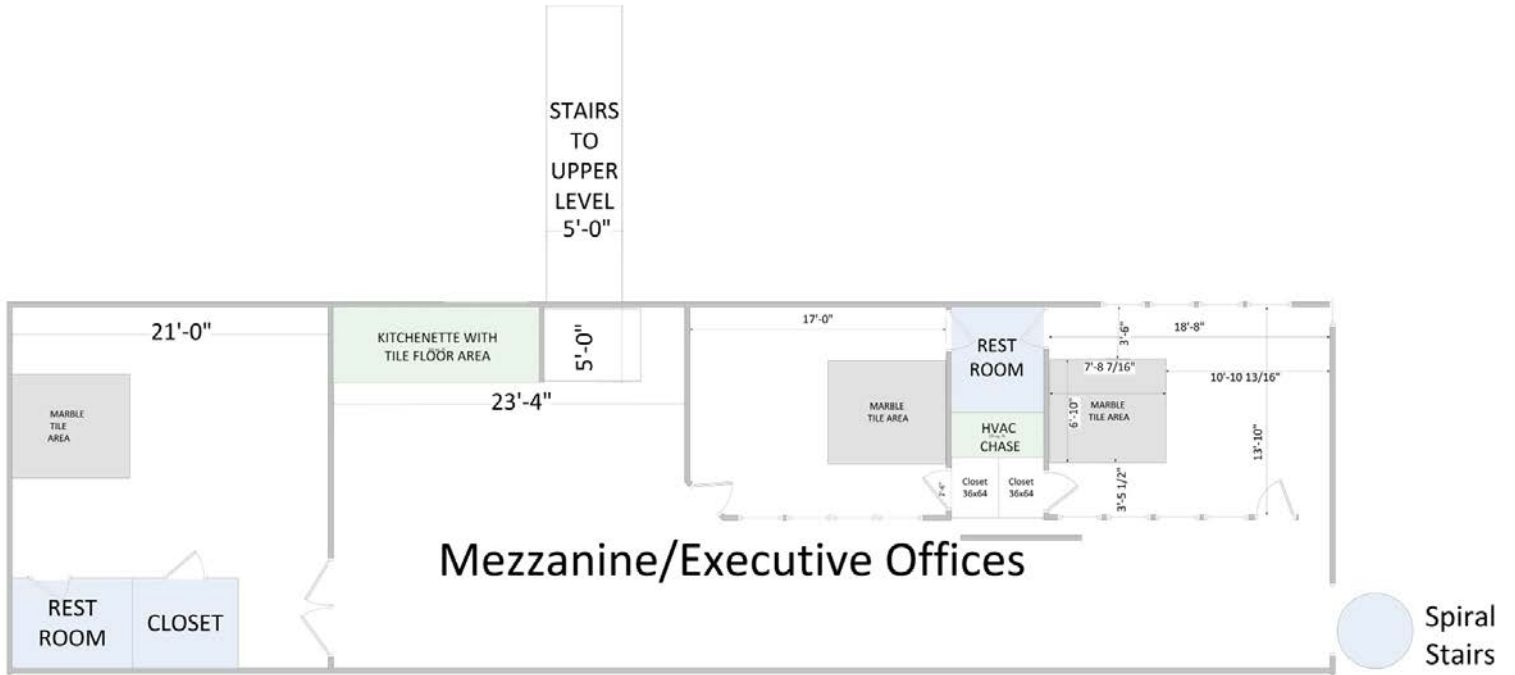


MAIN LEVEL OFFICE
8,500 SF

MAIN LEVEL OFFICE PHOTOS



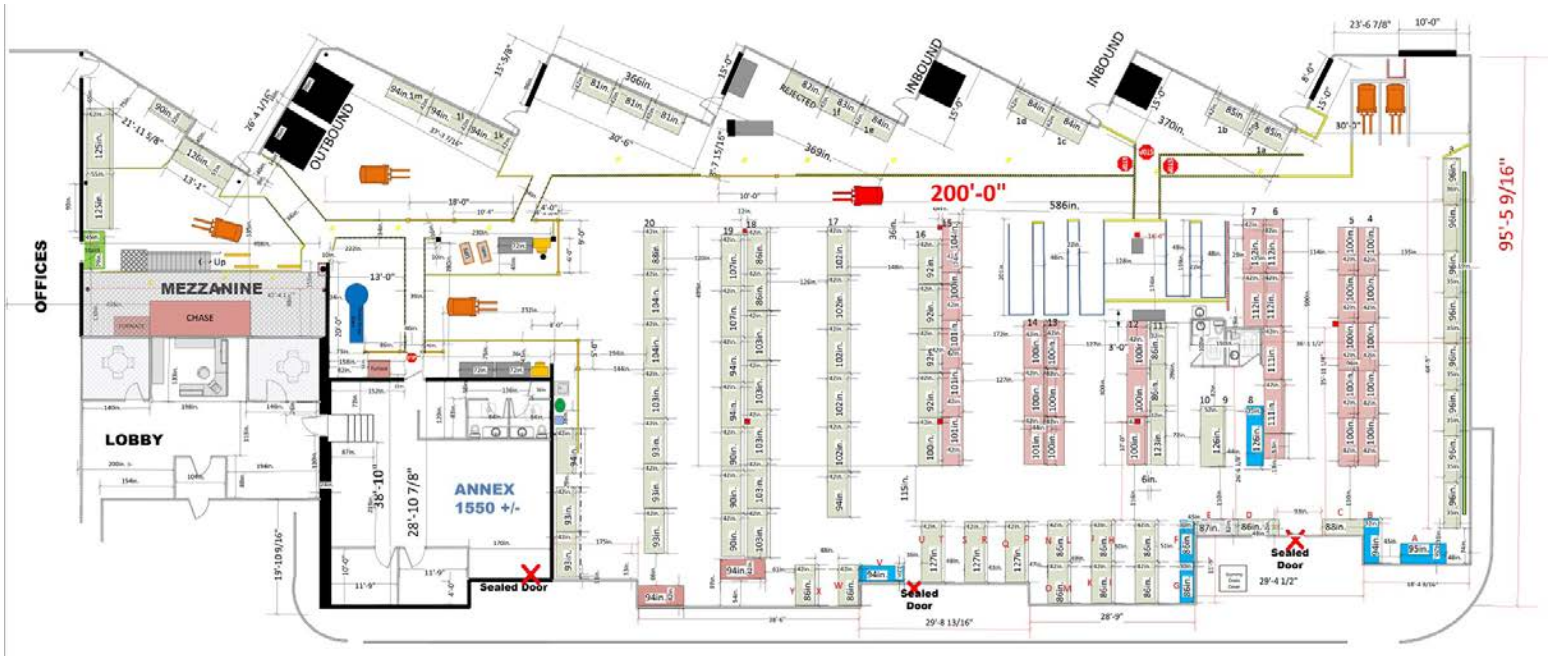
MEZZANINE LEVEL OFFICE



MEZZANINE LEVEL
1,595 SF



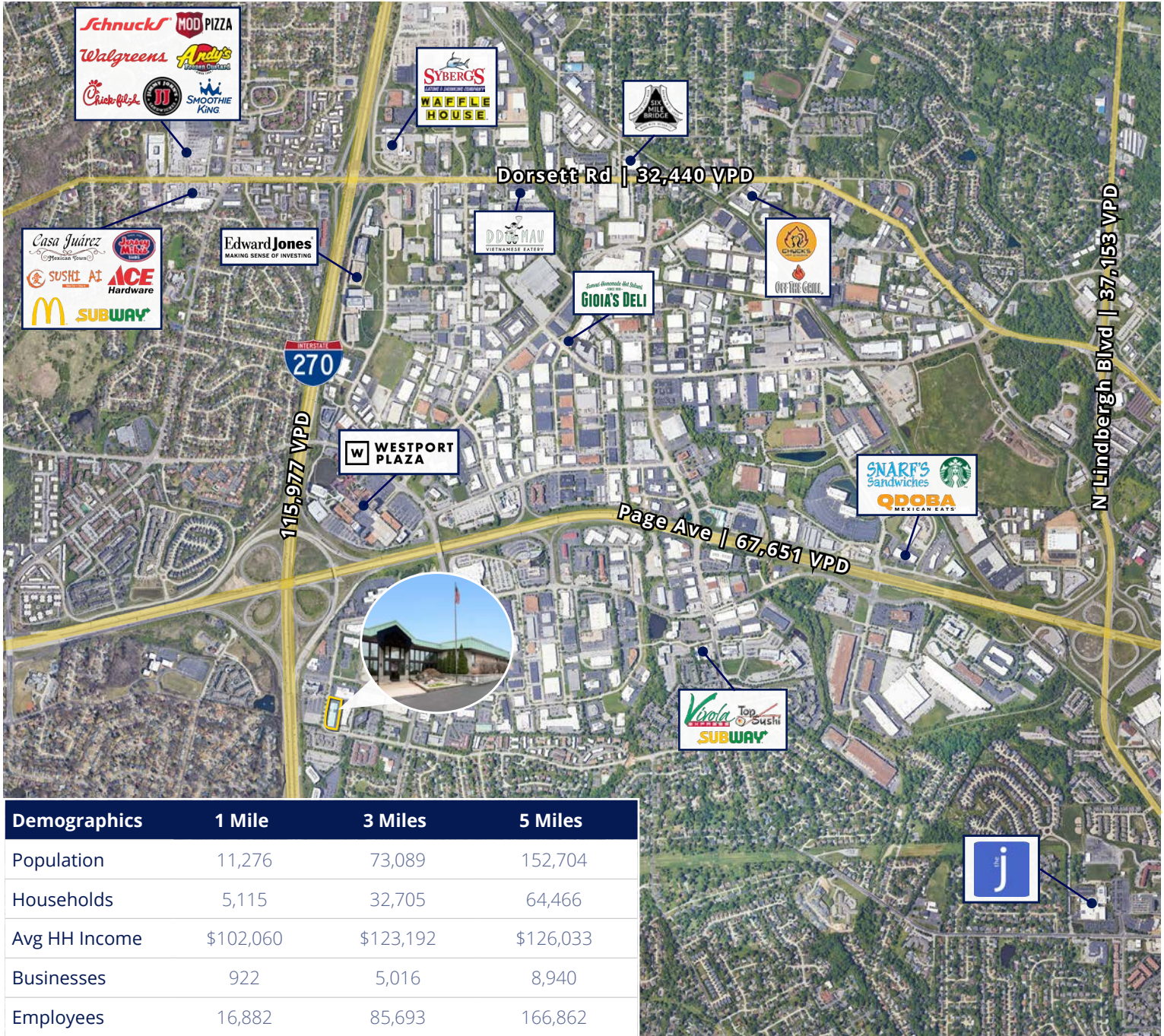
LOBBY/WAREHOUSE



WAREHOUSE
+18,000 SF + 2,500 SF OFFICE



LOCATION



CONTACT US

Daniel Bamberger, sior
 Executive Vice President
 +1 314 584 6220
 daniel.bamberger@colliers.com

Chad Burkemper, sior
 Executive Vice President
 +1 314 584 6579
 chad.burkemper@colliers.com

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 Suite 1400
 St. Louis, MO 63105
 +1 314 863 4447
 colliers.com/stlouis

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