

FOR SALE OR LEASE

11721-11723 Northline Industrial Drive

Maryland Heights, MO 63043

Asking Sale Price:

\$2,125,000
(\$85.00 PSF)

Asking Lease Rate:

\$8.25 PSF, MG

CONTACT US

Daniel Bamberger, SIOR

Executive Vice President
+1 314 584 6226
daniel.bamberger@colliers.com

Colliers

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

25,000 SF Industrial Building For Sale or Lease

Colliers is pleased to present 11721-11723 Northline Industrial Drive, a prime **25,000 SF stand-alone industrial building** available for sale or lease.

Built in 1965, this building currently has **15,071 SF available for lease** (11721 Northline Industrial Drive). This vacancy features two (2) dock doors, one (1) oversized drive-in, 16' clear height, wet sprinkler system, and an air-conditioned warehouse. The remaining 9,929 SF was recently leased to a Tenant with a lease expiration date of 10/31/2028.

The property is well-positioned in the **Westport submarket** with easy access to Highway 270, Dorsett Road, Page Avenue, and Lindbergh Boulevard.

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

PROPERTY OVERVIEW

BUILDING OVERVIEW

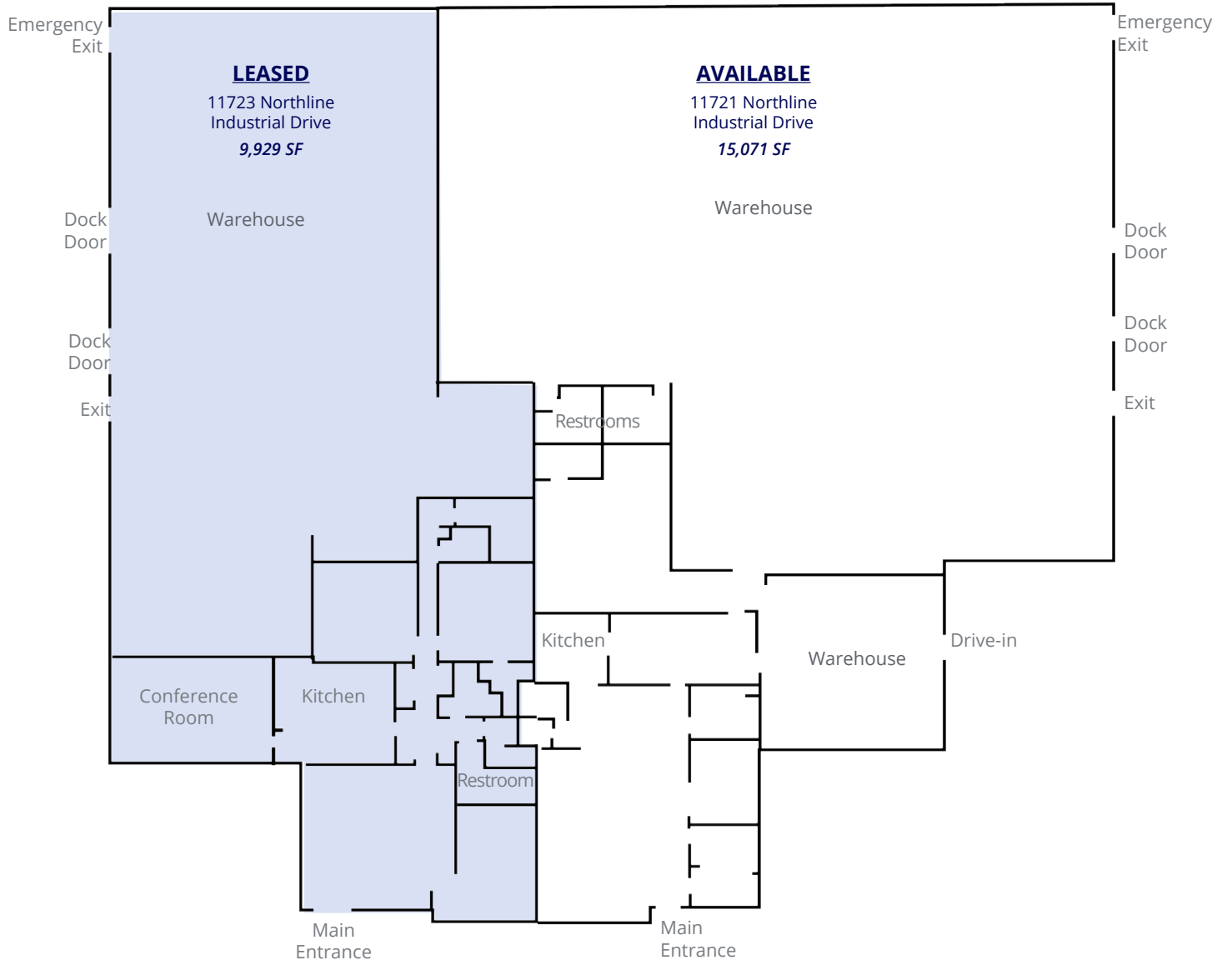
Address	11721-11723 Northline Industrial Blvd Maryland Heights, MO 63043
Building SF	25,000 SF
Lot Size	1.39 AC
Year Built	1965
Ceiling Height	16'
Sprinkler	Wet
Loading Docks	Four (4) dock-high loading
Drive-ins	One (1) 10' x 14' drive-in door
Asking Sale Price	\$2,125,000 (\$85.00 PSF)

AVAILABLE SPACE FOR LEASE

Address	11721 Northline Industrial Blvd Maryland Heights, MO 63043
Available SF	15,071 SF
Office SF	±2,000 SF
Loading Docks	Two (2) dock-high loading
Drive-ins	One (1) 10' x 14' drive-in door
HVAC	Air-conditioned warehouse
Asking Lease Rate	\$8.25 PSF, Modified Gross



FLOOR PLAN



LOCATION



Demographics	1 Mile	3 Miles	5 Miles
Population	4,219	79,905	154,579
Households	1,829	35,364	66,540
Avg HH Income	\$106,857	\$106,616	\$112,180
Businesses	1,406	5,407	9,944
Employees	27,720	95,552	179,067

CONTACT US

Daniel Bamberger, SIOR
 Executive Vice President
 +1 314 584 6226
 daniel.bamberger@colliers.com

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

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.