

OFFICE/WAREHOUSE FOR SALE or LEASE

2222 MASON LANE

BALWIN, MO 63021



RARE BUILDING FOR SALE/LEASE ALONG MANCHESTER ROAD



**10,528 SF Building on
0.689 Acres**

DAVID M. ZEIGLER, SIOR
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D 314-400-4001
C 314-496-9023

ANTHONY P. HASEK, III
ahasek@lee-associates.com
D 314-400-4002
C 314-503-4533

**FOR SALE:
\$1,850,000**

**FOR LEASE:
\$12.50 PSF, NNN**

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

PROPERTY INFORMATION

AVAILABLE SF:	10,528 SF	YEAR BUILT:	1979
OFFICE SF:	3,656 SF (1,300 SF on 2 nd Floor)	ROOF:	New Roof in 2019
CLEAR HEIGHT:	10' – 16.5'	ZONING:	M3-Planned Manufacturing
WAREHOUSE:	Fully Climate-controlled	ACCESS:	Signalized Access to Manchester Rd via Easement through Mungenast Lexus
LOADING:	1 Dock (2 Additional KOs)	FOR LEASE:	\$12.50 PSF, NNN
SITE:	0.689 Acres	FOR SALE:	\$1,850,000
PARKING:	16 Spaces		



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PROPERTY AERIAL

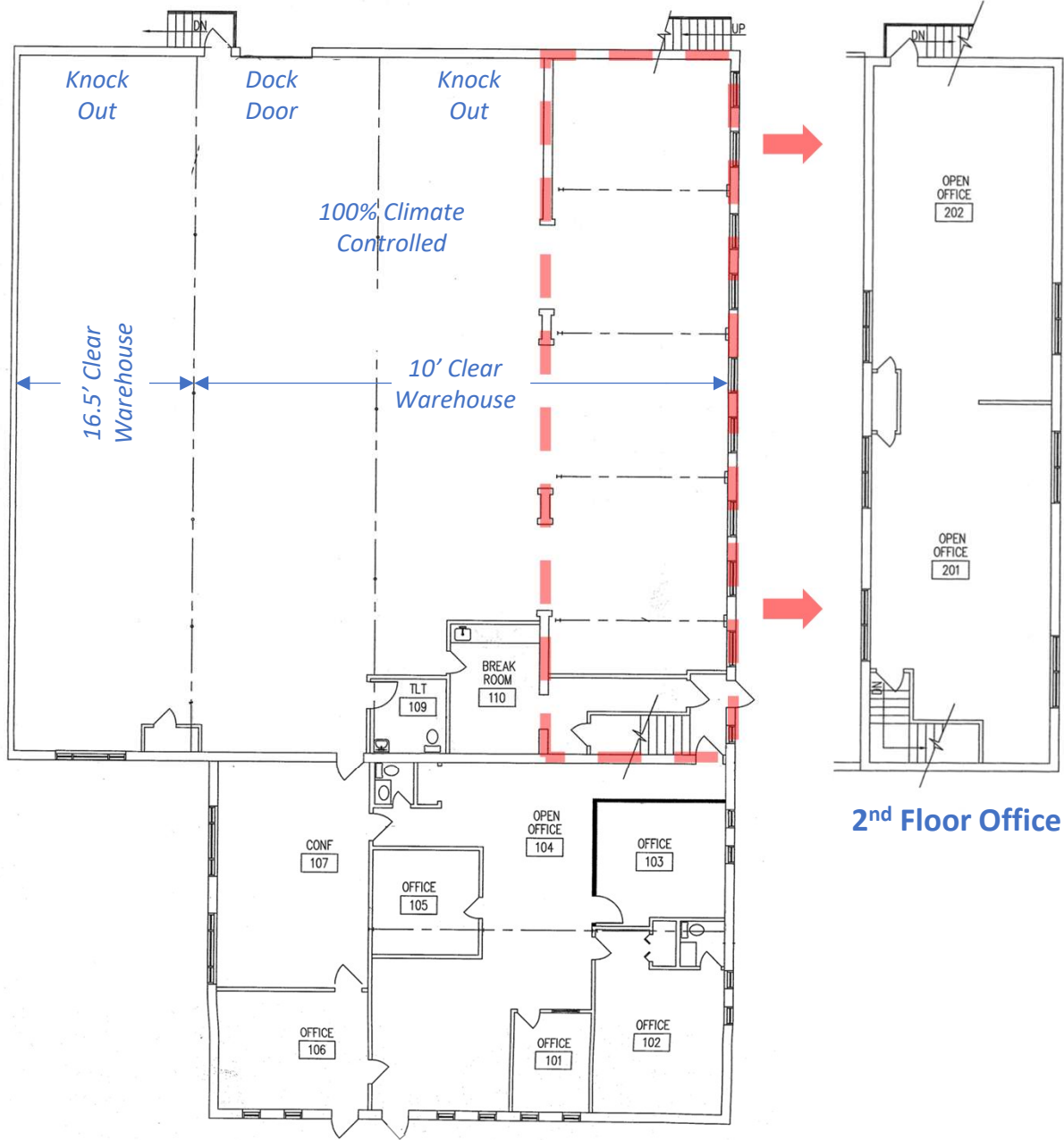


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FLOOR PLAN



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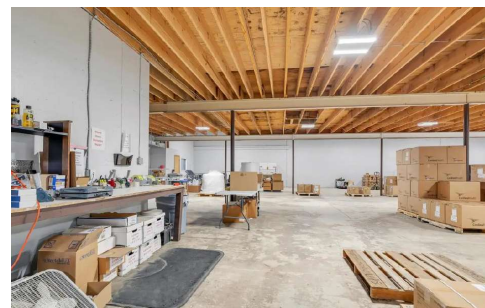
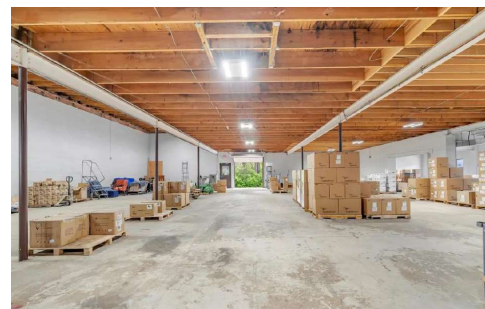
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