

# FOR SALE OR LEASE

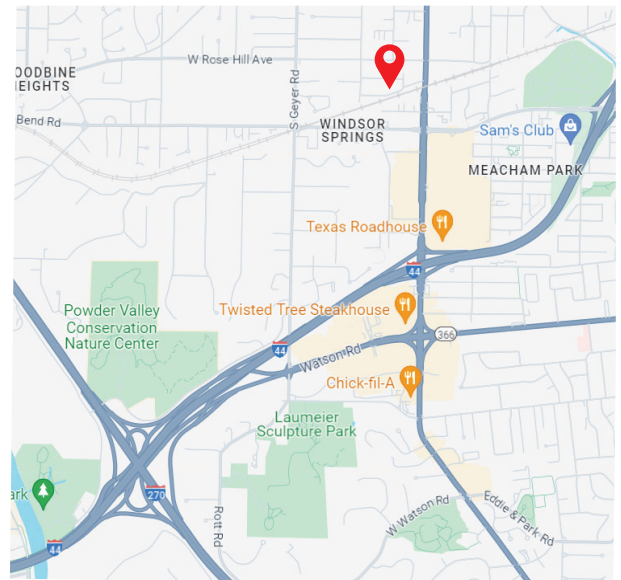
## Office/Warehouse in Kirkwood

143 Grand Avenue | Kirkwood, MO 63122



### PROPERTY HIGHLIGHTS

- Rare opportunity to purchase office/warehouse in Kirkwood
- 16,000± SF total
- 6,700± SF updated office space contiguous on 2 levels
- Office space has 14 private offices and 2 conference rooms
- Easy and close proximity to I-44 and Downtown Kirkwood
- 2 drive-in doors
- 11' clear
- 3-phase
- Zoned I-1 Light Industrial
- **Sale Price: \$1,200,000 (Call Broker for Lease Rate)**



**49FIFTY**  
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