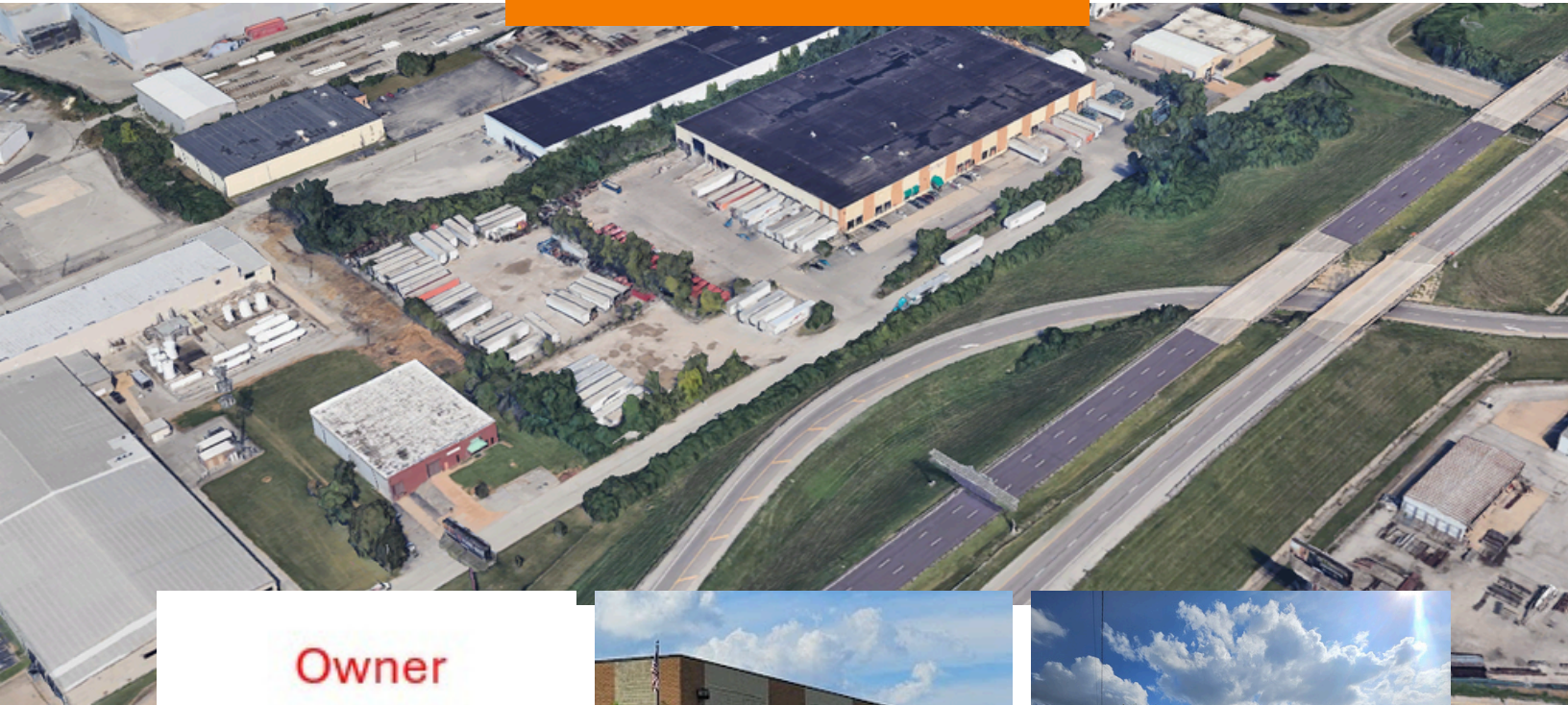


For Sale



Owner  
Financing  
Available



6665 Jonas Place | Berkeley, Missouri | 63134  
**+/-102,758 SF Office/Warehouse Space**  
Opportunity Zone & Potential Chapter 100 Bonds Available  
<https://buildout.com/website/6665Jonas>

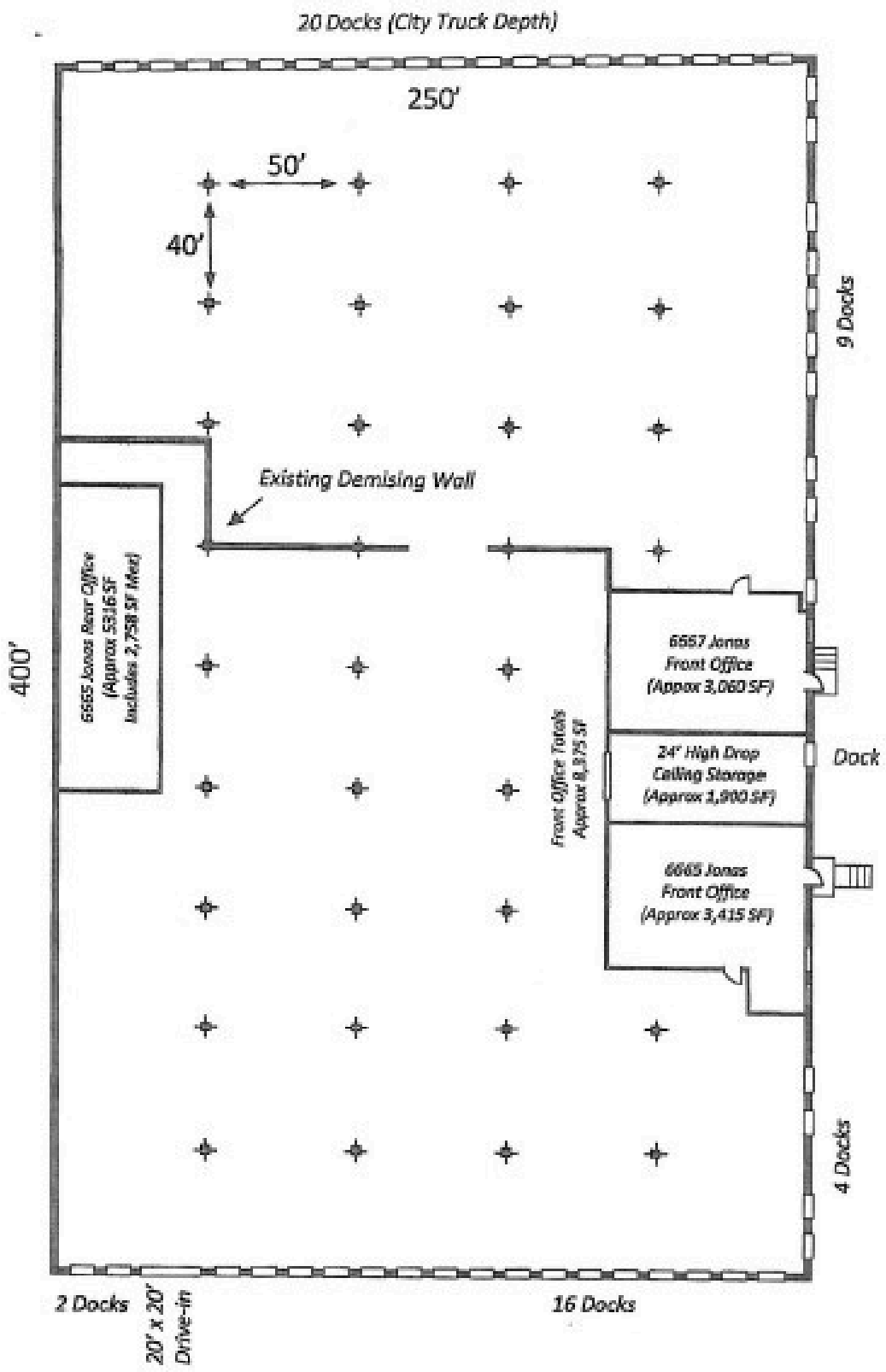
**For Sale**  
**\$5,950,000**

- +/-13,891 SF Office Space and +/-88,867 SF Warehouse Space
- 52 Docks and 1 Ramped 20'x20' Drive In, 24' Clear
- Electrical: 5,000A+, 480/277V 3 Phase
- 8 Acres including Separate Fenced Storage Lot
- Wet Sprinkler
- Certified Truck Scale Included
- Excellent Access to I-170, I-70, I-270 and the St Louis Airport
- Potential Chapter 100 Bonds and Historical Tax Credits

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FLOOR PLAN

## Building is visible from I-170

