

Single Tenant Investment Property For Sale

NAIDESCO

673 Spirit Valley West Dr
Chesterfield, MO 63005



Property Highlights

Offering Memorandum

Click to complete confidentiality agreement



**Single Tenant
Investment Sale**



**Flex Office / Warehouse
Industrial Condo**



**Fully Occupied by
Keystone Development, Inc.**



**Sale Price:
\$2,925,000**

For more information, please contact:



Michelle Goodwin, CCIM

d (314) 994 - 4944
c (636) 236 - 9802
mgoodwin@naidesco.com



Daniel Hayes

d (314) 994 - 4068
c (314) 401 - 4944
dhayes@naidesco.com

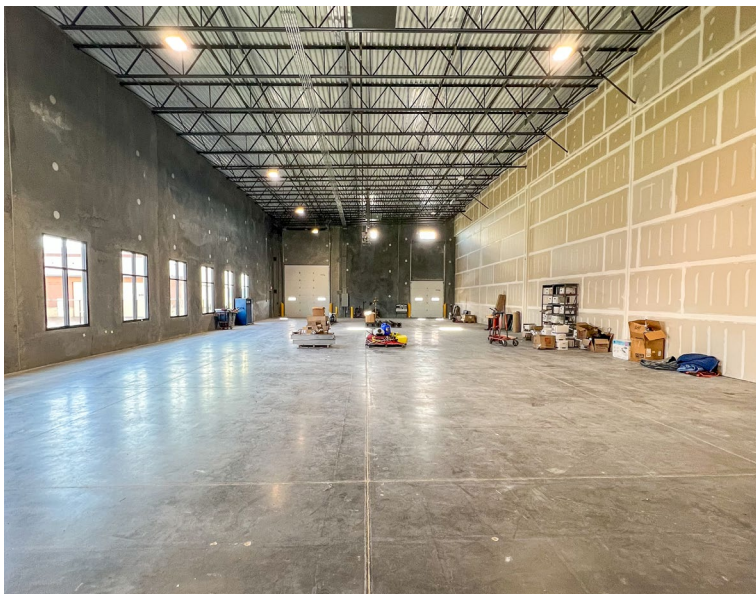
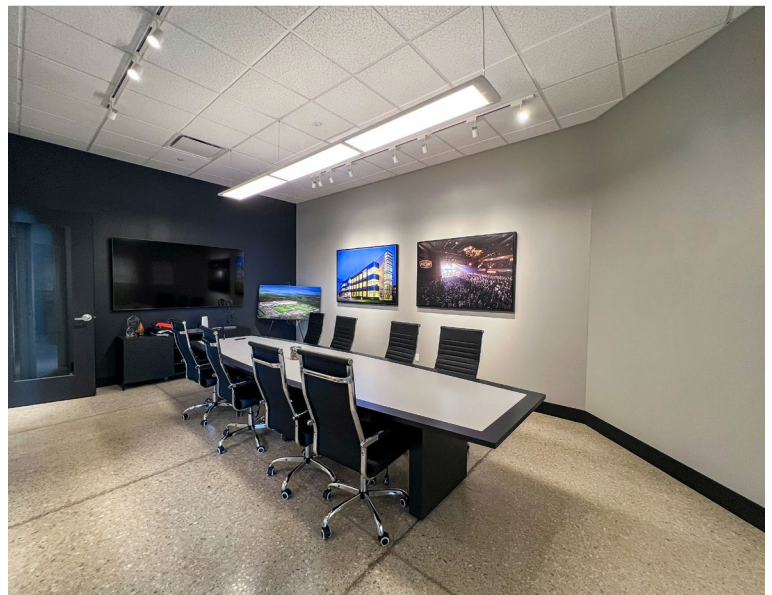
NAIDESCO

8112 Maryland Ave, Suite 300
St. Louis, MO 63105
(314) 994 - 4800
naidesco.com

Property Features

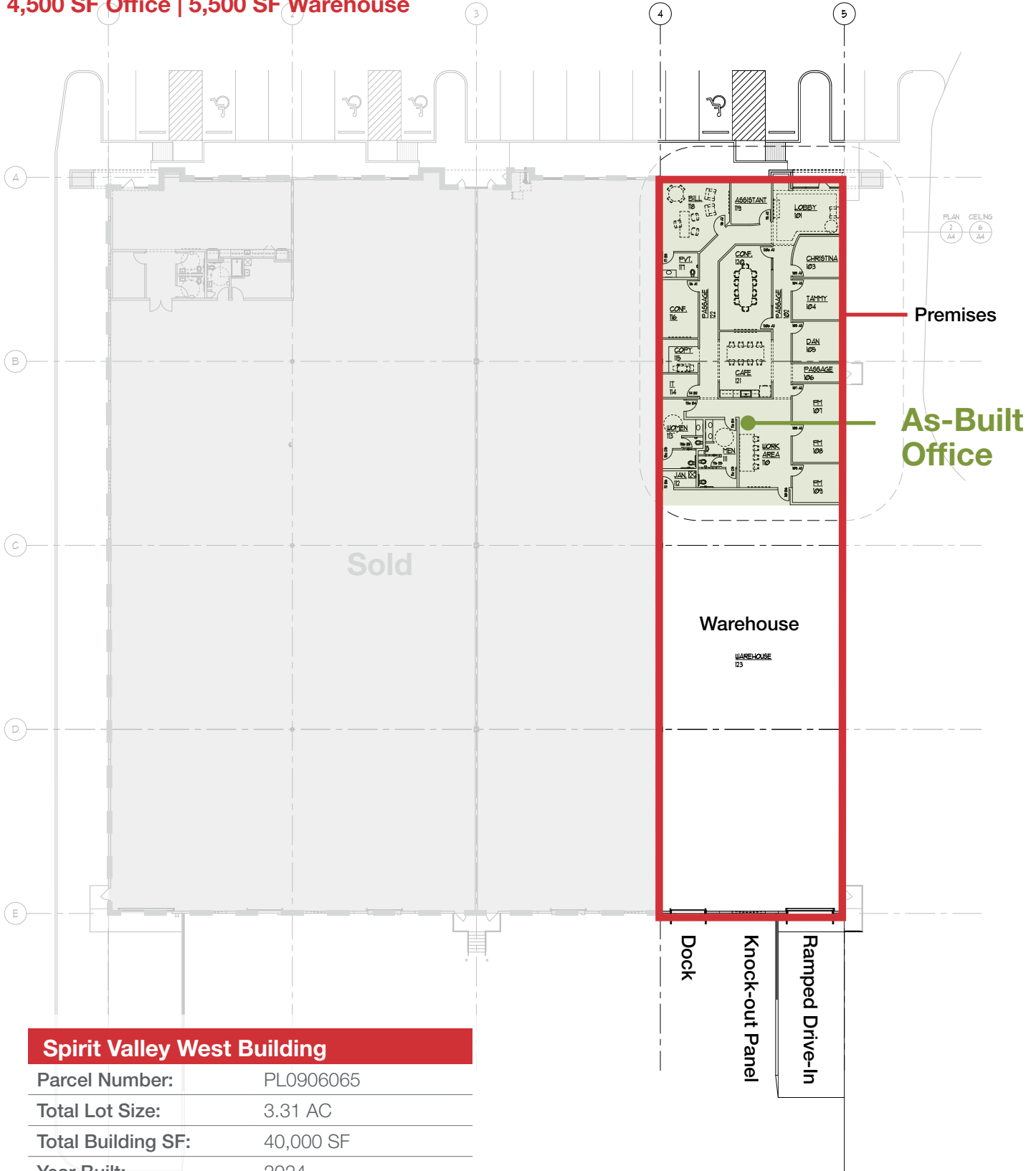
- 10,000 SF flex office/warehouse space; located within a 40,000 SF building
- Fully leased to Keystone Development, Inc. through 6/30/2032
- NNN lease (excluding roof replacement & structural walls)
- 2024 tilt-up construction with modern aesthetic layout and 45% office finish
- 1 dock-high door, 1 ramped drive-in door, and knock-out panel for future dock
- 24'-25' clear minimum height
- Additional rear parking
- Prime access to I-64, convenient to both St. Louis and St. Charles counties

 **Sale Price: \$2,925,000**





10,000 SF (25% of total building 40,000 SF)
4,500 SF Office | **5,500 SF Warehouse**



Spirit Valley West Building

Parcel Number:	PL0906065
Total Lot Size:	3.31 AC
Total Building SF:	40,000 SF
Year Built:	2024
Construction:	Concrete Tilt-Up

