

9420 AND 9531 WATSON INDUSTRIAL PARK

Saint Louis, Missouri 63126



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Cozad Commercial Real Estate
MD Real Estate Advisors, LLC
16 Sunnen Drive, Ste. 164
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Cozad Commercial Real Estate is pleased to offer to the market **9420 and 9531 Watson Industrial Park** for purchase. The portfolio consists of two industrial buildings with a combined 41,200 rentable square feet. The buildings are centrally located in a tight industrial market and offer great access to I-270 and I-44.

Offering Memorandum available upon receipt of signed Confidentiality Agreement.



\$2,232,000
SALE PRICE



8.0%
CAP RATE



Information herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of this information. Sellers and brokers make no representation as to the environmental or other conditions of the property and that purchaser investigate fully.

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NEIGHBORHOOD HIGHLIGHTS

- ▶ Located in Crestwood, Missouri, a vibrant suburban community nestled in the southwestern portion of St. Louis County, Missouri.
- ▶ With a population of approximately 12,000 residents, Crestwood is known for its welcoming atmosphere, high-quality services, and outstanding schools, primarily within the award-winning Lindbergh School District.
- ▶ The portfolio is located directly behind Crestwood Crossing, a 47-acre redevelopment site at the intersection of Watson Road and Sappington Road.
- ▶ Crestwood Crossing is anchored by Dierbergs Market and includes a variety of restaurants, retail, and services, and a new subdivision with 81 single-family homes.

DEMOGRAPHICS – 1 MILE RADIUS



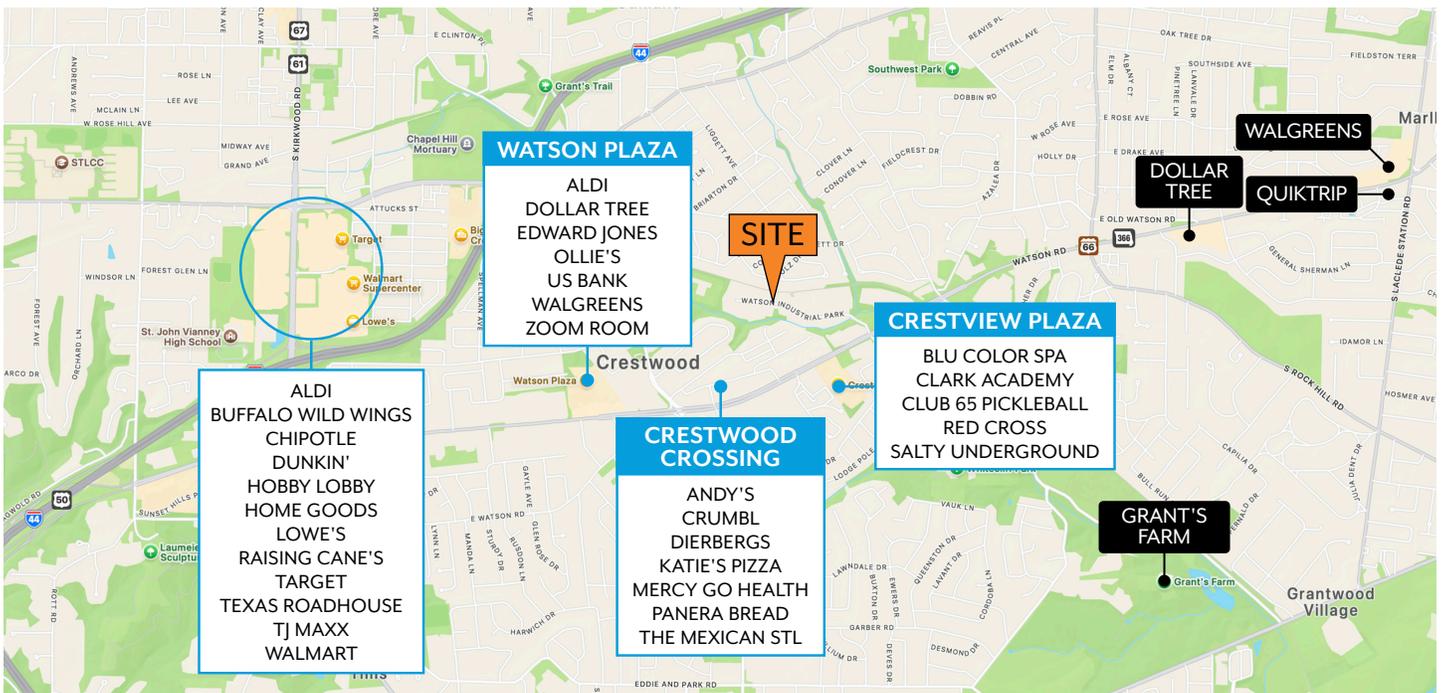
10,366
POPULATION



\$644,488
MEDIAN NET WORTH



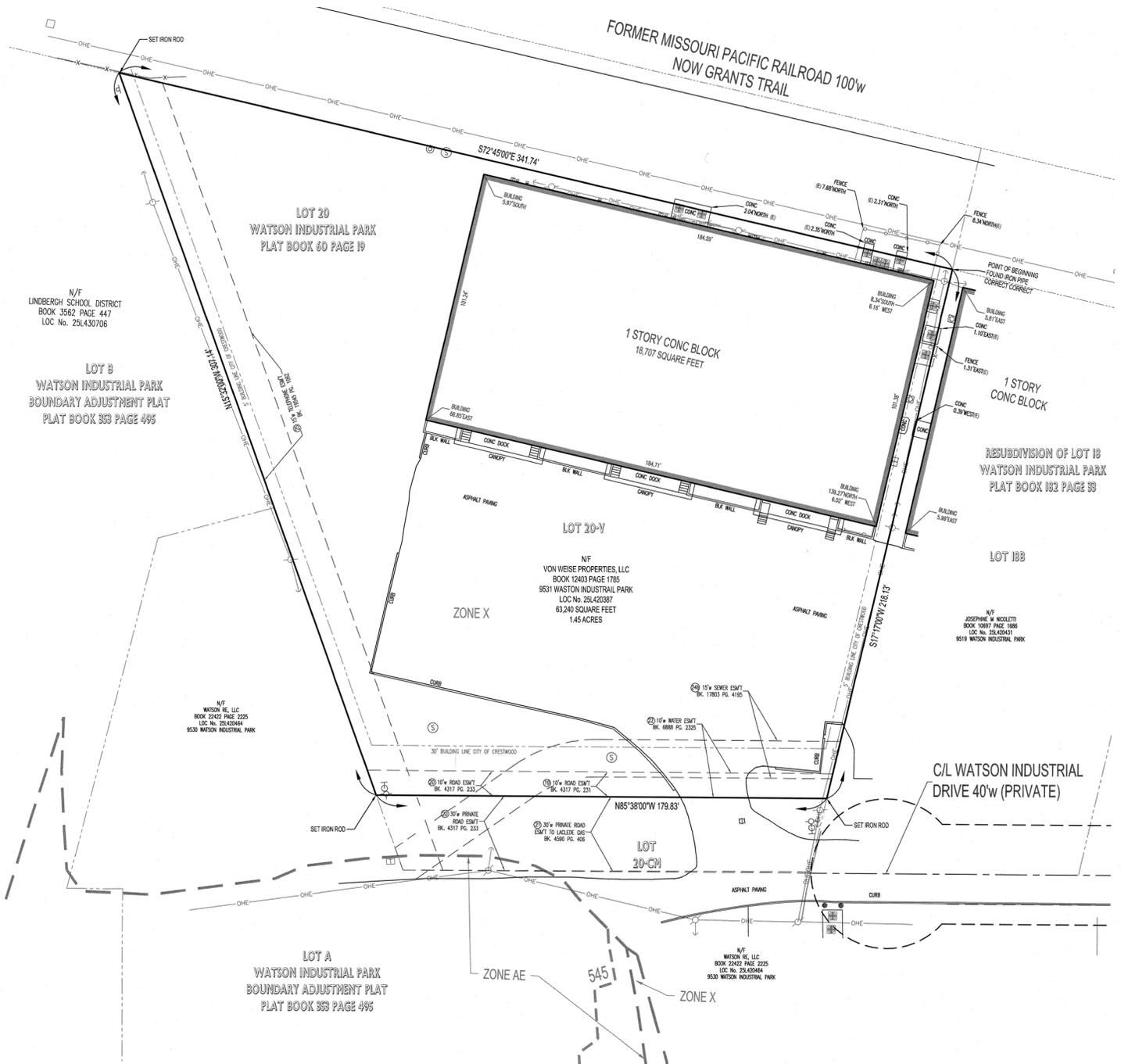
98.1%
EMPLOYMENT



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SITE PLAN – 9531 WATSON INDUSTRIAL



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