

**BRAND NEW ROOF
INSTALLED
SEPTEMBER 2025**



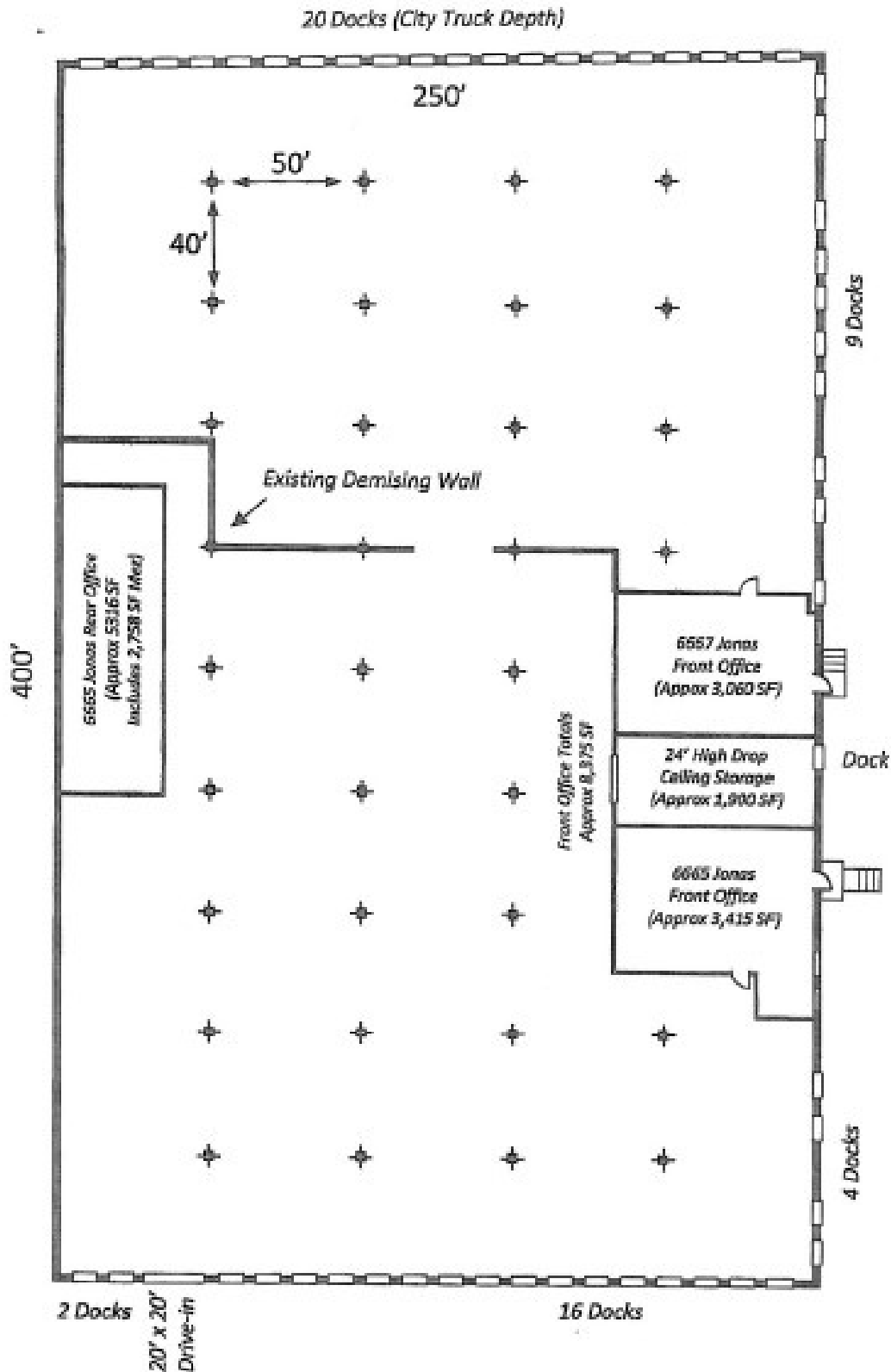
6665 Jonas Place | Berkeley, Missouri | 63134
+/-102,758 SF Office/Warehouse Space with Outdoor Storage
Opportunity Zone & Potential Chapter 100 Bonds Available
<https://buildout.com/website/6665Jonas>

For Sale
\$4,950,000

+/-94,383 SF Warehouse Space with +/- 8,375 SF of Office Buildout
52 Docks and 1 Ramped 20'x20' Drive In
24' Ceiling Clears with 40' x 50' Column Spacing
Heavy Electric: 5,000A+, 480/277V 3 Phase
8 Acres including Outdoor Storage and Fenced Storage Lot
Wet Sprinkler System
Certified Truck Scale Included
Excellent Access to I-170, I-70, I-270 and the St Louis Airport and Boeing

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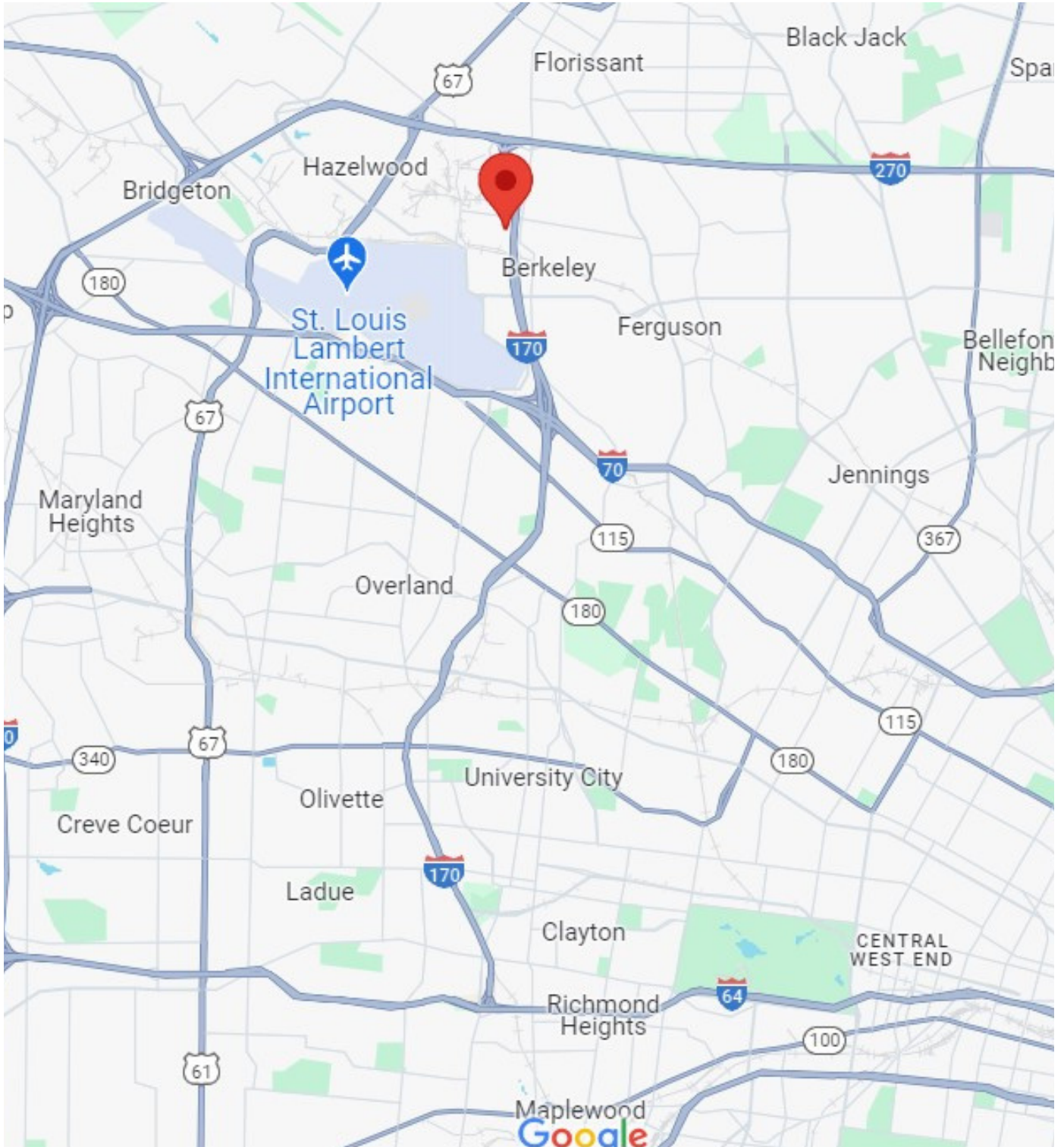
SVN | Infinity
8 The Pines Ct, Unit D
St. Louis, MO
(314)878-0303
www.SVNInfinity.com



FLOOR PLAN

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GREAT HIGHWAY VISIBILITY AND ACCESS



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