

**FOR SALE OR LEASE**

**State of The Art Manufacturing & Distribution Building  
located in the Heart of Westport**

**2360 Chaffee Drive  
Maryland Heights, MO 63146**

**BLOCK**

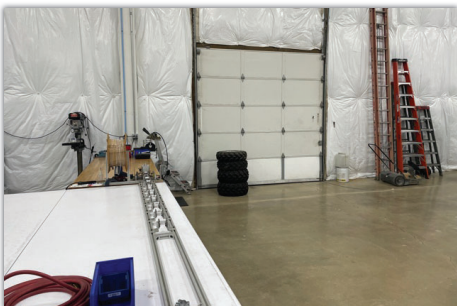
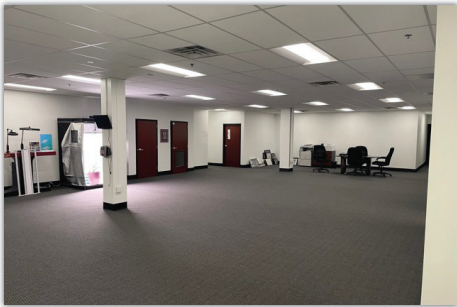
**HAWLEY**

A BLOCK REAL ESTATE SERVICES AFFILIATE



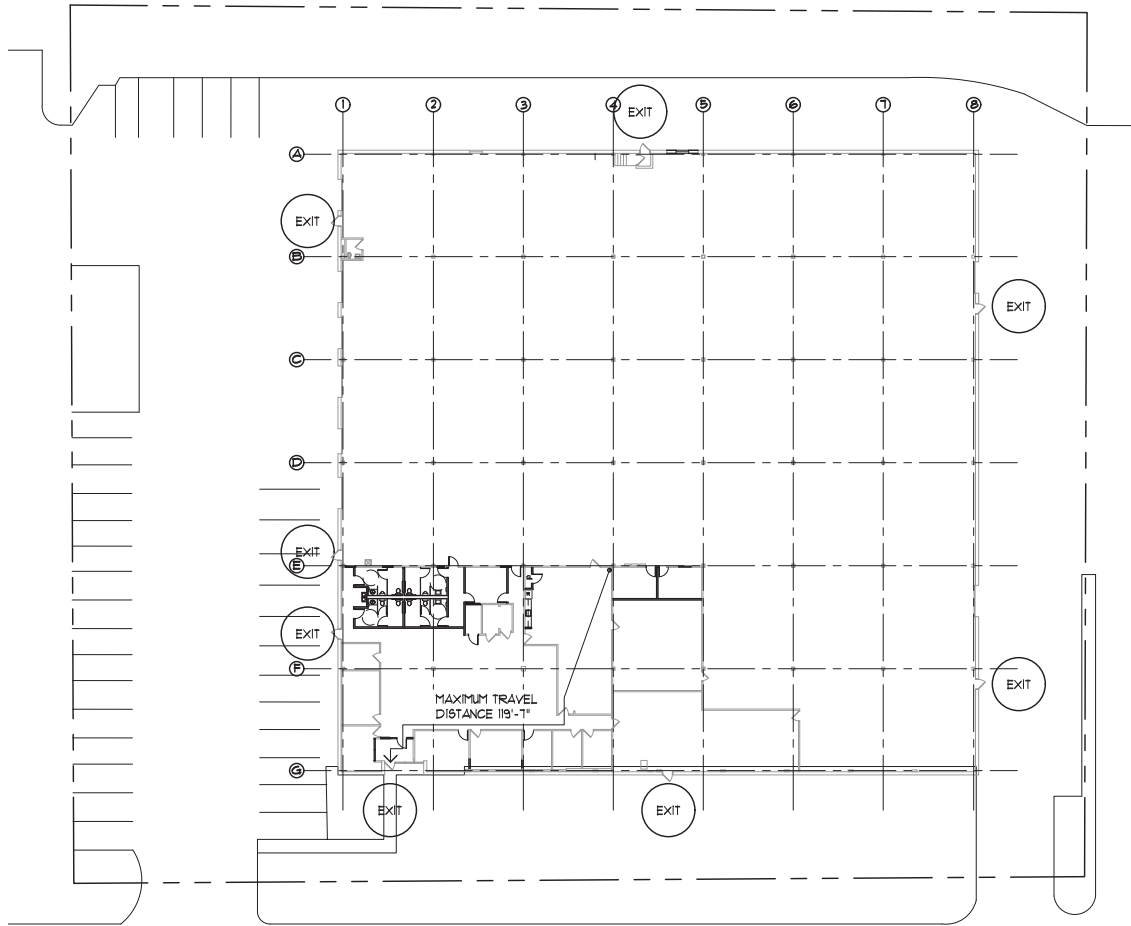
## 2360 CHAFFEE DRIVE

MARYLAND HEIGHTS, MO 63146

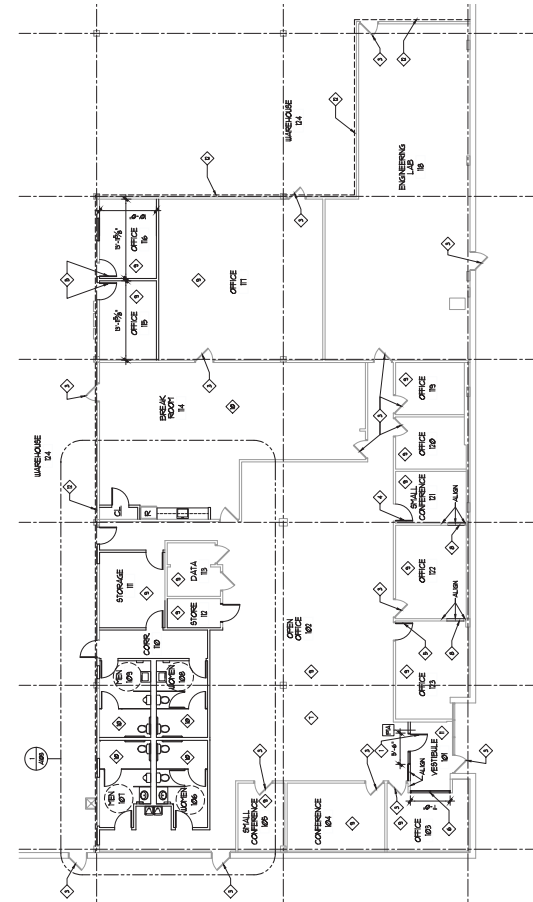


- **Square Feet:** 41,150 SF
- **Office Square Feet:** 7,000 SF
- **Ceiling Height:** 23'
- **Sprinkler System:** Wet System/Class II Hazard
- **Column Spacing:** 30' x 33'
- **Electrical Service:**
  - 600 Amps / 3-Phase / 208 Volt
  - 800 Amps / 3-Phase / 480 Volt
- **Loading:**
  - Dock-High Doors: 5 (Five)
  - Grade-Level Doors: 2 (Two)
- **Lighting:** 100% 100 WATT LED
- **Air:** Kaeser 25 HP 132 cfm & 125 psi Rotary Screw Air Compressor w/ 400 gal Reservoir
- **Floor:** Polished
- **Year Built:** 1972
- **Year Renovated:** 2017
- **Exhaust System:** Yes
- **Parking Spaces:** 55
- **Acreage:** 1.98
- **Air Conditioning:** 100%
- **Roof System:** 60 mil EPDM Reinforced Carlisle Transferable through 10/18/2027

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CHAFFEE DRIVE



## 2360 CHAFFEE DRIVE

MARYLAND HEIGHTS, MO 63146



- Conveniently located in the heart of Westport
- Masonry Construction
- Excellent Condition
- **LEASE RATE: \$7.95/SF NNN**
- **SALE PRICE: \$5,143,750.00(\$125.00/SF)**



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CONTACT INFORMATION