

Industrial For Sale



LuxREco

3614 Reavis Barracks Road St. Louis, MO 631252439 | 314-892-5200

Industrial Building

2517 Adie Rd, Maryland Heights, MO, 63043

Industrial: Warehouse/Distribution For Sale

Prepared on November 04, 2025



Listing Details | Industrial For Sale

Total Available Space	Unknown	Last Modified	8/21/2025
Asking Price	\$2,750,000	Listing ID	43212766
Listing Price Per SF	\$121.92	Electric Service	-
Cap Rate (Actual)	-	Clear Height	-
Total Expenses	\$51,450	Ceiling Height	-
Possession	COE	Dock High Doors	7
Show Instructions	Call broker	Grade Level Doors	1
Vacant	No	Owner Occupied	Yes
Available Date	Now	Parking Spaces	-
Days On Market	76 days	Water	-
Date Listed	8/20/2025	Sanitary Sewer	-

Description

22,500 Sq. Ft. Office Warehouse Building with 30' clear span ceiling height. It has 1,200 sq ft of office plus 2,000 sq. ft. of covered dock area. Two 16' X 12' Overhead Doors at the Dock area and two 16' X 16' Overhead Drive in Doors at the rear of the Building. The rear outside parking/storage area is approximately 100' X 60'.

The warehouse roof is metal and the office roof is Rubber TPO. The warehouse is heated and cooled. Built in 1971. The lot size is 1.55 Acres.

For Showings call Greg Hayden at 314-363-4939

Property Details

Property Type	Industrial	Property Rent	\$7.59/SF (Average)
Sub Type	Warehouse/Distribution	Land Size	1.55 Acres / 67,518 SF
Zoning	M-1	Number of Buildings	1
Building Status	Existing	Floors	1
Building Size	22,556 SF	Year Built	1971

Contact



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