

# 2667 Metro Boulevard

Maryland Heights, MO 63043



CLAYTON CAPITAL PARTNERS  
COMMERCIAL REAL ESTATE



## PROPERTY DESCRIPTION

Rare multitenant property in Westport  
Excellent opportunity for an owner user or investor  
Former printing company - River City Litho

## PROPERTY HIGHLIGHTS

- 34 Parking Spaces
- 3 Dock High & 1 Ramped Dock
- 14' 8" Clear Height
- New Roof in 2012
- Heavy Power - 480V & 208V 3-phase available
- Suite 2661: 5,000 SF (1,111 Office), Dock Door
- Suite 2663-65: 10,000 SF (2,000 Office), Warehouse A/C, Standard Dock & Ramped Dock
- Suite 2667: 5,000 SF (1,000 SF Office, 2,000 SF Conditioned Production Space), Dock Door

## OFFERING SUMMARY

Sale Price:	\$2,200,000
Lease Rate:	\$8.75 - \$9.50 SF/yr (NNN)
Available SF:	5,000 - 20,000 SF
Lot Size:	1.75 Acres
Building Size:	20,066 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	9	633	3,669
Total Population	22	1,609	9,056
Average HH Income	\$113,077	\$121,796	\$109,780

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FOR SALE & LEASE INDUSTRIAL PROPERTY

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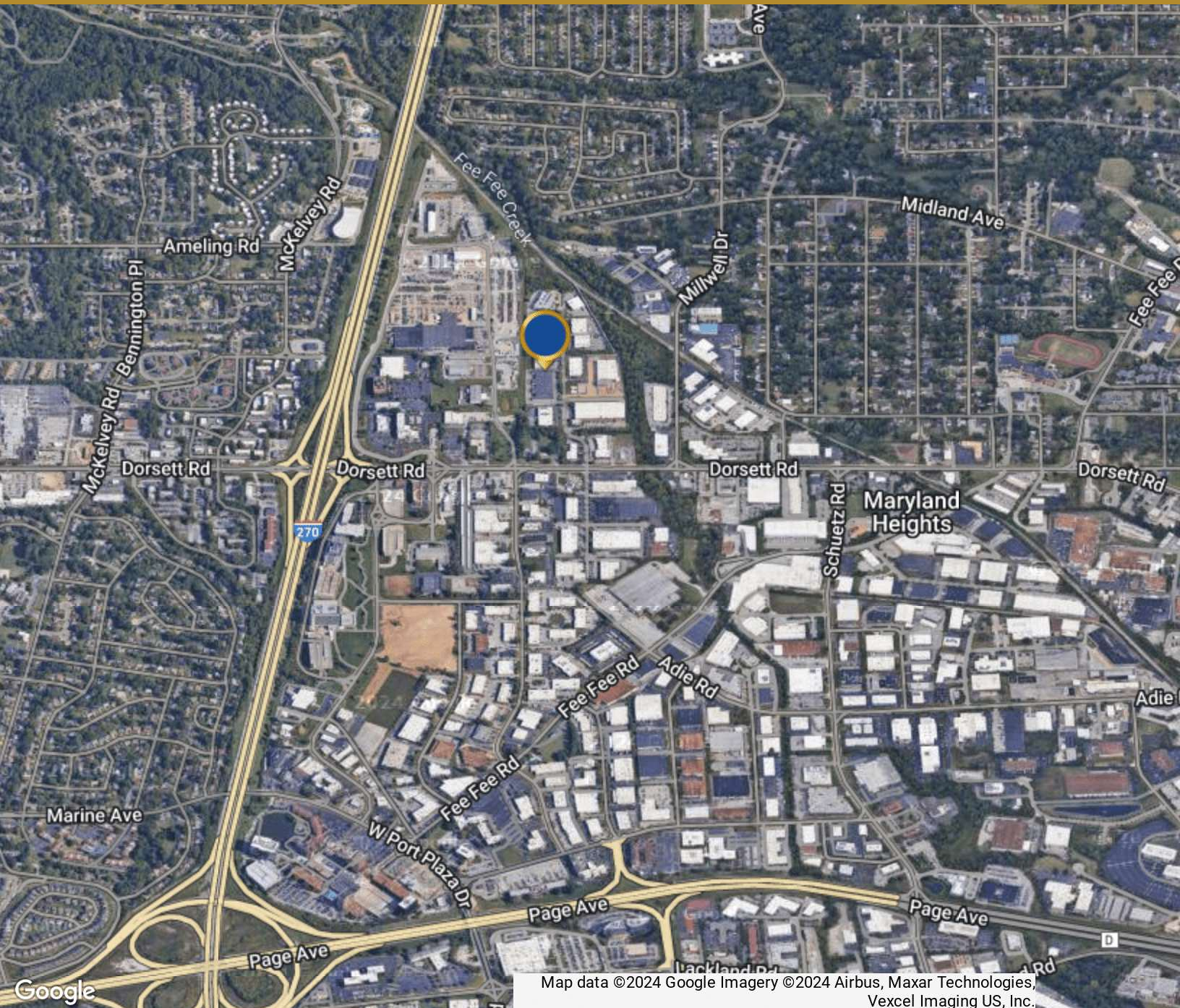
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