## FOR SALE

## Office Building

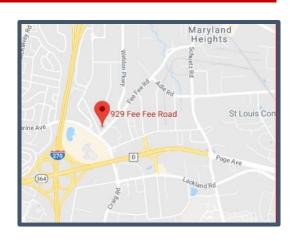




\$4,200,000 (\$79.89/S.F.) | 52,573 SQUARE FEET

## 907-929 Fee Fee Road Maryland Heights, MO 63043

- 95% Occupancy
- Proximity to Westport Amenities
- Central Maryland Heights Location with Convenient Access to MO-364/Page Ave., I-270, and I-70



For more information on this property, please contact.

James Van Iseghem III | (314) 647-6611 | Jimmy@ManorRealEstate.com

3270 Hampton Avenue, Suite 100, St. Louis, MO 63139

## FOR SALE

Office Building





\$4,200,000 (\$79.89/S.F.) | 52,573 SQUARE FEET

- New TPO Roof in 2015
- 90% of A/C Units are <3 Years Old</li>
- 3.83 Acre Site
- Diverse Tenant Mix
- Build Out is Approx. 85/15%
   Office/Warehouse Overall
- Zoned M-1 (Office, Service, & Light Manufacturing)
- Abundant Parking (3.06/1,000 S.F.)
- 7 Drive-In Doors, 5 Individual Dock Doors, and a Shared Loading Dock Platform Accessible from 6 Suites





\*\*Contact Broker for full Offering Memorandum\*\*

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